

Comhairle Chontae Atha Cliath Theas

PR/0454/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0045 **Application Date:** 11-Feb-2022
Submission Type: New Application **Registration Date:** 11-Feb-2022

Correspondence Name and Address: William Donoghue & Associates Main Street,
Mountcharles, Donegal

Proposed Development: Construction of 6 three bedroom dwelling houses;
construction of proposed access road and footpaths;
provision of car parking facilities to serve the proposed
development which shall connect into existing
adjoining foul sewer network; construction of a water
surface sewer network to serve the proposed
development including the connections/amendments to
the existing adjoining surface water network; the
provision of watermain to serve the proposed
development and connection to existing adjoining
water main; the provision of all necessary utility
services and all ancillary site works.

Location: St. Finians Way, Main Street, Newcastle, Dublin

Applicant Name: Pavement Homes Ltd.

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: Stated as 0.19 Hectares.

Site Description:

The site of the proposed development is located to the south of Main Street, situated to the west of Newcastle village. Access to the site is via a new housing development approved under SD18A/0363. With the exception of the new development, the adjoining properties in the immediate vicinity of the site are characterised by large plots containing detached dwellings. The site is situated within Newcastle Architectural Conservation Area and is also within the Newcastle Local Area Plan area.

Site Visit: 21 March 2022

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Proposal:

The proposed development will consist of:

- Construction of 6 three bedroom dwelling houses;
- construction of proposed access road and footpaths;
- provision of car parking facilities to serve the proposed development which shall connect into existing adjoining foul sewer network;
- construction of a water surface sewer network to serve the proposed development including the connections/amendments to the existing adjoining surface water network;
- the provision of watermain to serve the proposed development and connection to existing adjoining water main;
- the provision of all necessary utility services and all ancillary site works.

Zoning:

The subject site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*

The site borders: -

'RES-N' lands to the south, the objective of which is *'To provide for new residential communities in accordance with approved area plans'*,

The site is within the boundaries of: -

Newcastle Local Area Plan

Newcastle Village Architectural Conservation Area.

Consultations:

Part V : No objection, subject to conditions.

EHO : No objection, subject to conditions.

Water Services : Request additional information.

Roads : Request additional information.

Parks : Request additional information.

Heritage : No report received at time of writing.

Architectural Conservation : No report received at time of writing.

TII : No observations.

Tusla : No report received at time of writing.

Irish Water : Request additional information.

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Department of Housing, Local Government & Heritage : Request Additional Information.

SEA Sensitivity Screening:

Indicates overlap with:

- Newcastle Village Architectural Conservation Area;
- Areas of Archaeological Potential;
- Record of Monuments and Places;
- Sites of Geological Interest.

Submissions/Observations /Representations:

A submission was received from the adjacent landowner.

- Roads and services should be taken to site boundaries to enable development of adjacent lands

Relevant Planning History:

Subject site

None.

Adjacent sites

SHD2ABP-311861-21

Construction of 283 dwellings and associated ancillary infrastructure on a site of c. 7.83 hectares as follows, 123 two storey houses (6 two bedroom houses, 104 three bedroom houses, 13 four bedroom houses; 124 apartments in 2 five storey buildings (38 one bedroom apartments, 76 two bedroom apartments and 10 three bedroom apartments, all with terrace or balcony); 36 apartments/duplex apartments in 3 three storey buildings – (18 two bedroom apartments and 18 three bedroom duplex apartments) all with terrace; Creche of c. 300 sq.m at ground floor of apartment block B; Open space (c. 1.55 hectares), hard and soft landscaping (including public lighting & boundary treatment), communal open space for duplex apartments and apartments; along with single storey bicycle/bin stores and ESB substation; Vehicular access from the Athgoe Road from a new junction to link to permitted Graydon (TA06S.305343) Newcastle Boulevard to the east, as well as 398 car parking spaces; Attenuation, connection to water supply, and provision of foul drainage infrastructure as well as underground local pumping station to Irish Water specifications and all ancillary site development/construction/landscaping works.

Report Returned to ABP

SD18A/0363

(1) Construction of 22 three bedroom dwelling houses; (2) construction of access road and footpaths; (3) provision of car parking facilities to serve the development; (4) construction of a foul sewer network to serve the development which shall connect into adjoining foul sewer network; (5) construction of a surface water sewer network to serve the development including the provision of

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the necessary attenuation elements and the connection of the surface water network to the adjoining surface water network; (6) provision of a waterman to serve the development and connection to adjoining water main; (7) demolition of the garden sheds; (8) provision of all necessary utility services; (9) all ancillary site works.

Decision: Grant Permission, subject to conditions (SDCC and ABP)

SD06A/0357

8 townhouses and 8 duplexes including semi-basement car parking, tennis court and associated site works, using an existing entrance. The development is within an area of archaeological interest and accordingly an archaeological appraisal is included with the application.

Decision: Application Withdrawn

SD05A/0344/EP and SD05A/0344 and PL 06S.217096

A residential development of 743 dwellings including a neighbourhood centre of 1,859.2sq.m and a crèche of 846sq.m at Ballynakelly and Newcastle South, Newcastle-Lyons, County Dublin. An eight year planning permission is sought. The development comprises of the following: 78 2-bedroom houses; 209 3-bedroom houses; 27 4-bedroom houses; 10 5-bedroom houses; 5 apartment blocks containing 7 1-bed apartments, 20 2-bed apartments, 12 3-bed apartment, 4 2-bed duplex units and 2 3-bed duplex units; 57 duplex blocks containing 48 2-bedroom duplex units, 151 3-bed duplex units, 52 1-bedroom apartments and 123 2-bedroom apartments. The neighbourhood centre comprises of 5 retail units from 69sq.m, 84sq.m, 90.5sq.m, 101sq.m and 134sq.m; public house measuring 935.4sq.m, off licence measuring 189sq.m and restaurant measuring 255sq.m; the proposed development also provides for 4.155ha of public open space including the provision of a landscaped area adjoining the Tower House on the Athgoe Road; roads infrastructure including 3 junctions with Newcastle-Lyons Main Street (R120 Rathcoole Road) and 1 junction with Athgoe Road; on and off street car parking; and provision of lands for a traveller accommodation site measuring 0.5 ha; on an overall site of 22.789 hectares; planning permission is also sought for the demolition of 2 habitable dwellings. This planning application is accompanied by an Environmental Impact Statement (EIS).

Decision:

SD05A/0344/EP - Grant Extension of Duration of Permission (**Permission expired on 3rd November 2017**).

SD05A/0344 and PL 06S.217096 - SDCC Grant permission, subject to conditions and ABP Grant Permission with amended and removed conditions.

Relevant Enforcement History:

None recorded.

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Pre-Planning Consultation:

None.

Relevant Policy in South Dublin County Council Development Plan 2016-2022:

UC Policy 3 – Village Centres

It is the policy of the Council to strengthen the traditional villages of the County by improving the public realm, sustainable transport linkages, commercial viability and promoting tourism and heritage value.

UC3 Objective 1

To protect and conserve the special character of the historic core of the traditional villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of the villages informs the design approach to new development and renewal, in particular in Architectural Conservation Areas (ACAs).

HCL Policy 1 – Overarching

HCL Policy 4 Architectural Conservation Areas

HCL4 Objective 2: To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.

HCL4 Objective 3: To address dereliction and promote appropriate and sensitive reuse and rehabilitation of buildings, building features and sites within Architectural Conservation Areas.

HCL Policy 5 - Older Buildings, Estates and Streetscapes

HCL5 Objective 2: To ensure that the redevelopment of older buildings, including extensions and renovation works do not compromise or erode the architectural interest, character or visual setting of such buildings including surrounding housing estates or streetscapes.

HCL5 Objective 3: To encourage the retention, rehabilitation, renovation and re-use of older buildings and their original features where such buildings and features contribute to the visual setting, collective interest or character of the surrounding area.

11.5.3 – Architectural Conservation Areas

11.5.4 – Older Buildings, Estates and Streetscapes

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Policy H6 Sustainable Communities

It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.

Policy H7 Urban Design in Residential Developments

It is the policy of the Council to ensure that all new residential development within the County is of high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).

Policy H8 Residential Densities

It is the policy of the Council to promote higher residential densities at appropriate locations and to ensure that the density of new residential development is appropriate to its location and surrounding context.

Policy H9 Residential Building Heights

It is the policy of the Council to support varied building heights across residential and mixed use areas in South Dublin County.

Policy H10 Mix of Dwelling Types

It is the policy of the Council to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the provisions of the Interim South Dublin County Council Housing Strategy 2016-2022.

Section 2.3.0 Quality of Residential Development

Policy H11 Residential Design and Layout

It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

Policy H12 Public Open Space

It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

Policy H13 Private and Semi-Private Open Space

It is the policy of the Council to ensure that all dwellings have access to high quality private open space (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.

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Policy H14 Internal Residential Accommodation

It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long term needs of a variety of household types and sizes.

Policy H15 Privacy and Security

It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

Policy HCL2 Archaeological Heritage

Section 3.13.0 Open Space Management & Use

Policy C12 Open Space

It is the policy of the Council that a hierarchical network of high quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management.

Policy UC6 Building Heights

It is the policy of the Council to support varied building heights across town, district, village and local centres and regeneration areas in South Dublin County.

Section 6.3.0 Walking And Cycling

Policy TM3 Walking and Cycling

It is the policy of the Council to re-balance movement priorities towards more sustainable modes of transportation by prioritising.

Section 6.4.3 Road and Street Design

Policy H12

It is the policy of Council to ensure that streets and roads within the County are designed to balance the needs of place and movement, to provide a safe traffic-calmed street environment, particularly in sensitive areas and where vulnerable users are present.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

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It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.

Section 8.0 Green Infrastructure

Policy G1 Overarching

Policy G1 Green Infrastructure Network

Policy G3 Watercourses Network

Policy G4 Public Open Space and Landscape Setting

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 10.0 Energy

Policy E4 Energy Performance in New Buildings

11.2.0 – Place Making and Urban Design

Section 11.2.0 Place Making and Urban Design

Section 11.2.1 Design Statements

Section 11.2.3 Town and Village Centres

Section 11.2.7 Building Height

Section 11.3.1 Residential

(i) Mix of Dwelling Types

(ii) Residential Density

(iii) Public Open Space/Children's Play

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- (iv) Dwelling Standards*
- (v) Privacy*
- (vi) Dual Aspect*

Table 11.20: Minimum Space Standards for Houses

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.24: Maximum Parking Rates (Residential Development)

Section 11.4.3 Car Parking for Electric Vehicles

Section 11.4.4 Car Parking Design and Layout

Section 11.4.5 Traffic and Transport Assessments

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines:

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, (2008).

Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

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Design Manual for Urban Roads and Streets, Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport, (2013).

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority, (2010).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009)

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009)

Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Building Research Establishment, (1991)

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009)

National Cycle Manual, National Transport Authority, (June 2011)

Assessment:

The main issues for assessment relate to:

- Zoning
- Council policy & Residential Amenity
- Urban Design, Architectural Form and Visual Impact
- Impact on Architectural Conservation Area
- Internal Accommodation
- Private Open Space
- Access, Parking & Permeability
- Landscaping & Public Open Space
- Services & Drainage
- Part V Social & Affordable Housing
- Noise and Environmental Health
- Services & Drainage
- Heritage & Biodiversity
- Screening for Appropriate Assessment
- Screening for EIA

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Zoning

The subject site is subject to zoning objective 'RES' - '*To protect and/or improve residential amenity*'.

A residential development is permitted in principle within the 'RES' zone, subject to design and amenity safeguards.

The subject site is also governed by the Newcastle Local Area Plan. Compliance with the Local Area Plan will be discussed under 'Council Policy & Residential Amenity' below.

Furthermore, the area is also situated within Newcastle Architectural Conservation Area.

Council Policy & Residential Amenity

The proposed development is subject to Newcastle Local Area Plan and is situated within the Sean Feirm neighbourhood.

Objective LUD8 of the Local Area Plan states, '*residential development within the settlement edge shall consist of low density detached and semi-detached residential housing (15-20 dwellings per hectare) on large garden plots. Such housing shall provide an appropriate and soft transition with the adjoining open countryside and shall be set amongst generously planted streets and open spaces that includes for semi-mature planting*'.

Objective SF7 states that '*development within the Sean Feirm Neighbourhood shall provide for residential uses only at a maximum density of circa 20 dwellings per hectare*'.

Objective SF1 of the Local Area Plan states that development of the Sean Feirm neighbourhood shall '*largely comprise detached and semi-detached dwellings on large garden plots that are set back from street edges by front gardens*'.

Objective SF8 states '*in order to provide an appropriate transition with the rural hinterland and ensure for the provision of low density housing as an alternative to rural housing, development of the Sean Feirm Neighbourhood shall only comprise detached and semi-detached houses*'.

The density of the proposed development is approximately 31 units per hectare. The design mirrors the adjacent approved development – there are 3 pairs of semi detached properties with front gardens

Objective GI21 requires that an Archaeological Assessment Report be submitted with all Planning Applications within the Zone of Archaeological Potential.

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The application includes the Archaeological Test Excavation undertaken in conjunction with SD18A/0363. No Archaeological Impact Assessment has been submitted. This will be discussed further below in light of a submission from the Department of Culture, Heritage and the Gaeltacht.

Objective GI28 requires the submission of a Bat Survey as part of every planning application for development.

A Bat Survey (undertaken for SD18A/0363) has been submitted. This is will assessed further under 'Heritage & Biodiversity'.

Objective SF5 states that development '*shall include for a vehicular and pedestrian connection to Main Street*'.

Objective SF9 states '*residential development to the rear of existing properties located along Main Street shall be carried out in a manner that creates coherent streetscapes and connections between planned and existing streets. This shall be demonstrated as part of all relevant planning applications*'.

There is no direct connection to main street, however, it is not considered that this is necessary in this instance, as one has been provided as part of SD18A/0363. Indicative future links are shown to the south and east on the layout plan, however, these have not been taken to the site boundaries. The layout plan also indicates that the hedgerows would be retained in these locations. No landscape plan has been provided.

Overall, the proposed development would **not accord** with Council policy by virtue of the proposed densities, layout and deficiencies in information, having regard to the Newcastle Local Area Plan.

The proposed development would involve the construction of 6 residential units, configured in three pairs of semi-detached properties, two storeys in height, with access via the development permitted under SD18A/0363. The blocks contain front gardens, with off-street car parking. The proposed typology of the units (semi-detached) would accord with the Local Area Plan, which stipulates that units shall be largely detached or semi-detached (Objectives SF1 and SF8). The separation distances between the rear of the properties and boundaries would be between approx. 12.5 and 13m, which is considered acceptable. A separation distance of approximately 29m between properties is maintained.

The site is situated immediately to the west of the development permitted under SD18A/0363. It is noted that on the western boundary of the site the dwelling permitted under SD18A/0363 was stepped forward and angled southeast. The dwelling immediately adjacent to this proposed under the current application is set a significant distance back from the building line of the permitted

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development. The Planning Authority are of the opinion that this dwelling should be brought forward to soften the impact of the transition between the approved development and the proposed. A detached dwelling of a similar type to the adjacent approved dwelling could potentially be provided in this location.

In summary, it is noted that the proposed development reflects the scheme approved under SD18A/0363. This scheme was for 18 dwellings on a site area of 0.71 hectares – the resultant density was approx. 25dph. The proposal would have a density of 31dph in this instance. It is noted that a scheme of 5 dwellings on this site would reflect the density approved under SD18A/0363. It is also not considered that the applicant has adequately demonstrated linkages to the surrounding lands and this should also be addressed.

As such, it is considered that the applicant should be offered the opportunity to address these concerns by way of **additional information**.

Urban Design, Architectural Form and Visual Impact

The applicant has submitted an Urban Design Statement. Whilst not prepared for the development in question, it was prepared for the additional information response to SD18A/0363 and, as such, reflects the overall design of the current proposal.

Overall, the design of the previous scheme was considered acceptable, subject to conditions surrounding materials. Given the similarities in the scheme, it is also considered that the design of the scheme is acceptable in this instance.

Impact on Architectural Conservation Area

The site of the proposed development is located within the Architectural Conservation Area. No report has been received from the Council's Architectural Conservation Officer in this instance. However, given the similarities between the proposal and the development permitted under SD18A/0363, the proposal is considered acceptable.

Internal Accommodation

The guidance on internal accommodation within dwellings is detailed in *Quality Housing for Sustainable Communities: Best Practice Guidelines* (2007).

Each of the houses would measure 100sq.m and would have the following measurements:

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House Type	Room	Floor Area provided	Floor Area Required	Min room width	Room width provided	Aggregate area required	Aggregate area provided
3bed	Kitchen	17.9sq.m	13sq.m	-	-	30sq.m	34.4sq.m
	Living	18.1sq.m	13sq.m	3.6m	4.4m		
	Bed1	7.4sq.m	7.1sq.m	2.1m	2.325m	28sq.m	30.4sq.m
	Bed2	8.7sq.m	7.1sq.m	2.1m	2.325m		
	Bed3	15.4sq.m	11.4sq.m	2.8m	3.65m		
	Store	7.4sq.m	4sq.m	-	-	-	-

It is noted that there were concerns raised regarding the functionality of the storage space previously. Whilst the adjacent development (SD18A/0363) has received planning permission, these concerns still remain. The applicant is, therefore, requested to provide details of storage that is functional and does not act as hallway space. **Additional information** is therefore requested.

Private Open Space

Table 11.20 'Minimum Space Standards for Houses' contained within the County Development Plan sets out the quantum of private open space that should be provided. A three bedroom should have 60sq.m. In accordance with the areas indicated on the site layout plan, it would appear that the proposed units would comply with the quantum of private amenity space required.

Access, Parking & Permeability

The proposed development would involve a new road, accessed from Main Street, which is identified in the Newcastle Local Area Plan.

A report was received from the Roads Department which has requested additional information. For clarity, the comments include:

'Access & Roads Layout:

Connectivity to other developments should be shown to the boundary of the site. These roads must be constructed up to the site boundary to prevent the formation of ransom strips. A masterplan should be submitted detailing the connectivity to future developments to the south and west. The footpath should be continued to these future connections too.

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Car Parking:

It is proposed to provide 2no. on curtilage spaces for each dwelling, this is the maximum for Zone 1 under the current County Development plan'.

It is considered that a number of the issues raised above should be requested by way of **additional information**.

addressed by way of **additional information**.

Landscaping & Public Open Space

The file was referred to the Parks and Public Realm Department. A report received has requested additional information. A number of issues have been raised which are:

“Landscape Plan

The applicant has shown some proposed planting on the submitted site plans for the development however this does not constitute an acceptable landscape plan. The applicant is therefore requested to submit a detailed landscape plan. The applicant is requested to provide a landscape plan including a detailed planting plan prepared by a suitably qualified landscape architect.

SUDS

There is a lack of SuDS (Sustainable Drainage Systems) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022.

Tree Protection Measures

There is a lack of information provided in relation to the tree protection measures to be employed during the construction phase in order to ensure the protection of the existing hedgerow and boundary tree planting which would be considered to be of importance in terms of Green Infrastructure, biodiversity and ecology”.

Additional information is requested.

Part V Social & Affordable Housing

A report was received from the Housing Department which notes that in the event of a grant, the unit numbers, types, location and costings in respect of the Part V requirement should be agreed with the Housing Department subject to approval of the Department of Housing, Planning,

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Community and Local Government. It is considered appropriate to attach such a **condition** in the event of a grant.

Services and Drainage

The file was referred to the Water Services and Irish Water, who have requested additional information relating to surface water drainage and watermain layout.

Noise & Environmental Health

A report received from the H.S.E. Environmental Health Officer has noted no objections to the proposed development, subject to compliance with conditions relating to noise, air quality, refuse storage, lighting and pest control. It is considered reasonable to attach these **conditions**, in the event of a grant of permission.

Heritage & Biodiversity

In accordance with the provisions of the Newcastle Local Area Plan, all planning applications should be accompanied by an Archaeological Impact Assessment. The site is location with a Zone of Archaeological Potential and Recorded Monument, DU020-023 and is situated within a Site of Geological Interest. A report received from the Department of Culture, Heritage and the Gaeltacht has requested that an Archaeological Impact Assessment be submitted by way of additional information to enable the Department and the Planning Authority to 'formulate an informed archaeological recommendation before a planning decision is taken'. The information to be contained within the Archaeological Impact Assessment as outlined by the Department includes:

- 1. The applicant is required to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface work should be undertaken in the absence of the archaeologist without his/her express consent.*
- 2. The archaeologist should carry out any relevant documentary research and inspect the site. Test trenches may be excavated at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings.*
- 3. Having completed the work, the archaeologist should submit a written report to the Planning Authority and to the Department of Culture, Heritage and the Gaeltacht in advance of the planning decision. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.*

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It is considered that the recommendations of the Department of Culture, Heritage and the Gaeltacht should be requested by way of **additional information**.

No report was received from the County Heritage Officer. It is noted that the applicant has submitted Ecological Surveys and Bat Surveys that were undertaken in relation to SD18A/0363. This is not considered to be sufficient for the purposes for assessing this application, owing to the separate nature of the site and the time lapse since the surveys were undertaken. Fresh surveys should, therefore, be provided as **additional information**.

Screening for Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Conclusion

The Planning Authority has some concerns regarding the current configuration of the site, as well as the proposed density and access to adjoining lands. There are also concerns regarding internal standards, drainage, surface water, tree protection, archaeology and heritage.

In this instance, it is considered that the applicant should be invited to address the concerns by way of **additional information** to ensure the proposed development is in keeping with the sustainable planning and development of the area.

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Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The Planning Authority has significant concerns with respect to the design and layout of the proposed development. The applicant is therefore requested to submit revised drawings incorporating an alternative site layout and design which should include, but not be limited to, the following amendments:
 - (i) Justification of the density proposed, which would exceed that of the adjacent approved development (SD18A/0363);
 - (ii) A revised layout indicating a more 'stepped' transition between the frontages of the development approved under SD18A/0363 and the current proposal;
 - (iii) A revised layout which demonstrates how future connectivity to the south and west can be achieved, with proposed connections shown to the red line boundary of the site.
2.
 - (1) The applicant is requested to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface developmental work, including geotechnical test pits, should be undertaken until the archaeological assessment has been completed and commented on by this office.
 - (2) The archaeologist shall carry out any relevant documentary research and inspect the development site. As part of the assessment a programme of test excavation shall be carried out at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and the National Monuments Service.
 - (3) Having completed the work, the archaeologist shall submit a written report stating their recommendations to the Planning Authority and to the National Monuments Service. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.
3. The applicant is requested to submit:
 - (i) an up to date ecological assessment/screening report clearly outlining if there is biodiversity value present on the proposed site, including hedgerows, trees and grassland types and presence of protected species such as badger. This should include an invasive species assessment, and should be conducted by a suitably qualified ecologist.
 - (ii) an up to date bat survey, undertaken by a suitably qualified person.
4. The applicant is requested to submit:
 - (1) a revised layout not less than 1:100 scale showing a minimum of 2.0m wide dedicated pedestrian footpath all along the southern boundary road of the proposed development.
 - (2) a swept path/Autotrack analysis showing fire tender can access through the entire site.
 - (3) a revised layout not less than 1:100 scale showing Roads which are to provide future connectivity to adjoining sites being laid up to the boundary.

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5. (i) The surface water attenuation calculations are unclear. The applicant is requested to submit a report to clearly show surface water attenuation calculations proposed. The applicant is requested to include the different surface types such as buildings, permeable paving, grass for the lands draining to existing surface water system.
The applicant is requested to examine if soakaways should or not be used for proposed new houses. If soakaways are proposed then same shall require a soakaway tests as per BRE Digest 365 Standards.
(ii) The discharge rate of 7l/s is very high and water services estimate the discharge rate should be 2 litres/second. The applicant is requested to review proposed discharge and submit in a report how proposed discharge rate is calculated.
(iii) The applicant is requested to contact Water Services of South Dublin County Council to discuss proposed and existing surface water attenuation systems for development prior to submission of revised drawings and report.
6. (i) There is no watermain drawing submitted. The applicant is requested to submit a drawing showing the watermain layout of proposed development. The applicant is requested to submit a drawing showing the distance between proposed development and existing 6" watermain south of same.
(ii) The applicant is requested to obtain a confirmation of feasibility letter (water and foul) from Irish Water and submit same to Water Services Planning Authority South Dublin County Council.
7. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development.
Natural SUDS features should be incorporated into the proposed drainage system. The SUDS should be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. The applicant is requested to submit the following:
(a) A drawing to show how surface water shall be attenuated to greenfield run off rates.
(b) a drawing/cross section to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain, bio-retention tree pits or other such SuDS.
(c) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
8. There are concerns with the lack of information submitted in terms of a landscape scheme for the proposed development. Revised proposals to be provided by the applicant in this regard. The applicant is requested to provide a detailed landscape design for the proposed

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development. Details to be submitted include:

(a) a scaled plan showing vegetation to be retained and trees and plants to be planted:

(b) proposed boundary treatment:

(c) a schedule detailing sizes and numbers of all proposed trees/plants

(d) Sufficient specification to ensure successful establishment and survival of new planting.

9. Public Realm are concerned at the lack of street trees provided along most of the streets in this development. Street trees should be provided fully in Public Areas and not between private or management company driveways. Street Tree Planting should be located within the Public Realm and include SUDS features. The applicant is requested to submit revised proposals in this regard. Response should include additional street trees within the Public Realm.
10. The applicant is requested to submit details of the tree protection measures to be employed in order to ensure the protection and retention of trees to be retained on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, for the approval of the Planning Authority. Response should include an Arboricultural Impact Assessment and Tree Protection Plan.

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REG. REF. SD22A/0045

LOCATION: St. Finians Way, Main Street, Newcastle, Dublin

Colm Harte

Colm Harte,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 07/04/2022

jjohnston

Jim Johnston,
Senior Executive Planner