

# Comhairle Chontae Atha Cliath Theas

**PR/0428/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0047      **Application Date:** 11-Feb-2022  
**Submission Type:** New Application      **Registration Date:** 11-Feb-2022

**Correspondence Name and Address:** Graham McNevin 3, Kilakee Gardens, Firhouse, Dublin 24

**Proposed Development:** Two-storey, 4 bedroom detached dwelling with vehicular access and 2 off-street, parking spaces and all associated site works at side garden plot.

**Location:** 41, Watermeadow Park, Oldbawn Tallaght, Dublin 24 D24CH7V

**Applicant Name:** Adam & Rhian Riordan

**Application Type:** Permission

(AOCM)

### **Description of Site and Surroundings:**

Site Area: stated as 0.029 hectares.

### Site Description:

The application site is the corner side garden of a two storey, semi-detached house, located on Watermeadow Park in a row of similar dwellings. The site is currently grassed, with a low brick clad wall forming the boundary. The surrounding area is residential in nature

### Site visited:

16 March 2022

### **Proposal:**

Permission is sought for the following:

- **Construction of a** two-storey, 4-bedroom detached **dwelling** (125sq.m)
- Vehicular access onto Watermeadow Park
- In-curtilage parking for 2 vehicles.

### **Zoning:**

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

### **Consultations:**

Roads – **Additional information** recommended

Public Realm – **Additional information** recommended

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Surface Water Drainage – **Additional information** recommended  
Irish Water – **Additional information** recommended

### **SEA Sensitivity Screening**

Overlap with SFRA B 2016

### **Submissions/Observations /Representations**

Submission expiry date – 21/03/2022

2 submissions were received including points as follows:

- Roof profile different to existing dwellings in area
- Security and traffic safety concerns regarding 2m wall at end of garden
- Impacts to daylight of neighbouring dwelling to the west
- Reduction in on-street, car parking and concerns about access for emergency services
- Impacts on residents during construction phase
- Impact look of the area and visibility of a nearby laneway where antisocial behaviour has been an issue

### **Relevant Planning History**

None recorded for subject site.

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

**PP085/21:** Proposed side garden development of 1 detached 2 storey 3 bedroom dwelling c. 107sq.m and all associated boundary treatment and site works. Site is 293sq.m & private open space is 128sq.m.

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

*Section 2.4.0 Residential Consolidation – Infill, Backland, Subdivision & Corner Sites*

*Policy H17 Residential Consolidation*

*Policy H17 Objective 2:*

*To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.*

*Policy H17 Objective 5:*

*To ensure that new development in established areas does not impact negatively on the amenities or character of an area.*

*Section 11.2.7 Building Height*

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*Section 11.3.1 Residential*

*Section 11.3.1 (iv) Dwelling Standards*

*Table 11.20: Minimum Space Standards for Houses*

<b>Type of Unit</b>	<b>Houses</b>	<b>Private Open Space</b>
<i>One Bedroom</i>	<i>50sq.m</i>	<i>48sq.m</i>
<i>Two Bedroom</i>	<i>80sq.m</i>	<i>55sq.m</i>
<i>Three Bedroom</i>	<i>92sq.m</i>	<i>60sq.m</i>
<i>Four Bedroom or more</i>	<i>110sq.m</i>	<i>70sq.m</i>

*Section 11.3.1 (v) Privacy*

*Section 11.3.2 Residential Consolidation*

*Section 11.3.2 (i) Infill Sites*

*Development on Infill sites should meet the following criteria:*

- *Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.*
- *A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.*
- *Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.*
- *Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).*

*Section 11.3.2 (ii) Corner/Side Garden Sites*

*Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:*

- *The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,*
- *The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,*
- *The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,*

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- *Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings, and*
- *Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.*

### *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.*

### *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.*

### *Section 6.4.4 Car Parking*

#### *Policy TM7 Car Parking*

#### *Section 11.4.2 Car Parking Standards*

#### *Table 11.24: Maximum Parking Rates (Residential Development)*

#### *Section 11.4.4 Car Parking Design and Layout*

### *Section 7.1.0 Water Supply & Wastewater*

#### *Policy IE1 Water & Wastewater*

*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*

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*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 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***

***Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.***

***Sustainable Residential Development in Urban Areas - Guidelines for Planning***

***Authorities, Department of the Environment, Heritage and Local Government (2008).***

***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).***

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

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

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

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*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).

### Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Public Realm
- Roads
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Council Policy**

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. Residential development is 'Permitted in Principle' under this zoning objective.

### **Residential and Visual Amenity**

The proposal includes construction of a two-storey, detached, 4-bedroom house with vehicular access onto Watermeadow Park and in-curtilage parking for 2 no. vehicles.

### Internal Accommodation

The internal accommodation would be 125sq.m, comprising 4 bedrooms, open plan kitchen living area, main living room, utility room, downstairs toilet and a main family bathroom. Based on the room sizes, the house would have 3 single bedrooms (7.5sq.m, 8.7sq.m and 10.1sq.m) and 1 double bedroom (19.7sq.m) as per the recommendations of the *Quality Housing for Sustainable Communities-Best Practice Guidelines* which state single bedrooms should be a minimum of 7.1sq.m and double bedrooms should be a minimum of 11.4sq.m. The below table provides an assessment of the internal accommodation provided against the recommendations of the Guidelines.

**Table 1: Assessment of Target Gross Floor Areas**

	<b>Target gross floor area</b>	<b>Aggregate living area</b>	<b>Aggregate bedroom area</b>	<b>Storage</b>
<b>Guidelines</b>	110sq.m	40sq.m	43sq.m	6sq.m
<b>Proposed</b>	125sq.m	46.5sq.m	46sq.m	5.25sq.m

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It is noted that in all aspects other than storage the proposed dwelling exceeds the target areas specified in the Guidelines. The storage is only 75sq.m below the recommended 6sq.m and therefore is considered acceptable.

### External Appearance and Amenity

The dwelling would have a pitched roof, with the gable end fronting Watermeadow Park. The roof would be similar in height to surrounding dwellings, and the gable fronting Watermeadow Park would clearly distinguish the property from the existing houses in the area. Along Watermeadow Drive, the roof profile would appear consistent with the existing dwellings. The northern side of the house would have a parapet wall. When viewed from the front this unbalances the property. The applicant should be requested to alter the design by **additional information**, removing the need for a parapet wall along the north side of the dwelling, in the interests of visual amenity.

It is noted that the property conforms with the building line of Watermeadow Park however, would be forward of the prevailing building line of Watermeadow Drive. This in itself is not considered to be detrimental to the visual amenity of the area, especially as the roof of the proposed dwelling would be consistent with the dwellings on Watermeadow Drive. The design of the south, side, elevation provides a good level of passive surveillance, with 3 windows at first floor level overlooking the street. It is noted that one of these windows serves a bathroom and a **condition** should require this to be obscure glazing. At ground floor level a bay window is provided on the southern elevation, again assisting in passive surveillance along Watermeadow Drive. It is noted that some observations raised concerns about antisocial behaviour in the area and it is considered that the additional passive surveillance provided at this location may assist in reducing these issues. The Planning Authority welcomes the dual aspect design.

There would be a distance of approximately 23m between windows on the first floor and the existing dwelling to the south of the site. This is considered acceptable and complies with Section 11.3.1(v) of the Development Plan. There would be a window on the rear elevation serving bedroom 3. This window would not be directly opposite any windows serving habitable rooms of neighbouring dwellings and is considered acceptable.

93sq.m of private open space would be provided to the rear of the dwelling, bounded by a 2m high wall. There would be a concern about the visual appearance of the 2m high rear boundary wall, that would bound the front garden of the property to the west. The applicant has not provided any elevations of boundary treatments, and these should be requested as **additional information**.

Based on the above, the dwelling is considered acceptable in principle.

### **Public Realm**

The Public Realm Department has reviewed the application and has recommended **additional information** is sought as follows:

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### 1. *Landscape Plan*

*There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide A detailed landscape design for the proposed 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.*

### 2. *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. 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. Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes 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.*

To ensure adequate landscaping and SuDS, it is considered appropriate to request the recommended **additional information**.

### **Roads**

The Roads Department has reviewed the application and recommends additional information be requested as follows:

- 1. Please submit a revised layout of not less than 1:100 scale, showing accurate visibility splay with 2.4 meters set back, at a 1.05 meter height from ground level and 49 meters sight lines in both directions from the entrance.*
- 2. Please submit a revised layout of not less than 1:100 scale, showing a 3.5m wide access.*
- 3. Please submit a revised layout of not less than 1:100 scale, showing a minimum of 6m is available from the boundary to the front elevation of the proposed dwelling.*

Their report also recommends the following conditions in the event of a grant:

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1. *All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*
2. *The boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
3. *Any gates shall open inwards and not out over the public domain.*
4. *Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.*
5. *The vehicular access points shall be limited to a width of 3.5 meters.*

Condition 1 above cannot be implemented. It is considered appropriate to request the recommended **additional information** and also require the applicant to amend their plans as per recommended Conditions no. 2.

### Services, Drainage and the Environment

Water Services has reviewed the application and has recommended **additional information** in relation to surface water and flood risk is sought as follows:

- 1.1 *There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
- 1.2 *The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:*
  - (i) *At least 5m from any building, public sewer, road boundary or structure.*
  - (ii) *Generally, not within 3m of the boundary of the adjoining property.*
  - (iii) *Not in such a position that the ground below foundations is likely to be adversely affected.*
  - (iv) *10m from any sewage treatment percolation area and from any watercourse / floodplain.*
  - (v) *Where possible Soakaways must include an overflow connection to the surface water drainage network.*
- 2.1 *Submit a flood risk report to show what if any flood risk there is for proposed development. If there is a flood risk on the site then show in a report and drawing what measures are proposed to mitigate against such flooding.*  
*All floor levels shall be a minimum of 500mm above the highest know flood level for the site.*

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Given the sites location within SFRA B 2016, it is considered appropriate to request the recommended **additional information**.

Irish Water has reviewed the application and has recommended **additional information** as follows:

1. *Water*

*The applicant has not submitted water supply drawings for the proposed development. The applicant is required to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>).*

- *Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.*

*Reason: In the interest of public health and to ensure adequate water facilities.*

2. *Foul*

*The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow.*

- a. *Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.*

*Reason: In the interest of public health and to ensure adequate water facilities.*

It is considered appropriate to request the recommended **additional information** to ensure compliance with Irish Water requirements for new development.

### Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

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### **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 real 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.

### **Other considerations**

#### **SEA Monitoring Information**

Building Use Type Proposed:	New dwelling
Floor Area:	125sq.m
Land Type:	Brownfield / Urban Consolidation
Site Area:	0.029 hectares.

### **Conclusion**

The proposed development is largely acceptable, subject to additional information to allow for a full assessment of the proposal and its potential impact on the surrounding area. **Additional information** should be sought in relation to the following:

- Removal of high parapet wall on northern elevation
- Landscape plan detailing boundary treatments and planting
- Detail on the provision of SuDS measures
- Visibility splays from entrance
- Site layout plan at 1:100 showing a reduction in the width of vehicular entrance and driveway depth of no less than 6m
- Soil percolation tests
- Soakaway drawings
- Flood risk report
- Water and wastewater supply drawings

### **Recommendation**

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

1. The applicant is requested to submit the following in relation to access arrangements:
  - (a) A revised layout of not less than 1:100 scale, showing accurate visibility splay with 2.4 meters set back, at a 1.05 meter height from ground level and sight lines in both directions from the entrance.
  - (b) A revised layout of not less than 1:100 scale, showing a 3.5m wide access.
  - (c) A revised layout of not less than 1:100 scale, showing a minimum of 6m is available from the boundary to the front elevation of the proposed dwelling.
  - (d) A revised layout of not less than 1:100 showing boundary walls and gates at vehicle

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access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

2. There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide a detailed landscape design for the proposed 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 treatments, shown in plans and elevations,
  - (c) A schedule detailing sizes and numbers of all proposed trees/plants
  - (d) Sufficient specification to ensure successful establishment and survival of new planting.
3. 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. 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) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes 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.
4. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
5. The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
  - (i) At least 5m from any building, public sewer, road boundary or structure.
  - (ii) Generally, not within 3m of the boundary of the adjoining property.
  - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
  - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
  - (v) Where possible Soakaways must include an overflow connection to the surface water

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drainage network.

6. The applicant is requested to submit a flood risk report to show what if any flood risk there is for proposed development. If there is a flood risk on the site then show in a report and drawing what measures are proposed to mitigate against such flooding. All floor levels shall be a minimum of 500mm above the highest know flood level for the site.
7. The applicant has not submitted water supply drawings or foul water drainage plans for the proposed development. The applicant is requested to submit a drawing in plan showing the existing and proposed water supply layout for the development and foul water drainage layouts up to and including the point of connection to the public foul water sewer, including the location of all Aj's, manholes, pipe size, material type and direction of flow. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>). Prior to the commencement of development the applicant or developer shall enter into water and wastewater connection agreement(s) with Irish Water.
8. The applicant is requested to revise the design of the dwelling to remove the need for the parapet wall on the northern elevation to enhance the visual amenity of the dwelling when viewed from the front and submit revised drawings accordingly.

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**REG. REF. SD22A/0047**

**LOCATION: 41, Watermeadow Park, Oldbawn Tallaght, Dublin 24 D24CH7V**

*jjohnston*  
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**Jim Johnston,**  
**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: 6/4/22

*Eoin Burke*  
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**Eoin Burke, Senior Planner**