

Comhairle Chontae Atha Cliath Theas

PR/0500/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0066 **Application Date:** 24-Feb-2022

Submission Type: New Application **Registration Date:** 24-Feb-2022

Correspondence Name and Address: Michael Tweed 60, Amiens Street, Dublin 1

Proposed Development: The demolition of the existing 3-bedroom, single storey detached house and sheds and the construction of three houses; two 3 bedroom 3 storey; semi-detached houses extending to 131.50sq.m each and one 3-bedroom; 3 storey detached house extending to 131.5sq.m; and all associated site works. Each house will have 2 off-street parking spaces to the front of the house (the total number of car spaces will be 6).

Location: 'Hillview', Dispensary Lane, Lucan, Co. Dublin, K78K2N1

Applicant Name: John Pope

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: Stated as 0.0569 Hectares.

Site Description:

The site is located within Lucan village, on Dispensary Lane. There are views into the site from the Lucan Road. The site comprises a single storey structure and adjoined by a single storey medical centre to the east and a single storey structure to the west. The site is located within the designated Architectural Conservation Area of Lucan and zone of Archaeological Potential for Lucan, as set out in the South Dublin County Development Plan 2016-2022. There are several protected structures close to the site.

Proposal:

- The demolition of the existing 3-bedroom, single storey detached house and sheds and
- the construction of three houses;
 - two 3 bedroom 3 storey; semi-detached houses extending to 131.50sq.m each and
 - one 3-bedroom; 3 storey detached house extending to 131.5sq.m; and
- all associated site works.

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- Each house will have 2 off-street parking spaces to the front of the house (the total number of car spaces will be 6).

Zoning:

The subject site is subject to zoning objective 'VC': *'To protect, improve and provide for the future development of Village Centres'*.

The site is located within the designated Architectural Conservation Area of Lucan and zone of Archaeological Potential / Record of Monuments and Places for Lucan, as set out in the South Dublin County Development Plan 2016-2022.

There are a number of Protected Structures close to the site. The closest are:

RPS067 – to the west

RPS075 – to the south west

RPS073 – to the south west

Consultations:

Water Services – No Objections, subject to conditions.

Roads – Additional information requested.

Heritage Officer – Bat survey required.

Parks - No comments.

Irish Water – Additional information requested.

Architectural Conservation Officer – Additional information requested.

EHO – No Objections, subject to conditions.

TII – No observations.

Inland Fisheries – No report received at time of writing

SEA Sensitivity Screening

Indicates overlap with

- Architectural Conservation Area 2016
 - The site is located within the Lucan Village Architectural Conservation Area (ACA).
- Zone of Archaeological Potential 2016
 - The site is located within a Zone of Archaeological Potential for Lucan
- Protected Structures 2016
 - There are 3 Protected Structures located within close proximity of the site:
 - RPS 067 – Ard Garon, Dispensary Lane, Lucan: Semi-detached Three-Bay Two-Storey Clerical Dwelling

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- RPS 073 - Lucan Methodist Church, Dispensary Lane, Lucan: Detached Gothic Revival Church
- RPS 075 - Dispensary Lane, Lucan: Detached Three-Bay Two-Storey Clerical Dwelling

Submissions/Observations /Representations

None.

Relevant Planning History

Subject site:

None.

Adjacent sites

SD20A/0006 Units 1&2, Richview, Lucan Road, Lucan, Co. Dublin 2 bed apartment located over existing ground floor premises (Pizzeria & Roma Take Away); remove existing roof and extending up all external walls; new windows and roof to form apartment with entrance through existing door on Lucan Road which is similar to previously approved Reg. Ref. SD09A/0314. **Permission Granted**

SD19A/0041 Units 1&2, Richview, Lucan Road, Lucan, Co. Dublin 2-bed apartment located over ground floor premises (Pizzeria and Roma Take Away); removing existing roof and extending all internal walls; new windows and roof; entrance through existing door on Lucan Road similar to previously approved application SD09A/0314. Additional Information was requested relating to design, internal layout, odour control, noise assessment and parking. The application was deemed to be **withdrawn** on 25 October 2019 as the **A.I. request was not responded to.**

SD09A/0314 Units 1&2, Richview, Lucan Road, Lucan, Co. Dublin 2-bed apartment which would be located over existing ground floor premises (Pizzeria and Roma Take Away) and would involve removing the existing roof and extending up all external walls, new windows and roof to form this apartment with entrance through existing door on Lucan Road. (Permission expired) **Permission Granted**

SD04A/0349 - Site at Junction of, Adamstown Road & Lucan Road, Lucan, Co. Dublin Conversion of existing two storey building to two apartments which will include a first floor extension to rear, the infill development of area between existing building and Units 1 & 2 Richview (Village Centre) to consist of a two storey building containing a retail unit at ground level and an apartment at first floor and is similar to previous granted permission Reg. No. S96A/0545 now elapsed. The existing building is a proposed Protected Structure (No. 80) in the record of Protected Structures, as outlined in South Dublin County Council Draft Development Plan 2004 - 2010. **Permission Granted**

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S00A/0733 Units 1&2, Richview, Lucan Road, Lucan, Co. Dublin Residential accommodation consisting of 2 no. 1-bedroom apartments at first floor level. (Previous expired permission S93A/0034). **Permission Granted**

Relevant Enforcement History

None recorded for subject site

Pre-Planning Consultation

None recorded for subject site

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

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

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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.

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 H17 – Residential Consolidation

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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.

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

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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

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

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

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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

HCL Policy 1 – Overarching

HCL Policy 2 - Archaeological Heritage

HCL Policy 3 - Protected Structures

HCL Policy 4 Architectural Conservation Areas

HCL Policy 5 - Older Buildings, Estates and Streetscapes

Section 5.1.2 Traditional Villages

UC Policy 3 village Centres

Section 10.0 Energy

Policy E4 Energy Performance in New Buildings

Section 11.2.0 Place Making and Urban Design

Section 11.2.1 Design Statements

Section 11.2.2 Masterplans

Table 11.17: Masterplan Considerations

Section 11.2.7 Building Height

Section 11.3.1 Residential

- (i) Mix of Dwelling Types*
- (i) Residential Density*
- (ii) Public Open Space/Children's Play*
- (iii) Dwelling Standards*
- (iv) Privacy*
- (v) Dual Aspect*
- (vi) Access Cores and Communal Areas*
- (vii) Clothes Drying Facilities*

Table 11.21: Minimum Space Standards for Apartments

Section 11.3.2 Residential Consolidation

Section 11.3.2 (i) Infill Sites

Development on Infill sites should meet the following criteria:

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- *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 11.4.1 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

11.5.1 – Archaeological Heritage

11.5.2 – Protected Structures

11.5.3 – Architectural Conservation Areas

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

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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).

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

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).

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).

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

Assessment

The main issues for assessment are:

- Zoning and Council Policy,
- Impact on Built Heritage/ ACA,
- Visual Impact and Residential Amenity,
- Access and Parking,
- Services and Drainage,
- Environmental Health
- Part V
- Heritage
- Archaeology
- Screening for Appropriate Assessment.

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Zoning and Council Policy

The site is located in an area which is zoned 'VC' 'To protect, improve and provide for the future development of Village Centres'. 'Residential' is permitted in principle.

The Village Centre zoning will support the protection and conservation of the special character of the traditional villages and provide for enhanced retail and retail services, tourism, residential, commercial, cultural and other uses that are appropriate to the village context.

The development of the dwellings is permitted in principle subject to its accordance with the relevant provisions in the South Dublin County Development Plan 2016-2022 with specific reference to Section 11.3.1 Residential including 11.3.2 (i) 'infill sites'.

Impact on Built Heritage/ACA

The site is located within the Lucan Village Architectural Conservation Area (ACA) and close to (but not immediately beside) a Protected Structure (RPS 067) - Ard Garon, Dispensary Lane, Lucan: Semi-detached Three-Bay Two-Storey Clerical Dwelling.

- Policy HCL4: *It is the policy of the Council to preserve and enhance the historic character and visual setting of Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of such areas.*
- Policy 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).*

The Architectural Conservation Officer has stated:

"I can confirm that the existing single-storey house to be demolished is of no architectural value, however the proposed 3 houses which are 3-storey are located in a site to the rear of a Protected Structure (Muintir na Tire, RPS Ref. 067) and is located within the Architectural Conservation Area of Lucan Village. The proposed 3-storey dwellings exceed the roof line of the protected structures located along Dispensary Lane facing the Village Green. The Lucan Methodist Church is located on the corner of Dispensary Lane and the site of the church is runs adjacent to the proposed development site.

I have concerns about the visual impact of the proposed 3-storey houses at this location in proximity to Protected Structures and within Lucan ACA. The height exceeds the building type in this area and the design does not reflect the building type or material type found in the village or building stock within the area. Although contemporary design within an ACA would be considered in principle, however the design needs to sit sensitively within the site and overall site context. Any

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new build proposed within an ACA that is replacing an existing building needs to be of greater architectural quality and should add architectural character to the ACA.

An architectural impact assessment has not been submitted as part of the application and there is no photomontages showing how the proposed development will be viewed at this location in order to assess the overall visual impacts on the Protected Structures or within the ACA. There are a number of policies in the County Development Plan 2016-2022 relating to developments within ACAs that should have been considered and addressed.

Recommendation

It is considered that the height, form and overall design of the proposed development fails to sit sensitively at this location. No regard has been shown as to the suitable type of proposal at this location in such close proximity to Protected Structures and within an Architectural Conservation Area. Due to the height of the proposed houses, the 3-storey roofline will exceed the ridge line of Muintir na Tire and adjoining protected structure along Dispensary Lane, thereby causing a visual impact. It is felt that CDP policies have not been considered and there is no architectural impact assessment or design rationale provided which is advised when proposing a new development within an ACA. It is therefore considered that the proposed development has had no due regard to the site context and its location within an Architectural Conservation Area”.

The applicant is requested to address the above via **additional information**.

Visual Impact and Residential Amenity

The site is located on a backstreet and is not located centrally within Lucan Village or the Architectural Conservation Area. The protection of the character of the Architectural Conservation Area is core to the development considerations and has been discussed above.

- Policy UC3 Objective 2: *To promote design standards and densities in traditional village centres, that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale and external finishes.*

The applicant has provided no analysis of the site in terms of density.

Section 11.3.2 (i) infill sites:

This requires the following to be met:

- guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.
 - *Paragraph 5.9(i) of the 2009 guidance states “In residential areas whose character is established by their density or architectural form, a balance has to be struck*

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between the reasonable protection of the amenities and privacy of adjoining dwellings, the protection of established character and the need to provide residential infill... The design approach should be based on a recognition of the need to protect the amenities of directly adjoining neighbours and the general character of the area and its amenities, i.e. views, architectural quality, civic design etc." Matters of amenity are discussed below, but it is not evident that the current proposal protects the amenities of the adjacent occupiers in this instance. The applicant has not provided an assessment in accordance with the Urban Design Manual. The design does not take account of the character of the area.

- 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.
 - The proposed development does not reflect the surrounding area in terms of roof form. The proposed dwellings are 2 storey, with a side gable profile and front facing dormer window, however, they would have a significant pitch and would be taller than the existing adjacent structures – the applicant refers to the dwellings as 3 storey. It is noted that there is a health centre to the east, however, it is not apparent what the use of the site to the west is.
 - Contemporary design is permissible (refer to corner sites policy/objectives/standards within the County Development Plan) however the proposed elevations are not considered to be contemporary. It is not apparent any analysis of the sites constraints has been undertaken.
 - In summary, the scale, massing and design of the proposal does integrate with the character of the area. No analysis of the density of the surrounding area has been provided.
- 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.
 - Boundary wall and hedgerow would be removed, as would trees. Not evident that any boundary treatment would remain. The Parks and Public Realm department has advised that the vegetation on site is low value. Notwithstanding this, the site is within an ACA and the interface with the street should be addressed.
- Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).
 - Proposed height is not in keeping and no transition has been provided.
- Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, or where

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the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops.

- 3 x 3bed houses would be provided, requiring 60sq.m private amenity space each. The proposed development would provide the required amenity space according to the submitted schedule
 - The roads department has expressed concerns regarding the car parking in terms of layout but not quantum
- Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking account of the structure's contribution to the visual setting or built heritage of the area.
- The Architectural Conservation Officer has stated that the single storey dwelling is of no architectural value. There is therefore no objection to the principle of its removal and replacement with new dwelling(s)

The Planning Authority has concerns regarding the height and design of the proposal, as well as its contribution to the Architectural Conservation Area. The applicant has not undertaken a site analysis and has not provided the required information in accordance with 11.3.2 (i) infill sites. However, there is no objection to the principle of the proposal and it is considered that the applicant should be afforded the opportunity to address the concerns raised via additional information.

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Internal Accommodation

House Type	Total floor area (110sq.m min)*	Room	Floor Area provided	Floor Area Required	Min room width	Room width provided	Aggregate area required	Aggregate area provided
House 1 – 3bed	131.5sq.m	Kitchen	18.3sq.m	-	-	-	37sq.m	37.6sq.m
		Living	19.3sq.m	15sq.m	3.8m	3.9m		
		Bed1	12.9sq.m	11.4sq.m	2.8m	3m	36sq.m	53.8sq.m
		Bed2	13.5sq.m	11.4sq.m	2.8m	3m		
		Bed3	27.4sq.m	13sq.m	2.8m	2.4m		
		Store	7.89sq.m	6sq.m	-	-	-	-
House 2 – 3bed	131.5sq.m	Kitchen	18.3sq.m	-	-	-	37sq.m	37.6sq.m
		Living	19.3sq.m	15sq.m	3.8m	3.9m		
		Bed1	12.9sq.m	11.4sq.m	2.8m	3m	36sq.m	53.8sq.m
		Bed2	13.5sq.m	11.4sq.m	2.8m	3m		
		Bed3	27.4sq.m	13sq.m	2.8m	2.4m		
		Store	7.89sq.m	6sq.m	-	-	-	-
House 3 – 3bed	131.5sq.m	Kitchen	18.3sq.m	-	-	-	37sq.m	37.6sq.m
		Living	19.3sq.m	15sq.m	3.8m	3.9m		
		Bed1	12.9sq.m	11.4sq.m	2.8m	3m	36sq.m	53.8sq.m
		Bed2	13.5sq.m	11.4sq.m	2.8m	3m		
		Bed3	27.4sq.m	13sq.m	2.8m	2.4m		
		Store	7.89sq.m	6sq.m	-	-	-	-

* in accordance with Quality Housing for Sustainable Communities requirements for a 3bed 6person 3storey dwelling

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The proposal is generally in keeping with the required standards, however, it is noted that the proposed master bedroom width is non compliant in instances. The applicant is requested to address the bedroom width via **additional information**.

Access and Parking

The report from the Roads Department states:

Access & Roads Layout:

- 1. Insufficient space has been allocated for car park spaces. Minimum distance of 6m is required from building line to public footpath.*



- 2. At the area to the front it is proposed that 6no. new carpark spaces are provided. While the quantum satisfies the parking requirement, the geometry of the proposed arrangement is a concern.*
 - a. The development is located on a bend. Any cars reversing from their driveway could pose a potential risk to road users.*
 - b. There would be a potential risk to footpath users from the proposed 6 berth carpark which would be located adjacent to the footpath; with drivers reversing onto the public footpath in most instances. This risk would increase if drivers had not good visibility of oncoming pedestrian & vehicular traffic.*

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Additional information has been requested.

Services and Drainage

SDCC Water Services states no objections subject to **conditions** in the event of grant of permission relating to surface water layout draining and SUDs features.

A report received from Irish Water requests **additional information**.

Environmental Health

There are no objections from the EHO, subject to conditions.

Part V

It is noted that there is a current application for a Certificate of Exemption in relation to social housing.

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Heritage

The Heritage Officer has stated “*Lucan village is a known location for bats so I would request a bat survey please. This would be to survey and assess the building and outhouses that are proposed for demolition and to undertake a bat activity survey on the site*”. **Additional information** is therefore requested.

Archaeology

It is noted that the site is located within a zone of archaeological potential. The applicant is requested to set out how this has been taken into consideration as part of the proposal. This should be supported by the required impact assessments undertaken by suitably qualified persons. **Additional information.**

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.

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.

Other Considerations

Development Contributions

3 dwellings – 394.5sq.m

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SEA Monitoring

Building Use Type Proposed new dwellings

Floor Area (sq.m) 394.5sq.m

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.0569

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, the design of the proposal and the information submitted with the application, it is considered that additional information is required to ensure the proposed development would not seriously injure the amenities of the ACA or property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

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

1. The Planning Authority maintains concerns in relation to the proposed design response and the associated impact on both the existing Architectural Conservation Area (ACA) and the neighbouring Protected Structures. In particular, it is considered that the height, form and overall design of the proposed development fails to sit sensitively at this location. Accordingly, the applicant is requested to address the following:
 - i. A site analysis that addresses the scale, density, siting and layout of new development taking account of the local context. It should be noted while a contemporary design within an ACA may be acceptable, new development must integrate with the surrounding built form, and the proposed design must sit it sensitively within the site and overall site context. Note: A revised design is required to respond to the concerns of the Planning Authority;
 - ii. A rational and justification for the proposed density. The applicant should justify how the subject application can be considered acceptable in this regard, given the historic village context. If necessary, the density of the proposed development should be reduced;
 - iii. Submit and Architectural Impact Assessment;
 - iv. Submit photomontages showing the overall visual impacts on the neighbouring Protected Structures and the ACA;
 - v. Details of boundary treatments and how they respond to the historic context;
 - vi. A schedule of accommodation that indicates all of the required standards, including room widths, are met.

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2. Roads.
The applicant is requested to provide:
 1. A visibility splay drawing demonstrating visibility in both directions.
 2. An AutoTRAK drawing demonstrating access and egress to site.
 3. A revised drawing showing 6m clearance from building line to public footpath.
3. a. Water
 - i. The applicant is requested to submit a revised drawing showing an individual foul drain connection from each house to the public foul sewer as per Irish Water Standards.
 - ii. The applicant is requested to submit a Preconnection Enquiry to Irish Water regarding proposed development.
 - iii. The applicant is requested to obtain a letter of confirmation of feasibility from Irish Water and submit same to the Planning Authority.
- b. Foul
 - iv. The applicant is requested to submit a Preconnection Enquiry to Irish Water regarding proposed development and obtain a letter of confirmation of feasibility from Irish Water and submit same to the Planning Authority.
4. Archaeology.
It is noted that the site is located within a zone of archaeological potential and Record of Monuments and Places (017-019). The applicant is requested to set out how this has been taken into consideration as part of the proposal. This should be supported by any necessary assessments undertaken by suitably qualified persons.
5. The applicant is requested to submit a bat survey, undertaken by a suitably qualified professional. This should assess the building and outhouses that are proposed for demolition. A bat activity survey on the site should also be undertaken.

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REG. REF. SD22A/0066

LOCATION: 'Hillview', Dispensary Lane, Lucan, Co. Dublin, K78K2N1


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:

20/4/22



Eoin Burke, Senior Planner