

Comhairle Chontae Atha Cliath Theas

PR/0588/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0285 **Application Date:** 20-Oct-2021
Submission Type: Additional Information **Registration Date:** 12-Apr-2022

Correspondence Name and Address: O'Neill Consultant Engineering Services 1, Moat House, Main Street, Ratoath, Co. Meath

Proposed Development: First floor extension over existing walkway to the west of the existing building; all associated site works.

Location: 6, Lower Main Street, Lucan, Co. Dublin

Applicant Name: Finance Solutions

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.017 Hectares on the application.

Site Visit: 10th of November 2021

Site Description

The subject site is located on Lower Main Street in Lucan. The site consists of a two storey building currently used as an office. The building adjoins buildings also facing Lower Main Street that have commercial, retail and residential uses. Adjoining the building to the west, along Lower Main Street, is a wall with a gated archway to an external access along the side of the building. There is a three storey extension to the rear of the subject building and to the rear of that a car parking area.

Proposal

Permission is being sought for the construction of a first floor extension over existing walkway to the west of the existing building and all associated site works.

Zoning

The subject site is subject to zoning objective 'VC': *'To protect, improve and provide for the future development of Villages Centres'* under the South Dublin County Development Plan 2016-2022.

Consultations

Water Services – no objection subject to conditions.

Irish Water – no objection subject to conditions.

Architectural Conservation Officer – report received.

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SEA Sensitivity Screening – the subject site is located within the following layers:

- Lucan Village Architectural Conservation Area.
- Lucan Area of Archaeological Potential.
- Record of Monuments and Places Duchas No. 017-017 Lucan Town.
- The building is not identified as a Protected Structure itself, however, is proximate to a number of Protected Structures along Lower Main Street.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site

SD04A/0516

First floor office extension at side of existing office premises and alterations to include reopening of original first floor window in front elevation, changing direction of main roof. The front facade and carriage arch will be retained in the development. **Permission granted. It does not appear that this development was constructed.**

Three storey extension to the rear of the subject site

SD16A/0378

Change of use from commercial use to two 1 bedroom apartments (46sq.m & 48sq.m respectively) on first and second floors of existing three storey office building, previously permitted under planning reference SD07A/0326. The works will involve the provision of secure bicycle parking and a secure bin store at ground level. **Permission granted.**

SD15A/0393

Change of use from existing office use to 3 one bedroom apartments (48sq.m, 48sq.m, 50sq.m respectively) in existing three storey office building, previously permitted under planning reference SD07A/0326. The works will involve the provision of an enclosed bay window and screened private external space for the ground floor unit. Secure bicycle parking and a secure bin store will be provided at ground level. Permission refused.

SD11A/0123

Removal of the previously granted external louvers to the windows which are now replaced by an obscure film on the inside of the windows to first and second floor level, on the west elevation previously granted under ref. SD07A/0326. **Permission for retention refused. Due to impact on ACA and overlooking.**

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SD07A/0326

Modification to planning Register Reference number SD04A/0600 consisting of the demolition of storage space (23sq.m.) to the rear of the existing two storey office and shop unit and construction of a three storey office extension (167sq.m.) with stair core and toilet facilities: the proposed extension consists of the construction of offices at ground, first and second floor. The development also includes a bin storage area at street level, resurfacing of existing rear car parking and ancillary works to facilitate the development. Pedestrian and vehicular access will be from Main Street.

Permission granted.

SD04A/0600 & ABP Ref. PL06S.210971

Two storey office extension at rear of existing office premises and 1 no. 1 bedroom apartment in roof space of extension and parking deck off rear laneway. **Permission granted. First party appeal against condition. Appeal withdrawn.**

Relevant Enforcement History

None recorded for subject site according to APAS.

Pre-Planning Consultation

None recorded for subject site according to APAS.

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

5 Urban Centres & Retailing

Policy UC1 Urban Centres Overarching

Policy UC3 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).

7 Infrastructure & Environmental Quality

Policy IE 1 Water & Wastewater

Policy IE 2 Surface Water & Groundwater

Policy IE 3 Flood Risk

Policy IE 7 Environmental Quality

8 Green Infrastructure

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Policy G1 Overarching

Policy G2 Green Infrastructure Network

Policy G5 Sustainable Urban Drainage Systems

9. Heritage, Conservation & Landscapes

Policy HCL2 Natura 2000 sites

Policy HCL2 Archaeological Heritage

It is the policy of the Council to manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.

HCL2 Objective 1:

To favour the preservation in-situ of all sites, monuments and features of significant historical or archaeological interest in accordance with the recommendations of the Framework and Principles for the Protection of Archaeological Heritage, DAHGI (1999), or any superseding national policy document.

HCL2 Objective 2:

To ensure that development is designed to avoid impacting on archaeological heritage that is of significant interest including previously unknown sites, features and objects.

HCL2 Objective 3:

To protect and enhance sites listed in the Record of Monuments and Places and ensure that development in the vicinity of a Recorded Monument or Area of Archaeological Potential does not detract from the setting of the site, monument, feature or object and is sited and designed appropriately.

Policy HCL4 Architectural Conservation Areas

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.

HCL4 Objective 1:

To avoid the removal of structures and distinctive features that positively contribute to the character of Architectural Conservation Areas including buildings, building features, shop fronts, boundary treatments, street furniture, landscaping and paving.

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.

11 Implementation

Section 11.2.7 Building Height

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

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Section 11.4.4 Car Parking Design and Layout

Section 11.5.1 Archaeological Heritage

Section 11.5.3 Architectural Conservation Areas

Section 11.6.0 Infrastructure and Environmental Quality

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).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Architectural Conservation;
- Visual and Residential Amenity;
- Access and Parking;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The site is zoned 'VC': *'To protect, improve and provide for the future development of Villages Centres'*. The proposed development would provide for additional office space. The extension increases the total office floor area by approx. 15.5sq.m. The existing office floor area is 185.5sq.m in total, 101.2sq.m at ground floor and 84.3sq.m at first floor. It is noted that the proposed first floor plan states a total area of 100.3sq.m. This does not appear to support the stated existing first floor plan area of 84.3sq.m with a 15.5sq.m increase.

Offices 100sq.m to 1,000sq.m are Open for Consideration under the VC zoning objective. As such, the use may be acceptable subject to detailed assessment against the principles of proper planning and sustainable development, and the relevant policies, objectives and standards set out in this Plan.

Proposed uses in this category will be subject to full assessment on their own merits and particularly in relation to their impact on the development of the County at a strategic and a local level. Such

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uses may only be permitted where they do not materially conflict with other aspects of the County Development Plan.

Architectural Conservation

The subject site is located within the Lucan Village Architectural Conservation Area. It is noted that the submitted application form does not indicate this. The SDCC Architectural Conservation Officer has reviewed the proposed development and has the following concerns:

Having assessed the details in relation to the above planning application, I recalled an application in 2004 which sought a first floor office extension at side of existing office premises and alterations [Reg. Ref. SD04A/0516]. At that time concerns were raised with regard to building behind and above the original Carriage Arch, additional information was requested which resulted in revisions and no build behind or above the original Arch. The Carriage Arch provides an important architectural feature and formality to the buildings along Main Street. This architectural element is an important feature to retain. Allowing a first floor extension over existing arch which is highly visible, will completely detract and cause a direct negative impact to the original built fabric and result in a negative visual impact.

The carriage arch is an important feature, which adds variety and character to the streetscape and it is felt that the proposed development would detract from the existing structure. Any addition to the side of the building should not be visible above the carriage arch. It was always the intention as detailed in previous planning applications for this property that the arch should be retained in its existing form and should be kept as a serviceable opening.

The proposed development is unacceptable as it would directly affect the character of Lucan Village Architectural Conservation Area, the existing property and adjoining properties along Main Street. It would result in an overall negative visual impact on the original built fabric and detract from the character of the streetscape.

The report from the Architectural Conservation Officer is noted. The development permitted under Reg. Ref. SD04A/0516 provided for a first floor extension over the walkway. Concerns were raised in regard to impact on the Lucan Village Architectural Conservation Area (ACA). A revised proposal was submitted as part of further information and granted permission, which provided for a sufficient setback from the arch and reduction in ridgeline height. It does not appear as though this development was ever constructed.

The proposed development would be unacceptable in its current form in that it would be highly visible above the carriage arch. The applicant should be requested to revise the proposed extension so that it is sufficiently setback from the arch and not highly visible above this. The current

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proposed setback of 300mm is not considered to be sufficient. **This should be requested via Additional Information.**

Visual and Residential Amenity

The proposed development provides for a first floor extension to side of the existing building. The extension would be approx. 6.3m in overall height (when viewed from the front) and have a flat roof. A window would be provided on both the front (north) and rear (south) elevations. The proposed materials would be a zinc/fibreglass flat roof. It is not clear what the proposed materials are for the external walls of the front and rear elevations. There is an existing chimney which is not shown in the existing elevational drawings.

The applicant should be requested to submit revised drawings correctly showing what is currently onsite and what is proposed for removal. The applicant should also clarify the proposed external materials of the proposed extension. Additionally, as noted previously in this report there appear to be anomalies in the existing and proposed floor areas. **A full set of revised drawings should be requested via Additional Information.**

The extension would extend along the western side boundary with No. 7 Lower Main Street (which appears to consist of a residential dwelling). However, it would extend along the existing two storey dwelling at this adjoining property. It is therefore considered that the development would not have a significant adverse impact on the residential amenity of this property.

Access and Parking

The proposal provides for an extension of approx. 15.5sq.m. On the drawings this is shown an additional 6 desk spaces. It is noted that the above concerns in regard to architectural conservation may alter the proposed floor area. In its current form, given the scale and location of the development, it is not considered that additional car and bicycle parking is required.

The extension is over what is noted as a pedestrian walkway down the side of the building. At the time of the site visit the archway gate to this walkway was closed. The proposal would allow for the continued use of this walkway.

Services and Drainage

Water Services has reviewed the proposed development and has no objections subject to standard conditions. This includes a condition to include water butt(s) as part of the SuDS for the proposed development.

Irish Water has reviewed the proposed development and has no objection subject to conditions relating to connection agreements. This report is noted and should be conditioned as such.

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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.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required to ensure the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the Lucan Village Architectural Conservation Area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

Request Additional Information.

Additional Information

Additional Information was requested on the 13th of December 2021.

Additional Information was received on the 12th of April 2022 (not deemed significant).

Additional Information Consultations

Architectural Conservation Officer – report received.

Assessment

Item 1 Requested

The carriage arch is an important feature, which adds variety and character to the streetscape and it is considered that the proposed development would detract from the existing structure. Any addition to the side of the building should not be visible above the carriage arch. The proposed development in its current form is unacceptable as it would directly affect the character of Lucan Village Architectural Conservation Area, the existing property and adjoining properties along Main Street. It would result in an overall negative visual impact on the original built fabric and detract

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from the character of the streetscape. The applicant is requested to revise the proposed extension so that it is sufficiently setback from the arch and not highly visible above this. Revised drawings demonstrating this should be submitted accordingly. The current proposed setback of 300mm is not considered to be sufficient.

Assessment:

The proposed side extension has been revised so that it's setback from the front has been increased from 0.3 m to 2.55 m. The SDCC Architectural Conservation Officer has reviewed the additional information submitted:

On foot of the RFI the undersigned was contacted by the agent and the following advice was provided;

"I can see that the issue is to do with the proposed new build which directly impacts on the existing Carriage Arch and this is the reason you have contacted me.

As you may be aware a similar application was previously submitted under SD04A/0516 and AI was requested at that time. A grant was issued based on revisions for the new build element being sufficiently setback from the Arch, reduction in ridge line height and the Arch remaining it is original form and retaining is architectural integrity.

The same issues still stand with regard to the new proposed development. I would advise that the above is take into account and a suitable revised design addressing those items is submitted. I am happy to provide advice and comment on a revised proposal which addresses the AI request as detailed above.

Until a revised design is provided I would be unable to provide specific advice and therefore this would be my advice".

It should be noted that revised AI details and designs were not submitted to the Councils Architectural Conservation Officer for comment prior to formal submission of AI.

Additional Information has now been submitted with regard to Item 1. A revised design with setback for the proposed side extension has been submitted, however the visual impact and the architectural integrity of retaining the carriage Arch in its original form and function still stand. The side extension will be visible along Main Street and the carriage Arch will no longer retain its original function and form having new timber glazed doors inserted where original timber plank double leaf gates exist. Although an extension at this location is acceptable in principle a side extension of this design and nature whereby it impacts directly on an important architectural feature, which is integral to the adjoining buildings and along Main Street is an unacceptable consequence of any proposed side extension at this location.

I would advise that the gates remain in place and not be used as an entrance as the insertion of new glazed doors at this location detracts from the visual aesthetics of the Arch feature. This area could be used as a courtyard/garden allowing the existing gates to open if required and be left completely clear behind. The extension be lowered as much as possible so it cannot be viewed above the arch

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all. A side extension at this location will only be considered acceptable if it is not visible and the Carriage Arch remains in its existing form with any required repairs carried out to maintain it as is.

Recommendation

If however the side extension is not achievable taking account of the advice provided to address the above concerns then I would be recommending a refusal on the following grounds –

- The visual impact and the architectural integrity of retaining the carriage Arch in its original form and function still stand. The side extension will be visible along Main Street and the Carriage Arch will no longer retain its original function and form having new timber glazed doors inserted where original timber plank double leaf gates exist. Although an extension at this location is acceptable in principle a side extension of this design and nature whereby it impacts directly on an important architectural feature, which is integral to the adjoining buildings and along Main Street is an unacceptable consequence of any proposed side extension at this location.

While the extension has been further setback the Architectural Conservation Officer still has concerns regarding its impact on architectural conservation. As the principle of a side extension is acceptable the applicant should be afforded the opportunity to address these concerns via **clarification of additional information.** This might include a redesign and/or further setback of the extension.

The Planning Authority acknowledges that the proposed extension has an approx. floor to ceiling height of 2.4 m. However, the applicant might be able to explore lowering the overall extension (without impacting the floor to ceiling height), to a lower finished floor level than the existing first floor, given that there is no floor level underneath. This would be subject to the appropriate headroom required for the space below.

It does not appear from the documentation submitted that any changes are proposed to the existing front elevation of the building and the archway. However, the applicant might clarify this via **clarification of additional information.**

Given the above it is not considered that this item has been fully overcome. Further amendments are required to the side extension to ensure it does not inappropriately detract from the important architectural features of the ACA.

Item 2 Requested

There appear to be a few anomalies on the submitted drawings. The applicant is requested to submit a full set of revised drawings that:

- (a) Correctly indicates the existing and proposed floor areas.*
- (b) Identifies the proposed materials of the external walls of the proposed extension.*

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(c) Correctly shows what is existing on-site and what is proposed for removal.

Assessment:

The applicant has submitted revised drawings and documentation that confirm the existing and proposed floor areas, identifies that the proposed finish is to be a painted render similar to existing, and identifies internal demolition at first floor and roof levels. It is therefore considered that this item has been satisfactorily addressed.

Conclusion

While the proposed development is acceptable in principle there are still concerns in regard to the impact of the proposed side extension on the amenities of the Lucan Village Architectural Conservation Area. The applicant should be requested via **clarification of additional information** to submit a revised design addressing these concerns, following consultation with SDCC's Architectural Conservation Officer if required.

Recommendation

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

1. The revised proposed development submitted in response to Additional Information Item 1 has not satisfactorily addressed concerns in relation to its impact on the amenities of the Lucan Village Architectural Conservation Area. The applicant is requested to submit a revised proposal that revises the design and/or scale of the extension, when viewed from the ACA. The applicant should also clarify whether any changes are proposed to the existing archway. The response may be submitted following consultation with SDCC's Architectural Conservation Officer, if required.

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REG. REF. SD21A/0285

LOCATION: 6, Lower Main Street, Lucan, Co. Dublin

jjohnston

Jim Johnston,
Senior Executive Planner

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

Dated: 09/05/2022



Colm Harte,
Senior Executive Planner