

Comhairle Chontae Atha Cliath Theas

PR/0610/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0080 **Application Date:** 16-Mar-2022
Submission Type: New Application **Registration Date:** 16-Mar-2022

Correspondence Name and Address: Gary Solan 'An Tigh', Ballyogan, Carrickmines, Dublin 18.

Proposed Development: Detached three storey, four bedroom house in a contemporary design with flat roofs and bedroom balconies; the drainage arrangements are to simply tap into the existing and as approved under planning Ref. SD11A/0065 and as amended by SD15A & SD17A/0163; a new pedestrian and vehicular access boundary walls and new vehicle crossover on lands at Castlefield Avenue Knocklyon adjoining number 5 Knocklyon Road and Mimosa, Castlefield Avenue Dublin 16 and all associated site works.

Location: Lands at Castlefield Avenue, Knocklyon, Dublin 16

Applicant Name: Ross Hollingsworth

Application Type: Permission

(CM)

Description of Site and Surroundings:

Site Description:

The application site consists of a portion of land between a residential plot (known as “St Anthony’s”) to the north, and the road known as Castlefield Avenue to the south – this is the entrance road into the Castlefield Manor housing estate. Until recently, the site was in common ownership with sites to the east, for which permission has been granted for residential development.

The site is located on a hill, with ground sloping up from west to east. The M50 is located to the east of the site and Ballycullen Road is located to the west. Just to the south, Knocklyon Castle (a Protected Structure) is located south of Castlefield Avenue.

The site is currently undeveloped and though recently part of a larger field, it has more recently been separated and used to hold development materials and soil from adjoining sites.

The house to the north is a 1½ storey bungalow style detached dwelling. The house to the east is a 2-storey, detached dwelling, and similar is granted on the site of its attached garage. Castlefield Avenue and Old Knocklyon Road are otherwise populated with 2-storey detached dwellings.

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Site Area: 0.0375 Ha.

Site Visit: 03/05/2022

Proposal:

Detached three storey, four bedroom house in a contemporary design with flat roofs and bedroom balconies; the drainage arrangements are to simply tap into the existing and as approved under planning Ref. SD11A/0065 and as amended by SD15A & SD17A/0163; a new pedestrian and vehicular access boundary walls and new vehicle crossover on lands at Castlefield Avenue Knocklyon adjoining number 5 Knocklyon Road and Mimosa, Castlefield Avenue Dublin 16 and all associated site works.

Zoning

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

Screening for Strategic Environmental Assessment

No overlap with the relevant environmental layers.

Consultations:

Environmental Services:

Surface Water	Requests Additional Information.
Flood Risk	No objection, subject to conditions.
Irish Water	Requests Additional Information.
Public Realm	Requests Additional Information.
Roads	No objection, subject to conditions.

Submissions/Observations /Representations

Third party observations have been received from:

- Residents of Knocklyon Castle, and;
- BPS Planning & Development Consultants, acting for the residents of St. Anthony's.

The issues raised can be summarised as:

- Position in relation to Knocklyon Castle has not been advertised in the site notices.
- Height of development would seriously injure residential amenities of the area.
- Traffic Hazard arises from vehicular access close to the junction.
- Orientation of the dwelling is irrational and would detract from surroundings.
- Dwelling is too tall, and overbearing.
- Design is contrary to local established character.
- Overbearing visual impact on St. Anthony's.
- Overshadowing of St. Anthony's.

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- Overlooking of St. Anthony's.
- Overbearing visual impact on permitted development to the east.
- Contrary to national policy.
- Contrary to zoning and County Development Plan Housing policy.
- Contrary to infill development policy
- Contrary to privacy and security policy.
- Sewage and drainage systems do not have capacity for this development.
- Undesirable precedent.
- Value of adjoining dwellings will be depreciated.
- Concerns relating to construction traffic and parking.
- Construction phase measures to reduce noise/vibration and dust/soil impact and impact of footpaths should be considered.
- Construction phasing to be agreed with council.
- Proposed reasons for refusal given.
- Proposed items to be issued as part of a request for additional information.

Relevant Planning History

Site to East / This site (Prior to subdivision)

SD20A/0115

Permission **granted** by An Bord Pleanála (overturning a decision to **refuse** by South Dublin County Council), for the following development: 5 bedroom detached dwelling including 5 rooflights, converted attic and single storey extension to rear and all associated site works adjacent to existing dwelling, at 'Mimosa', Castlefield Avenue, Castlefield Manor, Dublin 16, D16 R2F3.

SDCC reasons for refusal were:

- Overbearing impact
- Traffic hazard due to vehicular access
- Detrimental impact on house permitted under SD17A/0163
- Visual prominence of boundary wall.

SD17A/0163

Permission **granted** for detached two storey, double fronted, five bedroomed house with a converted attic and six 'Velux' type roof lights; a detached double garage, boiler house and garden shed. The drainage arrangements to remain as approved under planning Reg. Ref.

SD11A/0065 and as amended by SD15A/0299 and a new pedestrian and vehicular access, boundary walls and new vehicle crossover part of folio 68669F & 75126L and all ancillary site works.

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SD15A/0299

Permission **granted** for construction of a detached two storey dwelling with new boundary wall, new vehicular access with dished concrete footpath, landscaping and associated site works at a site to the rear of 'St. Anthony's', Ballycullen Road and Castlefield Avenue.

SD11A/0065

Permission granted for revised design of a detached two storey dwelling with a hipped and gable type slate roofs and rooflights, garage, stone boundary walls with railings, water treatment unit with percolation area, vehicular access with a dished concrete footpath, landscaping and associated site works.

Site to North

SD15B/0234

Permission granted for extension of the existing single storey dwelling to include the addition of a room to front and an adjoining domestic garage to the side, reconfiguration of internal space & front door to allow for use on upper floor; existing roof to be removed and replaced with dormer style roof allowing use of upper floor; dormer roof to include a covered balcony with carport under giving access to garage; all elevations to be altered to allow for new design; existing vehicle entrance to be closed and new entrance walls & piers created other side of site; existing septic tank to be decommissioned and sewerage and surface water connected to Council mains and all ancillary site works.

SD14B/0212

Permission refused for addition of a room to front and an adjoining domestic garage to the side; reconfiguration of internal space and front door to allow for use on upper floor; existing roof to be removed and replaced with dormer style roof allowing use of upper floor; dormer roof to include a covered balcony with carport under, giving access to garage; all elevations to be altered to allow for new design; existing vehicle entrance to be closed and new entrance walls and piers created other side of site; existing septic tank to be decommissioned and sewerage and surface water connected to Council mains and all ancillary site works

Relevant Enforcement History

None.

Pre-Planning Consultation

None.

Relevant Policy in South Dublin County Development Plan (2016-2022)

Chapter 1 Core Strategy

Policy CS1 Objective 1

Policy CS2 Objective 5

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Chapter 2 Housing

Section 2.2.0 Sustainable Neighbourhoods

Policy H6 Sustainable Communities

Section 2.3.1 Residential Design and Layout

Policy H11 Residential Design and Layout

Section 2.3.5 Privacy and Security

Policy H15 Privacy and Security

Section 2.4.0 Residential Consolidation

Policy H17 Residential Consolidation

Chapter 11 Implementation

Section 11.3.0 Residential

Section 11.3.2 Residential Consolidation

(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 treatment, 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).
- 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 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.

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- 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.

(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,
- 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.

Section 11.6.1 (i) Flood Risk Assessment

Section 11.8.0 Environmental Assessment

Relevant Government Policy

Ministerial Guidelines and Policy

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

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Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)

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).

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

Departmental Circulars, Department of Housing, Planning and Local Government (2020) – as listed:

PL02/2020: Covid-19 Measures

PL03/2020: Planning Time Periods

PL04/2020: Event Licensing

PL05/2020: Planning Time Periods

PL06/2020: Working Hours Planning Conditions

PL07/2020: Public Access to Scanned Documents

PL08/2020: Vacant Site Levy

Circular NRUP 02/2021 - Residential Densities in Towns and Villages

Assessment

The main issues for assessment are:

- Zoning and Council policy;
- Residential Amenity;
- Visual Impact;
- Access, Transport and Parking;
- Public Realm
- Water;
- Environmental impact assessment; and
- Appropriate assessment.

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Zoning and Council Policy

The proposed development is consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity'. Infill residential development is permissible in principle under this zoning objective, subject to the criteria laid down in Chapter 11 of the South Dublin County Development Plan 2016 – 2022, and other relevant policies and objectives of the Plan. Development in corner gardens is guided by section 11.3.2 (ii) of the Plan.

Residential Amenity

The proposed house size is given as 178sq.m., well exceeding the minimum requirements for a 4-bedroom house over 3 storeys. It is provided with an open plan living room, kitchen and dining area at ground floor level, with wc and stores also at ground floor level, with access to rear garden. At first floor level, 3 bedrooms, a hot press, a home office and a bathroom are provided. Two bedrooms would share access to a projecting terrace to the west, with views to north, west and south. The third bedroom would have sole access to a terrace to the east, with views to the east and south. The western terrace would project from the building at first floor level only, the eastern terrace would be incorporated into the cantilever feature to the east of the main body of the house, with accommodation at 2nd floor level also. At 2nd floor level, a master bedroom would be provided with a dressing room, en-suite, and access to a rooftop terrace to the west, with views to north, west and south.

Despite the scale of the proposal, there is no dedicated utility room and it appears that this would be accommodated within the kitchen. There is a lack of storage provided for off circulation areas and this could be improved by way of **additional information**.

Private Amenity Space

The size of the private amenity space is not clear from the drawings and larger scale, dimensioned, drawings should be provided by way of **additional information**.

In general the residential amenity of the proposed dwelling appears to be acceptable.

Visual Impact

The proposed dwelling is a 2-3 storey/3.5 storey detached dwelling with a second floor terrace and flat roofs. The house includes a number of terraces: at second floor level and two terraces at first floor level (as detailed above). The house would be accessed from the east by the vehicular access, with a private garden to the west beside the boundaries with old Knocklyon Road and Castlefield Avenue.

There are a number of areas of concern relating to visual impact, and these are:

- Architectural integration.
- Orientation
- Boundary Treatment

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- Siting
- Height
- Overshadowing
- Overlooking
- Potential impact on protected structure

Architectural Integration

The proposed dwelling would be a departure from the residential character of the area. One and two-storey detached and semi-detached houses predominate here, with the exception of Knocklyon Castle, a residence and protected structure located south of the property.

Section 11.3.2 (ii) of the County Development Plan reads:

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.

No such analysis has been submitted, and it is clear that the building would be a departure from the existing building forms of the area. Noting also that it is in close proximity to a protected structure, the applicant should be requested to revise the design to provide for a dwelling of similar height, style, roof form and material treatment as those existing dwellings. This should be addressed by way of **additional information**.

In order to appropriately integrate with the surrounding area, the levels on the site should appropriately match the surrounding streetscapes on Old Knocklyon Road and Castlefield Avenue. It is not clear from the drawings submitted what the final ground and floor levels on the site will be, either absolutely or relative to the existing levels, or relative to adjoining sites. This information should be provided in a series of drawings (existing and proposed) at an appropriate scale (no less than 1:250) by way of **additional information**.

Orientation, Boundary Treatment

The front door access to the house is located to the east of the site along a short façade. The primary frontages of a dwelling at this location should be to the west or south, addressing either Old Knocklyon Road or Castlefield Avenue; and likewise, access to the dwelling via a front door should be provided on one of these facades, with direct pedestrian access from the street. Boundary treatments to the south and west of the development should be low, and allow for visual penetration, rather than providing for a defensive boundary treatment. The private amenity space for a dwelling

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at this location would be better provided to the east of the dwelling. The applicant should address these issues by way of **additional information**.

Siting

The siting of the dwelling is not of particular concern within the site; however, the provision of windows in the northern façade, as well as the provision of balconies/terraces at first and second floor level with views to the north, is inappropriate, due to the impact on St. Anthony's. This is explored below.

Height and Overshadowing

The building steps from 6.6m to 8.9m above ground, and then to 9.9m above ground at the third storey 'cap' above second floor level. The height is excessive and out of character with surrounding development. The development should be reduced to 2-storeys in height, preferably with an appropriate roof profile that integrates with adjoining sites. This should be addressed by way of **additional information**.

It is evident from a preliminary view of the site section, that the development would overshadow the open space and habitable rooms of St. Anthony's. The applicant has provided certain section and plan drawings showing some projected summer and winter shadows. The applicant should show by way of a Sunlight and Daylight Assessment that the impact of the development would not exceed the standards set out in BRE 209 "Site Layout Planning for Daylight and Sunlight" or successor advisory documents pertaining to sunlight and daylight impacts. In particular, it should be noted that the dwelling at present would fail a '25 degrees' test in relation to St. Anthony's, and any revised development should lower the height of the proposed dwelling to pass the same test. This should be addressed by **additional information**.

Overlooking

The adjoining site, St. Anthony's, has been extended and altered (as approved by SDCC) to include south-facing French windows and a patio/terrace area on its southern side.

There are windows in the centre of the northern façade facing into St. Anthony's. These are bathroom windows at the first and second level, and a kitchen/dining area window at ground level. Given the uncertainty related to levels, it is possible that overlooking will be enabled from the ground floor window. Bathroom windows in this arrangement should be fitted with obscured glazing but, given the proximity (about 8m) from dwelling to dwelling, it would be preferable if these windows were located on another façade. The additional information submission should clarify the relationship between the ground floor window and St. Anthony's, based on proposed site levels.

Windows and balconies in the eastern façade could compromise the privacy of occupants of the permitted dwelling to the east (SD20A/0115). The submitted drawings do not show the permitted

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dwelling in place, and revised plan and site section drawings should be provided by way of **additional information**.

The use of balconies/terraces on an infill development would be acceptable where private amenity space is otherwise lacking or where residential amenities (including privacy) on adjoining sites were not infringed. In this case, the addition of balconies with north-facing views possible would lead to direct overlooking of St. Anthony's. The provision of a large rooftop terrace at second floor level would be out of character with the area, and would detract from the residential amenities of the area. These factors should be removed and/or addressed by way of **additional information**.

Access, Transport and Parking

The Roads Department has stated no objection, subject to conditions. These conditions include that the boundary walls at the vehicular entrance should be no higher than 0.9m as per SDCC standards. This would require an alteration to the proposed development and should be addressed by way of **additional information**.

Public Realm

The Public Realm Department has sought a Landscape Plan by way of **additional information** in addition to SUDs measures. The report reads:

Landscape Plan

The applicant is requested to provide a landscape plan including a detailed planting plan prepared by a suitably qualified landscape architect. The plan should aim to mitigate the potential negative visual impacts of the proposed development, should reinforce the Green Infrastructure, ecology and biodiversity of the site and mitigating the effects of climate change. The proposed planting should be predominantly native and a significant portion to be pollinator friendly.

SUDS

There is a lack of SuDS (Sustainable Drainage System) 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 should address the above by way of **additional information**.

Water

The SDCC Environmental Services Department has sought additional information regarding SUDs features (not shown in the proposal). Given that the site is currently a garden, it should be possible to ensure retention of rainwater above ground, or infiltration to ground, without the need for an underground tank, in normal weather conditions. Appropriate features could include a blue roof,

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permeable paving, rain garden or rainwater-fed water feature. This should be dealt with by **additional information**.

Irish Water and the Environmental Services Department have each sought additional details regarding drainage layouts. The applicant has stated that the development will use the existing drainage system permitted under reg refs. SD11A/0065, SD15A/0299 and SD17A/0163. The applicant should provide an overall drainage layout for this approved system, showing capacity in each section for the combined development under those permissions and permission SD20A/0115. This should be addressed by **additional information**.

The applicant should submit a pre-connection enquiry with Irish Water and provide evidence of this by way of **additional information**.

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

In its current form, the proposed development would result in overlooking and overshadowing, and would by way of its height, mass and treatment, be out of character with the residential character of the area. It would also be injurious by way of the use of large terraces in a low density residential area and in close proximity (as infill development) to adjoining plots. The proposed development would therefore have an overbearing visual impact, and would detract from both the streetscape and the residential amenities of the area. The site is not especially tight and can accommodate a more modest dwelling with a traditional form which would integrate better into the area, and is less likely to have a negative impact on the protected structure. This can be addressed by way of **additional information**.

Recommendation

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

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1. (a) There is a lack of storage provided for off circulation areas and this could be improved by way of additional information. There is also no provision for a utility room.
(b) The size of the private amenity space is not clear from the drawings and larger scale, dimensioned, drawings should be provided by way of additional information.
2. The applicant is requested to revise the design as follows:
(a) Reduce height to lessen overbearing visual impact on adjoining dwellings. The development should be reduced to 2-storeys in height, preferably with an appropriate roof profile that integrates with adjoining sites.
(b) Adopt a design that shows architectural integration with the surroundings through features such as roof forms, fenestration patterns, materials and finishes.
3. (a) In order to appropriately integrate with the surrounding area, the levels on the site should appropriately match the surrounding streetscapes on Old Knocklyon Road and Castlefield Avenue. It is not clear from the drawings submitted what the final ground and floor levels on the site will be, absolutely or relative to the existing levels, or relative to adjoining sites. This information should be provided in a series of drawings (existing and proposed) at an appropriate scale (no less than 1:250) by way of additional information.
(b) The additional information submission should clarify the relationship between the ground floor window and St. Anthony's, based on proposed site levels.
4. The front door access to the house is located to the east of the site along a short façade. The primary frontages of a dwelling at this location should be to the west or south, addressing either Old Knocklyon Road or Castlefield Avenue; and likewise access to the dwelling via a front door should be provided on one of these facades, with direct pedestrian access from the street. Boundary treatments to the south and west of the development should be low, and allow of visual penetration, rather than providing for a defensive boundary treatment. The private amenity space for a dwelling at this location would be better provided to the east of the dwelling. The applicant is requested to address these issues by way of additional information.
5. The applicant is requested to show, by way of a Sunlight and Daylight Assessment, that the impact of the development would not exceed the standards set out in BRE 209 'Site Layout Planning for Daylight and Sunlight' or successor advisory documents pertaining to sunlight and daylight impacts. In particular, it should be noted that the dwelling at present would fail a '25 degrees' test in relation to St. Anthony's, and any revised development should lower the height of the proposed dwelling to pass the same test. This should be addressed by additional information.
6. (a) Windows and balconies in the eastern façade could compromise the privacy of occupants of the permitted dwelling to the east (SD20A/0115). The submitted drawings do not show the permitted dwelling in place, and revised plan and site section drawings illustrating the permitted development should be provided by way of additional

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information.

(b) The use of balconies/terraces on an infill development would be acceptable where private amenity space is otherwise lacking or where residential amenities (including privacy) on adjoining sites were not infringed. In this case, the addition of balconies with north-facing views possible would lead to direct overlooking of St. Anthony's. The provision of a large rooftop terrace at second floor level would be out of character with the area, and would detract from the residential amenities of the area. These factors should be removed and/or addressed by way of additional information.

7. The boundary walls at the vehicular entrance should be no higher than 0.9m as per SDCC standards, with gate pillars of no more than 1.2m in height. This should be addressed by way of additional information.
8. The applicant is requested to provide a landscape plan including a detailed planting plan prepared by a suitably qualified landscape architect. The plan should aim to mitigate the potential negative visual impacts of the proposed development, should reinforce the Green Infrastructure, ecology and biodiversity of the site and mitigating the effects of climate change. The proposed planting should be predominantly native and a significant portion to be pollinator friendly.
9. SuDS features are not shown in the proposal. Given that the site is currently a green space, it should be possible to ensure retention of rainwater above ground, or infiltration to ground, without the need for an underground tank, in normal weather conditions. Appropriate features could include a blue roof, permeable paving, rain garden or rainwater-fed water feature. Natural SUDS features should be incorporated into the proposed drainage system, and the design should provide for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. This should be dealt with by additional information.
10. (a) The applicant has stated that the development will use the existing drainage system permitted under Reg. Refs. SD11A/0065, SD15A/0299 and SD17A/0163. The applicant is requested to provide an overall drainage layout for this approved system, showing capacity in each section for the combined development under those permissions and permission SD20A/0115. This should be addressed by additional information.
(b) The applicant is requested to submit a pre-connection enquiry with Irish Water and provide evidence of this by way of additional information.

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REG. REF. SD22A/0080

LOCATION: Lands at Castlefield Avenue, Knocklyon, Dublin 16

jjohnston

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: 10/05/2022



Colm Harte,
Senior Executive Planner