

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0088 **Application Date:** 29-Mar-2022
Submission Type: New Application **Registration Date:** 29-Mar-2022

Correspondence Name and Address: O'Connor Whelan 222-224, Harolds Cross Road,
Dublin 6W

Proposed Development: Demolition of existing single storey garage (14sq.m)
and shed (14sq.m) and the construction of a two
storey, three bedroom detached house to the side
(124sq.m gfa); 2 new vehicular entrances, one from
Fonthill Road and one from Fonthill Park; all
associated site works and utility connections.

Location: 1, Fonthill Park, Rathfarnham, Dublin 14

Applicant Name: John & Jenny Whelan

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.058 hectares.

Site Description:

The application site contains a two storey, semi-detached house, with a large side and rear garden, located on Fonthill Park. The subject site forms the corner of this site and is located with frontage along Fonthill Park to the east and Fonthill Road to the south. There are several mature trees located in grass verges proximate to the site boundary. The surrounding area is residential in nature.

Site visited:

20 April 2022

Proposal:

Permission is sought for the following:

- **Demolition** of existing single storey garage (14sq.m) and shed (14sq.m)
- **Construction** of a two-storey, three-bedroom detached dwelling (124sq.m) with 2 vehicular entrances and all associated site works.

Zoning:

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

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

Consultations:

Roads – Request further information

Public Realm – **Further information** recommended

Surface Water Drainage – **Further information** recommended

Irish Water – **Further information** recommended

SEA Sensitivity Screening

No overlap with relevant layers

Submissions/Observations /Representations

Submission expiry date – 02/05/2022

No submissions or objections received.

Relevant Planning History

SD04A/0566: Demolition of an existing single storey garage and shed and the erection of a 2 storey, 3 bed dwelling to the side. **Permission refused – upheld by An Bord Pleanála following first party appeal.**

Reasons for Refusal

- 1. The proposed development, by reason of its design and projection well beyond the established building line would seriously injure the visual amenity of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.*

S99A/0838: Demolish garage and shed, and erect 2 storey dwelling to side of house. **Outline permission refused – upheld by An Bord Pleanála following first party appeal.**

Neighbouring sites

SD18A/0007: 4 bedroom, 2 storey detached house including converted attic with dormer window to side of 2 Fonthill Park, with the front door entrance off Fonthill Road & vehicular entrance for car parking to rear off Fonthill Road and associated site works. **Permission granted – constructed.**

SD17A/0021: Demolition of an existing single storey extension and converted garage, sub-division of plot, erection of new 2 storey detached 4 bedroom house and garage with attic conversion extending to 212sq.m in area. Erection of a new boundary wall between the existing and proposed dwellings. Move right hand entrance piers 2 meters south so as to provide two on site car parking spaces and all associated site works. **Permission granted – not constructed**

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

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

Policy H17 Residential Consolidation

Policy H17 Objective 2:

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

Policy H17 Objective 5:

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

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Table 11.20: Minimum Space Standards for Houses

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

Section 11.3.1 (v) Privacy

Section 11.3.2 Residential Consolidation

Section 11.3.2 (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*

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

maximise surveillance of the public domain.

Policy H13 Private and Semi-Private Open Space

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

Policy H14 Internal Residential Accommodation

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

Policy H15 Privacy and Security

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

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 11.4.2 Car Parking Standards

Table 11.24: Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

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

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

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

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

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.

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

Section 8.0 Green Infrastructure

Policy G1 Overarching

Policy G1 Green Infrastructure Network

Policy G3 Watercourses Network

Policy G4 Public Open Space and Landscape Setting

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

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

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018

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

Sustainable Residential Development in Urban Areas - Guidelines for Planning

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

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

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

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

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

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

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

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for assessment concern the following:

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

Zoning and Council Policy

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

Residential and Visual Amenity

The proposal includes construction of a two-storey, 3-bedroom + study, detached dwelling in the side garden of an existing dwelling on Fonthill Park. The property would have two vehicular entrances and a separate pedestrian entrance.

Demolition

An existing garage extension (14sq.m) and a shed (14sq.m) would be demolished to facilitate the proposed dwelling house. This is considered acceptable.

Internal Accommodation

The house would have a living room, open plan kitchen/dining area, w/c and utility room at ground floor with three bedrooms, a study and 2 bathrooms (including one en-suite) at first floor level.

Section 11.3.1(iv) Table 111.20 sets out the minimum space standards for houses. The Quality Housing for Sustainable Communities-Best Practice Guidelines (2007) provide more prescriptive minimum standards. The table below provides a comparison of the minimum requirements of the Development Plan, Guidelines and the space provided in the proposed apartment.

	Target gross floor area	Aggregate living area	Aggregate bedroom area	Storage	Private Open Space
Guidelines	92sq.m	34sq.m	32sq.m	5sq.m	-
Dev't Plan	92sq.m	-	-	9sq.m*	60sq.m
Proposed	124sq.m	42sq.m	36sq.m**	0sq.m	74sq.m

* This is the minimum requirement for an apartment

** The study room of 5sq.m has not been included in this figure as it is below the 7.1sq.m minimum requirement for a single bedroom.

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

The proposal would exceed the standards for gross floor area, aggregate living area, aggregate bedroom area and private open space. No storage is indicated on the floorplans. The applicant should be requested to submit **additional information** indicating separate storage areas, noting wardrobes and kitchen presses do not count towards this requirement.

External Appearance

The house would be located to the south of the existing property, 1 Fonthill Park. The house would not break the front building line of Fonthill Park but would extend approximately 3m past the main rear building line of the existing dwelling at both ground and first floor level. The property would have a pitched roof, maximum height 9.67m, with a two-storey flat roof projection for part of the front elevation, with a maximum height of approximately 6m and a pressed aluminium capping. There would be a pitched roof projection over the front door. The property would be rendered on all elevations, contrasting with the existing dwelling which is a mix of brick and render.

The Development Plan 2016 – 2022 states that, with regard to development on corner sites, *'the dwelling(s) should generally be designed and sited to match the building line and **respond to the roof profile of adjoining dwellings**'* [emphasis added]. The pitched roof of the dwelling would be 0.728m higher than the roof of the existing dwelling at the site. The applicant states this is to futureproof the property and allow for a potential future attic conversion. It is noted that internally, the maximum floor to ceiling height achieved is approximately 3.6m, with 2.4m being the minimum height required for a habitable room. In this regard, it is not considered necessary that the roof is this height, and it would look incongruous when viewed in the context of the existing dwellings. While it is noted that the property constructed under SD18A/0007 has a higher roof height than the neighbouring dwelling, it is not considered to be so detrimental to visual amenity as the two properties have a different roof profile and the excess height is approximately 0.2m, a less obvious difference when viewed from the street. The applicant should be requested to revise the roof height to more sympathetically match that of the existing dwelling by **additional information**.

The site is located at the corner of Fonthill Road and Fonthill Park. Having regard to Section 11.3.2(ii) of the Development Plan 2016 – 2022 that *'Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.'*, it is considered that the proposed gable fenestration is satisfactory.

Private Open Space

The Development Plan states private open space of 60sq.m should be provided for a three-bedroom dwelling. Drawings indicate private open space to the rear of the property of 74sq.m, with a car parking space and vehicular entrance indicated onto Fonthill Road, to the south of the dwelling, resulting in the provision of 2 car parking spaces for the dwelling, 1 to the front, and 1 to the side/rear.

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

The rear car parking space breaks up the private open space and would impact the useability of the rear garden. In this regard, the vehicular access onto Fonthill Road and car parking space are not considered acceptable and should be removed by way of **additional information**.

Roads

The Roads Department has reviewed the application and recommends the following **additional information** is sought:

1. *The applicant is requested to submit a revised layout of not less than 1:200 scale showing provision of space for 2 on-curtilage parking spaces to the front of the property, including the location of the dished kerb and dropped crossing. A swept path analysis showing how the two cars can safely access and egress these parking spaces is also required.*
2. *A revised layout of not less than 1:200 scale, showing the vehicular entrance limited to a maximum width of 3.5m and boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*

This **additional information** should be requested to ensure the safe provision of car parking at the site that does not impact on the amenity of other road users of the future residents of the dwelling. However, it is not considered appropriate to request 2 car parking spaces at this location. The Development Plan specifies 2 car parking spaces as a maximum allowance, with the aim to encourage a shift in travel behaviour to encourage more sustainable transport modes. The provision of 2 car parking spaces to the front of the property could impact on the amenity of the front garden of the dwelling, and impact access to the property. On this basis, the applicant should be requested to demonstrate the safe access and egress of 1 car parking space to the front of the property only.

Public Realm

Public Realm has reviewed the application and has recommended the following **additional information** is sought:

1. *Existing Street Trees*
There are concerns with the lack of information submitted in relation to existing street trees along the south western boundary of the site. The applicant is requested to submit a detailed tree survey, arboricultural impact assessment report and tree protection plan for the existing trees along the western boundary. This tree survey shall be undertaken by a suitably qualified arborist. The report shall provide detailed information on the condition and health of the existing trees and it shall also clearly detail what impacts the development will have on the trees but also potentially the tree roots.
2. *Tree Protection Measures*
The applicant is requested to provide a scheme for the protection of the adjacent street trees in the adjoining grass margin during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations. The scheme shall

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these

3. *Landscape Plan*

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations and detailed design of SUDs features. The landscape proposals to be prepared by a suitably qualified landscape architect.

4. *Reduction of grass margin to facilitate two driveway entrances*

The Public Realm Section would not be in favor in allowing a resident to remove or reduce a grass margin which are in the public domain to accommodate the provision of a driving entrance. We believe this sets an unwanted precedent as grass margins should be retained where possible in the urban setting. The applicant is therefore requested to remove one of the proposed driveway entrances. Response should include revised layout and drawings.

5. *SUDS*

The applicant is requested to submit the following:

- (i) A drawing to show how surface water shall be attenuated to greenfield run off rates.*
- (ii) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.*
- (iii) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.*

It is considered appropriate to request the above **additional information** to ensure the development does not negatively impact on existing green infrastructure and to ensure the adequate provision of SuDS measures at the site.

In addition to the recommended **additional information**, the applicant's attention is drawn to the recommendation of the public realm section that a 'no-dig' solution should be used in the construction of any new entrances in close proximity to existing street trees. In the event of a grant, a **condition** should be attached in this regard.

Services, Drainage and the Environment

Water Services has reviewed the application and has recommended the following **additional information** is sought:

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

1.1 *The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.*

1.2 *The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:*

- *Permeable Paving*
- *Grasscrete*
- *Rain Gardens*
- *Planter boxes with overflow connection to the public surface water sewer.*
- *Green Roofs*
- *Blue Roofs*

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

1.4 *South Dublin County Council records show that there is an existing 150mm public surface water sewer to the rear/south of the site which appears to spur off in to the applicants property. The applicant is required to submit a drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 150mm surface water sewer. The drawings shall also show the invert levels of the existing 150 surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer this size.*

Irish Water has reviewed the application and has recommended the following **additional information** is sought:

1.1 Water

The applicant has not submitted water supply drawings for the proposed development. The applicant is required to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

- *All development shall be carried out in compliance with Irish Water Standards codes and practices.*

2.1 Foul

The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow.

- *All development shall be carried out in compliance with Irish Water Standards codes and practices.*

It is considered appropriate to request the above recommended **additional information** to ensure adequate provision of SuDS measures, in the interests of public health and to ensure adequate water and wastewater facilities.

Screening for Appropriate Assessment

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

Having regard to:

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

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

Environmental Impact Assessment

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

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, it is not considered that the proposed dwelling is fully compliant with the policies and objectives of the Development Plan. The applicant should be requested to submit the following additional information:

- Revised floor plans clearly indicating the location of storage
- The ridge height of the proposed roof is not considered acceptable and should be revised down to match the height of the existing dwelling.
- The rear parking space is considered unacceptable and should be removed
- A revised layout of not less than 1:200 scale showing provision of space for 2 on-curtilage parking spaces to the front of the property and a swept path analysis.

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

- A revised layout of not less than 1:200 scale, showing revised details of the vehicular entrance, boundary walls and any boundary pillars
- A detailed tree survey, arboricultural impact assessment report and tree protection plan for the existing trees along the western boundary.
- A scheme for the protection of the adjacent street trees in the adjoining grass margin during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction – Recommendations
- A fully detailed landscape plan with full works specification
- SuDS information
 - A drawing to show how surface water shall be attenuated to greenfield run off rates.
 - A drawing to show what SuDS (Sustainable Drainage Systems) are proposed.
 - A comprehensive SUDS Management Plan
- A drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer.
- A drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 150mm surface water sewer.
- A drawing in plan outlining the existing and proposed water supply layout for the development
- A drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer.

Recommendation

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

1. The applicant is requested to submit the following:
 - (i) A drawing to show how surface water shall be attenuated to greenfield run off rates.
 - (ii) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.
 - (iii) SuDS Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
2. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed SuDS features for the development such as, but

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

not limited, to the following:

- Permeable Paving
 - Grasscrete
 - Rain Gardens
 - Planter boxes with overflow connection to the public surface water sewer.
 - Green Roofs
 - Blue Roofs.
3. The provision of the rear car parking space is considered unacceptable on the grounds that it would negatively impact the quality and usability of the rear private open space, and for traffic safety reasons as adequate sightlines would not be achieved at this location. The applicant is requested to submit revised drawings clearly removing this rear car parking space and the existing double gate access onto Fonthill Road.
 4. The applicant is requested to submit a revised layout of not less than 1:200 scale showing provision of space for 1 on-curtilage parking spaces to the front of the property, including the location of the dished kerb and dropped crossing. A swept path analysis showing how the car can safely access and egress the parking space is also required, in both forward and reverse motion.
 5. The applicant is requested to submit a revised layout/elevations of not less than 1:200 scale, showing the vehicular entrance limited to a maximum width of 3.5m and boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 6. There are concerns with the lack of information submitted in relation to existing street trees along the south western boundary of the site. The applicant is requested to submit a detailed tree survey, arboricultural impact assessment report and tree protection plan for the existing trees along the western boundary. This tree survey shall be undertaken by a suitably qualified arborist. The report shall provide detailed information on the condition and health of the existing trees and it shall also clearly detail what impacts the development will have on the trees but also potentially the tree roots.
 7. The applicant is requested to provide a scheme for the protection of the adjacent street trees in the adjoining grass margin during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these.
 8. There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant is requested to provide a

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations and detailed design of SUDs features. The landscape proposals to be prepared by a suitably qualified landscape architect.

9. The applicant has not indicated any designated storage areas on floor plans and is requested to submit revised plans clearly indicating the location of dedicated storage, noting that attic storage would be acceptable but wardrobes and kitchen cupboards would not be considered acceptable.
10. The ridge height of the proposed dwelling would be 0.728m higher than the ridge height of the existing dwelling, and the prevailing ridge height of dwellings in the area. The Development Plan states that dwellings on corner sites should '...generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings.' The additional height of the proposed dwelling would not respond to the roof profile of the existing dwelling, is not considered acceptable in terms of visual amenity and is it considered necessary to allow for the future conversion of the attic space, which would be possible with a lower ridge height. The applicant is requested to submit revised drawings indicating a ridge height more in keeping with the existing dwelling.
11. South Dublin County Council records show that there is an existing 150mm public surface water sewer to the rear/south of the site which appears to spur off in to the applicants property. The applicant is requested to submit a drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 150mm surface water sewer. The drawings shall also show the invert levels of the existing 150 surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer this size.
12. The applicant has not submitted water supply drawings for the proposed development. The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All development shall be carried out in compliance with Irish Water Standards codes and practices.
13. The applicant has not submitted foul water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Ajs, manholes, pipe size, material type and direction of flow. All development shall be carried out in compliance with Irish Water Standards codes and practices.

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

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

Comhairle Chontae Atha Cliath Theas

PR/0622/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0088

LOCATION: 1, Fonthill Park, Rathfarnham, Dublin 14

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:

18/5/22



Eoin Burke, Senior Planner