

Comhairle Chontae Atha Cliath Theas

PR/0887/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0227 **Application Date:** 19-May-2022
Submission Type: New Application **Registration Date:** 19-May-2022
Correspondence Name and Address: A1 Architects 'The Avila', 125, Drimnagh Road,
Walkinstown, Dublin 12
Proposed Development: Increase width of existing vehicular entrance to 3.5m
and alteration to existing front garden to create an
additional car parking space and all associated site
development works.
Location: 17, Greenhills Road, Walkinstown, Dublin 12
Applicant Name: Trevor Connor
Application Type: Permission

Description of Site and Surroundings:

Site Area

Stated as 0.038 Hectares.

Site Description

The application site is located within an established residential area along Greenhills Road, Dublin 12 and contains a semi-detached two storey dwelling. The surrounding streetscape is generally characterised by semi-detached two storey dwellings of similar appearance and architectural form, with a generally uniform building line addressing the south-eastern edge of Greenhills Road.

Proposal:

Permission is being sought for the following:

- An increase in the width of the existing vehicular entrance from 2.55m to 3.5m.
- The addition of a 1.5m high gate.
- Alteration to the existing front garden layout with the removal of an area of grass lawn and replacement with concrete pavers to create an additional car parking space.
- All ancillary site works above and below ground.

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Zoning:

The subject site is zoned Objective 'LC' which has a stated objective '*To protect, improve and provide for the future development of Local Centres*' in the South Dublin County Council Development Plan 2016-2022.

Consultations:

Drainage and Water Services Department – No report received at time of writing.

Irish Water – No report received at time of writing.

Roads Department – No objection, subject to conditions.

Transport Infrastructure Ireland – No objection.

Parks and Public Realm Department – No objection.

SEA Sensitivity Screening

The site is located in part within the zone of influence of Recorded Monuments DU022-002. This is described in Schedule 1 of the Development Plan 2016-2022 as 'Greenhills Road – Flat Cemetery'.

Submissions/Observations /Representations

Submission expiry date – 22nd June 2022 - No submissions or observations received.

Relevant Planning History

SD07A/0160 – Nos. 3-21 Greenhills Road, Dublin 12 (including the subject site of this Application).

Demolition of all 10 semi-detached two-storey dwellings (total gross floor area 1365sq.m.) and the construction of 5 no. blocks of buildings, 1 five-storey and 4 four storey. The accommodation consists of: 6 no. office units at ground floor level (total gross floor area 832sq.m.); 68 no. apartments (10 no. 1-bed, 46 no. 2-bed & 13 no. 3-bed units, gross floor area totalling 5081sq.m.: each apartment is provided with a private balcony or terrace. Communal landscaped courtyards are provided at ground floor level. Street level car parking (7 no. spaces) is provided along with a separate entrance to a single-level basement consisting of car parking (97 no. spaces), bicycle parking and plant/storage areas, accessed by way of ramp off Greenhills Road. The total number of car parking spaces provided is 104. The total gross floor area of the proposed development is 6913sq.m., and on a site of 0.4015 hectares. **Grant permission, subject to conditions.** This permission was never enacted.

Relevant Enforcement History

None recorded for subject site.

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Pre-Planning Consultation

None recorded for subject site.

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

Section 6.4.0 Road and Street Network

Section 6.4.3 Road and Street Design

- *It is the policy of Council to ensure that streets and roads within the County are designed to balance the needs of place and movement, to provide a safe traffic-calmed street environment, particularly in sensitive areas and where vulnerable users are present.*

Section 6.4.4 Car Parking

- *To ensure that car parking does not detract from the comfort and safety of pedestrians and cyclists or the attractiveness of the landscape.*

Transport and Mobility (TM) Policy 3 Walking and Cycling

- *It is the policy of the Council to re-balance movement priorities towards more sustainable modes of transportation by prioritising the development of walking and cycling facilities within a safe and traffic calmed street environment.*

TM3 Objective 3:

To ensure that all streets and street networks are designed to prioritise the movement of pedestrians and cyclists within a safe and comfortable environment for a wide range of ages, abilities and journey types.

TM6 Objective 2:

To ensure that all streets and street networks are designed to passively calm traffic through the creation of a self regulating street environment.

TM7 Objective 1:

To carefully consider the number of parking spaces provided to service the needs of new development.

TM7 Objective 2:

To effectively design and manage parking to ensure the efficient turnover of spaces.

TM7 Objective 3:

To ensure that car parking does not detract from the comfort and safety of pedestrians and cyclists or the attractiveness of the landscape.

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Policy 6 Road and Street Design

It is the policy of Council to ensure that streets and roads within the County are designed to balance the needs of place and movement, to provide a safe traffic-calmed street environment, particularly in sensitive areas and where vulnerable users are present.

Table 6.4 Six Year Cycle Network Programme

Section 9.1.1 Archaeological Heritage

Policy HCL2 Archaeological Heritage

Section 11.4.0 Transport and Mobility

Section 11.4.2 Car Parking Standards

Section 11.4.4 Car Parking Design and Layout

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.6.1 (i) Flood Risk Assessment

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

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

NTA Greater Dublin Area Transport Strategy 2020

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

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy.
- Archaeological Conservation.
- Proposed Vehicular Access and Road Safety.
- Visual Impact.

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- Residential Amenity.
- Drainage and Water Services.
- Environmental Impact Assessment.
- Appropriate Assessment Screening.

Zoning and Council Policy

The subject site is zoned Objective 'LC' which has a stated objective '*To protect, improve and provide for the future development of Local Centres*' in the South Dublin County Council Development Plan 2016-2022. The principle of widening an existing vehicular entrance and increasing the car parking area for a house is generally considered to be acceptable under this zoning objective, subject to its compliance with the relevant policy and having regard to safety and design.

Archaeological Conservation

The site is located in part within the zone of influence of Recorded Monuments DU022-002. This is described in Schedule 1 of the Development Plan 2016-2022 as 'Greenhills Road – Flat Cemetery'. Given the current nature of the Recorded Monument and the scale and nature of the development it is not considered that the proposal would negatively detract from the monument.

Proposed Vehicular Access and Road Safety

The proposed development seeks permission for the widening of the existing vehicular entrance from 2.55m to 3.5m, the installation of a 1.5m high gate and the alteration of the existing front garden to remove a grassed area and replace with concrete pavers to form an additional car parking space.

It is noted that a pedestrian footpath runs along the front (western) boundary of the subject site, adjacent to the Greenhills Road. There is a significant number of informal on-street parking, with a number of cars obstructing the public footpath. It is considered that the proposed development could potentially alleviate some of this off-street parking through the addition of a car parking space. Owing to the existing nature of the vehicular entrance, it is not envisaged that the proposed development will result in an increase to the potential for a traffic/pedestrian safety hazard.

The Planning Authority's Roads Department has reviewed the subject application and has indicated no objection, subject to the following conditions:

- The vehicular access point shall not exceed a width of 3.5 meters.
- The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.

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- The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
- Any gates shall open inwards and not outwards over the public domain.
- All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

Having regard to the Report of the Roads Department, the proposed development is considered acceptable and therefore a Grant of Permission is recommended. The recommended condition relating to vehicles exiting the site in a forward direction is not considered to be enforceable and should therefore not be included.

Visual Impact

Having regard to the overall scale and design of the proposed widening of an existing vehicular entrance and provision of an additional car parking space, it is considered that the proposal would not have an adverse impact on the visual amenity of the subject site and adjacent properties.

Residential Amenity

It is not considered that the proposal would adversely impact the residential amenity of adjacent dwellings.

Drainage and Water Services

No reports from Water Services or Irish Water were received at the time of writing this report. Nevertheless, the Irish Water Network map appears to indicate that the subject site is serviced by a public mains and sewer. Should permission be granted for the proposed development, it is considered appropriate that standard drainage conditions should be attached.

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.

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 widening of an existing vehicular entrance. Having regard to:

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- 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.

Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq.m)
Widening Vehicular Entrance	0 sq m
Previous Extension	0 sq m
Assessable Area	0 sq m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Widening Vehicular Entrance	0 sq m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.038 Ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

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FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Vehicular Access and Parking
 - (a) The vehicular access point shall not exceed a width of 3.5 meters.
 - (b) The entrance apron shall be dishd and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.
 - (c) The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 - (d) Any gates shall open inwards and not outwards over the public domain.
REASON: In the interests of pedestrian and traffic safety.
3. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.
REASON: In the interest of visual amenity.
 - (b) Drainage - Irish Water.
 - (i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
 - (ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
 - (iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

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REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

(c) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(d) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of

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noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22B/0227

LOCATION: 17, Greenhills Road, Walkinstown, Dublin 12



Caitlin O'Shea,
Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 13/7/22



Eoin Burke, Senior Planner