

Comhairle Chontae Atha Cliath Theas

PR/0894/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SDZ22A/0009 **Application Date:** 23-May-2022
Submission Type: New Application **Registration Date:** 23-May-2022
Correspondence Name and Address: Derek Whyte Great Connell Road, Newbridge, Co. Kildare
Proposed Development: Construction of a single storey rear extension to existing semi-detached house within a Strategic Development Zone and all associated site works.
Location: 4, Shackleton Walk, Lucan, Co. Dublin
Applicant Name: Mark & Claire Jones
Application Type: SDZ Application

Description of Site and Surroundings

Site Area

Stated as 0.029Hectares.

Site Description:

The subject site is located within the existing residential development known as Shackleton within the Tobermaclugg development area of Adamstown Strategic Development Zone. The subject site is comprised of a two storey semi-detached dwelling with a pitched roof profile. The surrounding streetscape is generally characterised by dwellings of a similar architectural form with a generally uniform building line.

Proposal

Permission is sought for development comprised of:

- Single storey extension to the rear of the existing dwelling resulting in the provision of a sunroom.
- The proposed extension will project approximately 3.3m out from the existing ground floor rear building line of the dwelling, spanning the full width of the existing dwelling at approximately 5.4m and will have a flat roof profile with a maximum ridge height of approximately 3.3m.
- The extension includes the provision of patio doors (approximately 3.7m in width) in the rear elevation providing access to the rear garden and a roof light (3.4m x 1m) in the flat roof of the extended area.
- No amendments are proposed to the front and side elevations of the existing dwelling.

Comhairle Chontae Atha Cliath Theas

PR/0894/22

Record of Executive Business and Chief Executive's Order

Zoning

The subject site is subject to zoning objective SDZ for which the stated objective is 'To provide for strategic development in accordance with approved planning schemes' in the South Dublin County Development Plan 2016-2022.

Consultations

Drainage and Water Services Department – No objection subject to conditions.

Irish Water – No objection subject to conditions.

Parks and Public Realm Department - No objection.

Roads Department - No objection.

SEA Sensitivity Screening

No overlap indicated with the relevant SEA Sensitivity layers.

Submissions/Observations /Representations

Final date for observations/submissions – 27th June 2022.

None received.

Relevant Enforcement History

None recorded for subject site

Pre-Planning Consultation

None recorded for subject site

Relevant Planning History

Subject Site

None recorded for the subject site.

Parent Permission

SDZ17A/0001- Amendments to planning permission, Reg. Ref. SDZ16A/0003, comprising of changes to permitted house types A, A1, B and B1 (relating to 156 dwellings out of a total 267 dwellings (as permitted) as follows: (a) House Type A - amended layout of permitted 4 bedroom house resulting in increase in overall floor area from 150sq.m to 164sq.m (73 units), increase in ridge level from 10.155m to 10.975m and minor modifications to elevations including change of box dormer window to apex style dormer window; (b) House Type A1 - amend layout of permitted 4 bedroom house resulting in increase in overall floor area from 153sq.m to 165sq.m (12 units), increase in ridge level from 10.155m to 10.975m and minor modifications to elevations including changes of box dormer window to apex style dormer window; (c) House

Comhairle Chontae Atha Cliath Theas

PR/0894/22

Record of Executive Business and Chief Executive's Order

Type B - amended layout of permitted 3 bedroom house resulting in increase in overall floor area from 110sq.m to 114sq.m (reduction in number of units from 67 to 66 units), increase in ridge level from 9.403m to 9.89m and minor modifications to elevations; (d) House Type B1 - amended layout of permitted 3 bedroom house resulting in increase in overall floor area from 112.8sq.m to 114sq.m (increase in number of units from 5 units to 6 units), increase in ridge level from 9.403m to 9.89m and minor modifications to elevations. Permission is also sought for all associated site and site development works. There is no change to the number of units previously permitted under Reg. Ref. SDZ16A/0003. **Permission Granted, subject to conditions.**

SDZ16A/0003- Permission sought for 267 dwelling units comprising of the following: 199 houses consisting of 107 four bedroom houses, 86 three bedroom houses and 6 five bedroom houses in a mix of two and three storey terrace, semi-detached and detached units ranging in size from 110sqm to 165sqm. 60 apartments (referred to as Block A) consisting of 49 two bedroom units, 9 one bedroom units and 2 three bedroom units ranging in size from 47sqm to 98sqm in a 3 - 4 storey apartment block over basement car park (86 spaces) and 8 duplex/apartment units (referred to as Block B) consisting of 4 three bedroom duplexes, 3 two bedroom duplexes and 1 one bedroom apartment ranging in size from 54sqm to 111sqm in a 3 - 4 storey residential block. Private and semi-private open space to serve the proposed units will be provided in the form of balconies, terraces, gardens, courtyards and roof terraces. The proposed development includes associated landscaping, 534 car parking spaces, bin storage areas and all associated site development and infrastructural works. Vehicular access to serve the residential development will be taken from 4 access points off Adamstown Drive, a proposed 6.5m wide east-west road (c.485m in total) connecting to the existing Dodsboro Road/Tandy's Lane in the east. The new road will make provision for vehicular traffic, online bus services, car parking as required, pedestrian footpaths and cycle paths. Permission is also sought for the upgrade of c.257m of Dodsboro Road/Tandy's Lane from the existing junction of Dodsboro Road and Dodsboro Cottages, tying back into Dodsboro Road/Tandy's Lane adjacent to the former Airlie Studfarm. A new signal-controlled crossroads providing access to the proposed residential development will be provided at a point c.143m south of the existing junction of Dodsboro Road and Dodsboro Cottages. The upgraded carriageway of the Dodsboro Road/Tandy's Lane provision for vehicular traffic, bus lanes and right turning lanes as required and will be flanked on both sides by cycle paths. To the east of the proposed crossroads, permission is sought for a new 6.5m wide road of c.360m in length connecting to the existing road network. This new road will make provision for vehicular traffic, car parking as required, pedestrian footpaths and cycle paths. A crossroads will be provided on this section of the road at a point of c.235m from the proposed crossroads on the Dodsboro Road all on lands bound generally by Dodsboro Cottages to the north, Dodsboro Road/Tandy's Lane to the east and future development lands in Adamstown SDZ to the south and west. **Permission Granted, subject to conditions.**

Comhairle Chontae Atha Cliath Theas

PR/0894/22

Record of Executive Business and Chief Executive's Order

NB: Condition no. 18 of SDZ16A/0003 is relevant to the subject application as it states:

'Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development described in Classes 1 or 3 of Part 1 of Schedule 2 to those Regulations shall take place within the curtilage of the houses without a prior grant of permission.

REASON: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwellings'.

SDZ08A/0004- Permission sought for 317 dwellings comprising as follows: 159 houses including 21 four bedroom houses, 123 three bedroom houses, and 15 two bedroom houses in a mix of two and three storey terraced houses; 110 duplex units including 79 three bedroom units and 31 two bedroom units in a mix of upper and lower level units in 4 storey buildings; 48 apartments including 32 two bedroom apartments and 16 three bedroom apartments. The apartments are located in 1 two storey building and 4 three/four storey buildings. It should be noted that 18 of the 24 proposed three-bedroom Type B5 houses will have optional ground floor kitchen extensions. Solar panels are provided for all units, located on the roof. Private and semi-private open space to serve the proposed units is provided in the form of balconies, terraces, gardens and communal courtyards throughout the development. A total of 590 surface car parking spaces have been provided; cycle parking spaces are also provided throughout the development. Vehicular access to serve the residential development will be taken from 2 access points a proposed 7m wide east-east distributor road (c. 485m in total) connecting to the existing Dodsboro Road/Tandy's Lane in the east. Permission is also sought for: the upgrade of c.385m of the Dodsboro Road/Tandy's Lane from a point c.25m south of the existing junction at Dodsboro and Meadow View Grove, tying back into Dodsboro Road/Tandy's Lane at a point across 20m south of the existing entrance to the former Airlie Studfarm. A new signal-controlled crossroads providing access to the proposed residential development will be provided at a point of c.130m south of the existing junction of Dodsboro Road and Dodsboro Cottages. The upgraded carriageway will make provision for vehicular traffic, bus lanes and right turning lanes as required, and will be flanked on both sides by cycle paths. To the east of the proposed crossroads, permission is sought for a new 2m distributor road of c.352m in length connecting to the permitted road network (SDZ07A/0001). A signal controlled crossroads is to be provided on this section of the road as a point c 235m from the proposed cross-roads on the Dodsboro Road. This road is to serve the proposed residential development on these lands to the east, which are the subject of a separate concurrent specification for planning permission. Provision is also made within the residential scheme to facilitate future access (subject to planning permission) to back land development at the rear garden sites of the adjoining Dodsboro Cottages. Site development and landscaping works also form part of this planning application. All on site measuring approx. 8.5 hectares on lands bounded generally by Dodsboro Cottages to the north, Tobermaclugg to the west, Airlie Stud to the east and future development lands in Adamstown SDZ to the south. **SIGNIFICANT ADDITIONAL INFORMATION:** the development now

Comhairle Chontae Atha Cliath Theas

PR/0894/22

Record of Executive Business and Chief Executive's Order

comprises the construction of 317 dwellings comprising: 159 houses including 35 four-bedroom houses, 109 three-bedroom houses and 15 two-bedroom houses in a mix of two storey detached houses and two and three storey terraced houses; 110 duplex units including 79 three bedroom units and 31 two bedroom units in a mix of upper and lower level units in 4 storey buildings; 48 apartments including 32 two bedroom apartments and 16 three bedroom apartments - the apartments are located in 1 two storey building and 4 three/four storey buildings. It should be noted that 19 of the 21 proposed three-bedroom Type B5 houses will have optional ground floor kitchen extensions. Solar panels are provided for all units, located on the roof. Private and semi-private open space to serve the proposed units. **Permission Granted, subject to conditions.**

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

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Policy H18 Objective 2:

To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

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 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following guidance on house extensions, including for porches and front extensions:

Comhairle Chontae Atha Cliath Theas

PR/0894/22

Record of Executive Business and Chief Executive's Order

Elements of Good Extension Design:

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

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.

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

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).

Comhairle Chontae Atha Cliath Theas

PR/0894/22

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy.
- Residential and Visual Amenity
- Drainage and Water Services.
- Appropriate Assessment Screening.
- Environmental Impact Assessment.

Zoning and Council Policy

The SDZ Planning Scheme requires that development be laid out in a manner which adheres to a specific built form. Extensions to existing residential development within the SDZ are assessed against Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the Development Plan. The proposed extension shall be assessed in the context of these policies in the forthcoming sections.

Residential & Visual Amenity

The proposed extension to the rear and side has a flat roof profile with a ridge height of 3.3m and has a max depth from the existing rear building line of approximately 3.3m and a width of approximately 5.4m. The extension includes the provision of patio doors (approximately 3.7m in width) in the rear elevation providing access to the rear garden and a roof light (3.4m x 1m) in the flat roof of the extended area.

In relation to the potential to have an overbearing impact on adjacent properties, the South Dublin County House Extension Design Guide (2010) provides the following guidance:

'Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved'. [Emphasis added]

The extension appears to be set off the neighbouring boundary to the south (No. 5 Shackleton Walk) by at least 1m but there does not appear to be any set back from the boundary to the north (No. 3 Shackleton Walk). Having regard to the above outlined extract, it is considered that the proposed does not adhere to the content of the House Extension Design Guide (2010). However, the Planning Authority is satisfied, considering the depth of the proposed development, that the current application would not negatively impact on the residential amenity of the neighbouring properties.

Having regard to the overall scale and design of the proposed development it is considered that no significant issues of overbearing impact, overlooking or overshadowing would occur. Sufficient rear amenity space would appear to be retained for the dwelling. Therefore, the Planning Authority considers that the proposed rear extension will not have a significant impact on the

Comhairle Chontae Atha Cliath Theas

PR/0894/22

Record of Executive Business and Chief Executive's Order

residential and visual amenity of the subject site or surrounding properties and generally accords with the key principles of proper planning and sustainable development.

Drainage and Water Services

The Drainage and Water Services Department and Irish Water have no objections to the proposed development, subject to the following conditions:

- The Applicant/Developer shall include SuDS (Sustainable Drainage Systems) in proposed development such as a planter box or water butt or other such SuDS. Examples of SuDS can be found at SDCC website [sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#)
- The Applicant/Developer shall ensure there is complete separation of the foul and surface water drainage for the proposed development.
- All works for the proposed development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
- Where relevant prior to the commencement of development the Applicant/Developer shall enter into a water connection agreement(s) with Irish Water.
- Where relevant prior to the commencement of development the Applicant/Developer shall enter into a wastewater connection agreement(s) with Irish Water.

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 a single storey rear extension. 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.

Comhairle Chontae Atha Cliath Theas

PR/0894/22

Record of Executive Business and Chief Executive's Order

Other Considerations

Development Contributions

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq m)
Residential Extension (Single Storey Rear)	14 sq m
Previous Extensions	0 sq m
Assessable Area	0 sq m

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq m)
Residential Extension (Single Storey Rear)	14 sq m
Land Type	Site Area (Ha)
Brownfield / Urban Consolidation	0.029 Ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of proposed development it is considered that, subject to compliance with 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. It is considered that the proposed extension would be in compliance with Council policy in relation to extensions to dwelling houses.

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.

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.

Comhairle Chontae Atha Cliath Theas

PR/0894/22

Record of Executive Business and Chief Executive's Order

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. (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) Restriction on Use.
The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.
REASON: To prevent unauthorised development.
(c) 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.
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.
(d) 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.

Comhairle Chontae Atha Cliath Theas

PR/0894/22

Record of Executive Business and Chief Executive's Order

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

(e) 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 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.

Comhairle Chontae Atha Cliath Theas

PR/0894/22

Record of Executive Business and Chief Executive's Order

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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.

Comhairle Chontae Atha Cliath Theas

PR/0894/22

Record of Executive Business and Chief Executive's Order

REG. REF. SDZ22A/0009

LOCATION: 4, Shackleton Walk, Lucan, Co. Dublin

Colm Harte

**Colm Harte,
Senior 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: _____

18/7/22

Eoin Burke

Eoin Burke, Senior Planner