

# Comhairle Chontae Atha Cliath Theas

**PR/0946/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0260      **Application Date:** 30-May-2022  
**Submission Type:** New Application      **Registration Date:** 30-May-2022

**Correspondence Name and Address:** Derek Whyte Great Connell Road, Newbridge, Co. Kildare

**Proposed Development:** Sub division of existing site for the construction of a semi-detached 2 storey house, connection to public foul sewer, amendment of existing boundary walls and new vehicular entrance arrangement for existing and proposed house and all associated site works.

**Location:** 11, Glenfield Drive, Clondalkin, Dublin 22

**Applicant Name:** Helen Geraghty

**Application Type:** Permission

### **Description of Site and Surroundings:**

Site Area:  
Stated as 0.0378Ha

#### Site Description:

The subject site is located at No. 11 Glenfield Drive, Clondalkin, Dublin at the corner of Glenfield Drive and Glenfield Close and contains an existing two storey semi-detached dwelling with side garden area. The streetscape is characterised by two storey semi-detached dwellings of a similar architectural form and appearance with front and rear gardens. The building line along Glenfield drive is staggered. An existing mature street tree is located on the grass verge that runs along the subject site boundary at Glenfield Close.

#### **Proposal:**

Permission is sought for:

- Sub-division of the subject site and the provision of a 2 No. storey semi-detached dwelling with an approximate gross floor area of 100 sq. m.
- The proposed dwelling has a hipped roof profile with an approximate ridge height of 8.5m, which matches the ridge height of the adjoining dwelling at No. 11 Glenfield Drive.
- The proposed dwelling is comprised of an entrance hall, kitchen, store, utility room, toilet and sitting room at ground floor level and 3 No. bedrooms, a store, hot press and family bathroom at first floor level.
- The elevational treatment of the proposed dwelling can be described as follows:

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- Western Elevation (Glenside Drive) – 2 No. windows at ground floor level and 2 No. windows at first floor level.
  - Southern Elevation (Glenside Close) – A centrally located entrance door with 2 No. windows (one either side) at ground floor level and 3 No. windows at first floor level.
  - Northern Elevation – This elevation directly adjoins No. 11 Glenside Drive thus no fenestration is proposed with the exception of 1 No. rooflight in the northern pitch of the roof.
  - Eastern Elevation (rear) – A centrally located patio door and 1 No. small window at ground floor level. No fenestration is proposed at first floor level.
- Amendment of existing boundary wall treatment, including the removal of a section of existing wall along Glenfield Close to facilitate a pedestrian entrance leading to the principal entrance to the dwelling.
  - New vehicular access for existing and proposed dwelling onto Glenside Drive (both of which are 3.5m wide).
  - All ancillary site works above and below ground.

### Planning Note

The following discrepancies/deficiencies are noted in the drawings provided by the Applicant:

- **Levels/Contours and Finished Floor Levels** – Article 23(1)(c) of the Planning and Development Regulations states that *'the site layout plan and other plans shall show the level or contours, where applicable, of the land and the proposed structures relative to Ordnance Survey datum or a temporary local benchmark, whichever is more appropriate'*. [Our Emphasis]

It is noted that Finished Floor Levels have not been included on the floor plans. As such the Floor Plans should be updated to include finished floor levels/site levels/contours.

- **Boundary Treatment** - The development description contained within the Statutory Notices makes reference to an amendment to the existing boundary walls. However, no existing elevational drawings have been provided to facilitate a complete assessment and understanding of the proposed amendments to the boundary treatment at the subject site.

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It is considered that the above outlined discrepancies/deficiencies can be addressed by way of a request for **ADDITIONAL INFORMATION** to facilitate a complete assessment of the proposed development.

### **Zoning:**

The subject site is subject to zoning objective RES - '*To protect and / or improve Residential Amenity*' under the South Dublin County Council Development Plan 2016-2022.

### **Consultations:**

Drainage and Water Services Department – Additional Information required.

Irish Water – Additional Information recommended.

Parks and Public Realm Department– Additional Information required.

Roads Department – No objection, subject to conditions.

Transport Infrastructure Ireland – No objection.

### **Submissions/Observations /Representations**

A number of submissions/observations were received, the key points of which are briefly summarised below:

- Proposed development will result in a terracing effect.
- Mass and scale of the proposed dwelling will have a negative visual impact on the amenity of the area.
- The proposed dwelling compromises the established building line.
  
- Examples of infill housing provided are in a different receiving context (terraced housing).
- Precedent for refusal has been set many times.
- Additional dwelling will further exacerbate traffic safety and drainage/sewer capacity issues.
- Proposed dwelling would result in overshadowing and overlooking, would visually impact the streetscape and sightlines.
- No consideration has been given to density, design and impact on the character of the streetscape.

The issues raised in the submissions received have been considered in the assessment of the proposal.

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### Relevant Planning History

#### **SD21A/0126**

Sub-division of existing site for the construction of a semi-detached, two storey house; connection to public foul sewer; amendment of existing boundary walls and new vehicular entrance arrangement for existing and proposed house; all associated site works. **SDCC Decision:** Additional Information requested.

**NB:** As the Applicant did not respond to the request for Additional Information within the appropriate timeframe, pursuant to Article 33(4) of the Planning and Development Regulations 2001 (as amended), the Application was declared Withdrawn.

**SD18B/0286:** Erection of a single storey porch extension to front of existing house and erection of new two storey sitting room, playroom, bedroom and bathroom extension to front and side with all associated site and drainage works.

Decision: **REFUSE PERMISSION** for the following reasons:

- 1. The proposed development would be incongruous with the existing pattern of development in the area, by breaking the established building line along Glenfield Close. The proposal would therefore seriously detract from the visual amenity of the area and would contravene the 'RES' zoning objective as set out in the Development Plan which seeks 'to protect and/or improve residential amenity' and would therefore be contrary to the proper planning and sustainable development of the area.*
- 2. The proposed development, by virtue of its scale, design and layout, would not comply with Council policy on residential extensions. In particular, the floor area of the proposed extension is close to the size of the existing house, and it is not adequately linked to the existing property, rendering it more akin to a separate residential unit than an extension. As such, the proposed development would be out of character with the pattern of development in the area and would be contrary to the proper planning and sustainable development of the area.*
- 3. The proposed widening of the vehicular access to 7.4 metres in width was not advertised in public notices. Notwithstanding this, the proposed width of 7.4 metres is considered excessive and would result in vehicles reversing into and/or out of the subject site at this corner location. As such, the proposal would endanger public safety by reason of a traffic hazard.*
- 4. The proposed development on a prominent corner site would not contribute towards passive surveillance along Glenfield Close, and would result in a largely blank façade which would have an overbearing impact on the residential and visual amenity of properties along*

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*Glenfield Close, in particular nos. 2 and 4. As such, the proposed development would materially contravene the 'RES' zoning objective as set out in the Development Plan, which seeks 'to protect and/or improve residential amenity' and would be contrary to the proper planning and sustainable development of the area.*

5. *Insufficient information was provided with respect to surface water drainage; therefore, it was not possible to fully assess the application in this regard. In particular, no report was submitted showing results of percolation tests for the proposed soakaway, which does not comply with BRE Digest 365 standards with respect to distance from the proposed and existing structures. Additionally, no drawing in plan or cross sectional view of the proposed soakaway was submitted. These concerns are significant because such a planning application is required to be assessed with respect to the Greater Dublin Regional Code of Practice for Drainage Works and the site requires to be assessed to determine if it is suitable for a soakaway. Alternatively, if a surface water system to public surface water sewer is proposed then there is no drawing showing same.*
6. *The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.*
7. *The Planning Authority notes that there are inaccuracies in the drawings submitted. The projection of the rear two storey extension is not consistent between drawings and the roof profile of the same is shown to have both a hipped and gable profile. The application is therefore deficient in this regard.'*

**SD17A/0233:** Erection of a single storey porch extension to front of existing house and the erection of new two storey attached two bedroom house in side garden with all associated site and drainage works.

Decision: **REFUSE PERMISSION**, for the following reasons:

1. *'The side of the existing house (No. 11 Glenfield Drive) is in line with the fronts of the properties on Glenfield Close. The proposed development would seriously infringe this building line, by projecting forward of these properties by 4.7 metres. As such, the proposed development would be visually obtrusive, would seriously detract from the streetscape and visual amenity of the area and would be contrary to the proper planning and sustainable development of the area.*
2. *The proposed widening of the vehicular access to 7.4 metres in width was not advertised in public notices. Notwithstanding this, the proposed width of 7.4 metres is considered excessive and would result in vehicles reversing into and/or out of the subject site at this*

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*corner location. As such, the proposal would endanger public safety by reason of a traffic hazard.*

- 3. The excessive depth of the proposed two storey rear element right on the boundary with, and due south of, the adjoining property No. 9 Glenfield Close, would result in an unacceptable overbearing and overshadowing impact on this house and its private amenity space. As such, the proposal would seriously injure the residential amenity of the adjoining property and would materially contravene the zoning objective for the area, as set out in the South Dublin County Development Plan 2016-2022, which is 'to protect and/or improve residential amenity'.*
- 4. The proposed development would result in the proposed rear garden private amenity space area backing onto the front semi-public garden area of No. 1 Glenfield Close. This would result in inadequate privacy and residential amenity for prospective occupants, which would materially contravene the Development Plan zoning objective for the area which is 'to protect and/or improve residential amenity.'*
- 5. Insufficient information was provided with respect to surface water drainage and water supply; therefore, it was not possible to fully assess the application in this regard. In particular, no report was submitted showing results of percolation tests for the proposed soakaway and there was no drawing showing design details of the proposed soakaway; these concerns are significant because such a planning application requires to be assessed with respect to the Greater Dublin Regional Code of Practice for Drainage Works and the site requires to be assessed to determine if it is suitable for a soakaway. In addition, no watermain drawings were submitted with the planning application; these concerns are significant because such a planning application requires to be assessed with respect to the Building Regulations 2010 Technical Guidance Document B and the Irish Water Standard Details'.*

It is noted that a previous planning application was submitted for a similar proposal on this site (**SD16A/0323**). In that case, Further Information was requested by the Planning Authority. However, the applicant responded to the request for Further Information after the statutory deadline and as such, the application was declared withdrawn.

### *Adjacent sites*

**SD03A/0436 & PL06S.204254:** 1 Glenfield Close, Clondalkin, Dublin – Site to immediate rear of subject site.

Two bedroom, end of terrace dwelling with off street parking to side.

Decision: **REFUSE PERMISSION.**

**permission subsequently refused by An Bord Pleanála** stating that the proposed development would result in the terracing of No. 1 Glenfield Close which would be out of character with the

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adjoining houses and would be visually obtrusive when viewed from the back gardens of No's 9 & 11 Glenfield Drive.

### **Surrounding Area**

**SD20A/0103** – No. 2 Glenfield Drive, Dublin 22.

Two storey detached dwelling house complete with front and rear gardens: new vehicular entrance and driveway from Glenfield Drive and all associates site works. **SDCC Decision:** Grant Permission, subject to conditions.

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded.

### **Relevant Policy in South Dublin County Development Plan 2016 – 2022**

*Section 2.3.0: Quality of Residential Development*

*Policy H11 Residential Design and Layout*

*Policy H11 Objective 1*

*Policy H13 Private and Semi-Private Open Space*

*Policy H13 Objective 3*

*Policy H14 Internal Residential Accommodation*

*Policy H14 Objective 1:*

*To ensure that all residential units and residential buildings are designed in accordance with the relevant quantitative standards, qualitative standards and recommendations contained in Sustainable Urban Housing: Design Standards for New Apartments (2015), the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the companion Urban Design Manual and have regard to the standards and targets contained in Quality Housing for Sustainable Communities (2007), particularly the standards and recommendations that relate to internal amenity/layout, overall unit size, internal room sizes, room dimensions, aspect, sound insulation, communal facilities, storage, sustainability and energy efficiency.*

*Policy H15 Privacy and Security*

*Policy H15 Objective 3*

*Policy H15 Objective 4*

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

*Policy H17 Residential Consolidation*

*Policy H17 Objective 1*

*Policy H17 Objective 2*

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*Policy H17 Objective 5*

*Section 7.1.0: Water Supply & Wastewater*

*Policy IE1 Water & Wastewater*

*Policy IE1 Objective 7*

*Section 7.2.0: Surface Water & Groundwater*

*Policy IE 2 Surface Water & Groundwater*

*Policy IE2 Objective 5*

*Section 11.3.0: Land Uses*

*Section 11.3.1 (iv): Dwelling Standards*

*Table 11.20: Minimum Space Standards for Houses*

*Section 11.3.1 (v): Privacy*

*Section 11.3.2: Residential Consolidation*

*Section 11.3.2 (i): Infill Developments:*

*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.*

*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,*



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- *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 11.4.2: Car Parking Standards*

*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.*

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

*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, (2009).*

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

**Wastewater Treatment and Disposal Systems Serving Single Houses** Environmental Protection Agency (November 2009).

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

**Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities** DoEHLG (2009).

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

### **Assessment**

The main issues for assessment relate to the following:

- Zoning and Council policy,
- Residential & Visual Amenity,
- Vehicular Access and Car Parking,
- Parks and Public Realm,

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- Drainage and Water Services,
- Overcoming Previous Reasons for Refusal,
- Screening for Appropriate Assessment (AA).
- Screening for Environmental Impact Assessment (EIAR).

### *Zoning and Council Policy*

The proposed development is consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity.' New residential development is permissible in principle under this zoning objective. The proposed development is permissible in principle, subject to its being in accordance with the relevant provisions of the South Dublin County Development Plan 2016 – 2022, with specific reference to section 11.3.2 (ii) – 'Corner/Side Garden Sites'.

### *Criteria for Corner/Side Garden sites*

Under section 11.3.2 (ii) of the South Dublin County Development Plan 2016 - 2022, development on corner and/or side garden sites should meet certain criteria for development. These are assessed below:

*“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 site is considered to be of sufficient size to accommodate an additional dwelling, in principle.

*“The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,”*

The proposed development matches building line and roof profile to the front. To the rear, the building appears to project approximately 1m beyond the existing rear building line. A concern arises in relation to the potential for this to impact on the adjoining property. **ADDITIONAL INFORMATION** in the form of a design amendment should be requested from the Applicant.

*“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,”*

The proposed development is similar to existing developments in terms of its architectural language, it is noted and welcomed by the Planning Authority that the fenestration pattern and levels broadly match that of existing dwellings along Glenfield Drive. This aids in creating a sense of harmony with the receiving streetscape.

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*“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”*

The proposed development does not include a forward projection.

*“Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.”*

The proposed house will provide for dual frontage and therefore complies with Section 11.3.2 (ii) Corner/Side Garden Sites of the South Dublin County Council Development Plan 2016-2022. The proposal will enhance the visual appearance and passive surveillance of the area.

The proposed development is largely consistent with the policies and objectives set out in Section 11.3.2 of the Development Plan regarding residential consolidation. However, **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposal in the context of the receiving environment and the potential to impact the visual and residential amenity of surrounding properties.

### ***Residential & Visual Amenity***

#### *Internal floor area*

The planning drawings submitted show that the internal floor area for the proposed three bedroom, two storey end of terrace house will be approximately 100sq.m. This would comply with the provisions of the South Dublin County Council Development Plan 2016-2022 which requires a minimum floor area of 92sq.m for a house with three bedrooms (Table 11.20: Minimum Space Standards for Houses).

#### *Private open space*

The planning drawings submitted show that the private open space for the proposed three bedroom end of terraced house will be approximately 98sq.m. This would comply with the provisions of the South Dublin County Council Development Plan 2016-2022 which requires a minimum private open space of 60sq.m for a house with three bedrooms (Table 11.20: Minimum Space Standards for Houses).

The planning drawings submitted show that the private open space for the existing three bedroom house will be approximately 74 sq.m. This would comply with the provisions of the South Dublin County Council Development Plan 2016-2022 which requires a minimum private open space of 60sq.m for a house with three bedrooms (Table 11.20: Minimum Space Standards for Houses).

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### *Dual Frontage*

The proposed house will provide for dual frontage and therefore complies with Section 11.3.2 (ii) Corner/Side Garden Sites of the South Dublin County Council Development Plan 2016-2022 whereby corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.

### *Side pedestrian access and amendments to existing boundary treatment*

A privacy strip of approximately 2.0m will be provided on the southern elevation whereby the proposed dwelling will be offset from the public footpath. A portion of the existing boundary wall will require demolition to create the new boundary treatment detail for the pedestrian side access to the front entrance door. This new boundary treatment consists of a fence and planting. The proposal would visually accord with the character of the area and would integrate reasonably well with the proposed dwelling.

### *Room sizes*

Proposed bedroom sizes broadly comply with Section 11.3.1 Residential (iv) Dwelling Standards regarding minimum internal floor areas for proposed bedrooms.

The proposed unobstructed living room widths and proposed aggregate living area requirements would comply with Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007.

### *Storage*

The proposed dwelling includes approximately 4.3 sq m storage at ground floor level and approximately 1.8 sq m at first floor level, thus complying with the minimum storage area requirements as per the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007.

### *Building lines*

Both main front and rear building lines will broadly align with the main front and rear building lines of adjacent dwellings. Although the proposed building line projects in front of dwellings on Glenfield Close this is not considered to have a significant adverse impact on the character of the area and is considered to be broadly acceptable in this instance.

The rear elevation of the proposed dwelling projects approximately 1m beyond the rear elevation of the existing dwelling at No. 11 Glenfield Drive. Insufficient rationale or justification for this projection has been provided by the Applicant. In this regard the Applicant should be requested to re-design the proposed dwelling to reduce the projection to the rear.

### *Overlooking & Overbearing impact*

As the proposal will not provide for any directly opposing above ground floor windows there will be no undue overlooking. This would comply with Section 11.3.1 Residential (v) Privacy of the

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South Dublin County Council Development Plan 2016-2022. It is not considered the proposal will be overbearing and will not have a significant adverse impact on residential and visual amenity.

### *Boundary Treatment*

The proposed boundary treatment is acceptable insofar as details have been provided. The proposed sub-division of the existing driveway entrance will result in the provision of 2 No. vehicular entrances onto Glenfield Drive each of which are 3.5m wide with a dividing pier that is approximately 0.9m high. The Roads Department have assessed the proposed boundary treatment and have indicated no objection, subject to conditions.

### *Roof Plan*

There is no roof plan provided with the application and it is unclear what is proposed at attic level (roof lights are shown in the floor plans). The applicant should supply a roof level plan by way of **ADDITIONAL INFORMATION**.

### *Vehicular Access and Car Parking*

The Report of the Roads Department has indicated no objection to the proposed development, subject to the following CONDITIONS:

- The vehicular access points shall be limited to a width of 3.5 meters.
- Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
- Any gates shall open inwards and not out over the public domain.

### *Parks & Public Realm*

The Report of the Parks and Public Realm Department has indicated that the following **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development:

- A method statement identifying the root protection areas of all trees on and around the site and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works.
- In order **not** to damage the roots of the existing mature street, the Public Realm Section requires that a **no-dig** solution should be used in the construction of the new entrance drive way. A "no dig" method of driveway construction shall be used in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations. **In this regard the Applicant is requested to submit a** scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction -

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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.

- The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

### *Drainage and Water Services*

The Report of the Drainage and Water Services Department has indicated that the following **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development:

- A drawing showing the surface water layout for proposed development.
- A report and drawing to show how surface water will be attenuated on site.
- A report and drawing to show what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS include
  - Green Roofs,
  - Rain garden
  - Swales
  - Permeable Paving
  - Grasscrete
  - Channel Rills
  - Planter Boxes water butts
  - Other such SuDS

Guidance on SuDS can be found on South Dublin County Council Website at:  
[sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#)

- If a soakaway is proposed, then submit a report to show percolation tests results for the site. Percolation tests and design of soakaway shall be in accordance with BRE Digest 365 Standards. Such a soakaway shall have an overflow connection to the public surface water sewer.

The Report of Irish Water indicated that the following **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development:

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- Submit a drawing in plan and cross-sectional view showing the distance between the boundary wall of proposed house and the outside diameter of existing watermain South of Site.
- Obtain a letter of confirmation of feasibility from Irish Water for proposed development.
- Submit a drawing showing the watermain layout for proposed development.
- Submit a drawing in plan and cross sectional view showing the distance between the boundary wall of proposed house and the outside diameter of existing 225mm foul sewer South of Site.
- Obtain a letter of confirmation of feasibility from Irish Water for proposed development.
- Submit a drawing showing the foul drain layout for proposed development.

### ***Overcoming Previous Reasons for Refusal***

A brief assessment of the proposed development against the previous reasons for refusal of SD17A/0233 is also provided below:

- 1. The side of the existing house (No. 11 Glenfield Drive) is in line with the fronts of the properties on Glenfield Close. The proposed development would seriously infringe this building line, by projecting forward of these properties by 4.7 metres. As such, the proposed development would be visually obtrusive, would seriously detract from the streetscape and visual amenity of the area and would be contrary to the proper planning and sustainable development of the area.*

Although the proposed building line projects in front of dwellings on Glenfield Close this is not considered to have a significant adverse impact on the character of the area and is considered to be broadly acceptable in this instance. It is noted that no fenestration has been included at the first floor level of the proposed dwelling's eastern elevation to mitigate against the potential for overlooking to adjacent properties along Glenfield Close.

- 2. The proposed widening of the vehicular access to 7.4 metres in width was not advertised in public notices. Notwithstanding this, the proposed width of 7.4 metres is considered excessive and would result in vehicles reversing into and/or out of the subject site at this corner location. As such, the proposal would endanger public safety by reason of a traffic hazard.*

It is noted that there will now be two separate vehicular entrances each 3.5m wide whereas previously there was one vehicular entrance proposed under SD17A/0233 with a width of 7.4m which presented a traffic hazard. Each proposed vehicular entrance is approximately 3.5m in width

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with a dividing pier of approximately 0.9m in height. The two separate vehicular entrances proposed have now overcome the previous reason for refusal.

- 3. The excessive depth of the proposed two storey rear element right on the boundary with, and due south of, the adjoining property No. 9 Glenfield Close, would result in an unacceptable overbearing and overshadowing impact on this house and its private amenity space. As such, the proposal would seriously injure the residential amenity of the adjoining property and would materially contravene the zoning objective for the area, as set out in the South Dublin County Development Plan 2016-2022, which is 'to protect and/or improve residential amenity'.]*

The proposed dwelling will now only project a depth of approximately 1.0m from the main rear building line of the existing dwelling (No. 11 Glenfield Drive) at ground and first floor levels. This is a significant reduction in depth in contrast to the depth of projection previously proposed under SD17A/0233 which was approximately 4.0m. This has now significantly reduced and mitigated against overbearing and overshadowing impact on neighbouring properties and neighbouring private amenity space. However, having regard to the rear building line of the dwellings along Glenfield Drive, it is considered that the 1m projection should be reduced to further mitigate against the potential for impact to the residential amenity of adjacent properties. This can be achieved by way of a request for **ADDITIONAL INFORMATION**.

- 4. The proposed development would result in the proposed rear garden private amenity space area backing onto the front semi-public garden area of No. 1 Glenfield Close. This would result in inadequate privacy and residential amenity for prospective occupants, which would materially contravene the Development Plan zoning objective for the area which is 'to protect and/or improve residential amenity.'*

Although the proposed development would result in the proposed rear garden private amenity space area backing onto the front garden area of No. 1 Glenfield Close, subject to appropriate boundary wall treatment this is considered to be acceptable and would not result in inadequate privacy and residential amenity for neighbouring properties. In this regard the Applicant should be requested to provide **ADDITIONAL INFORMATION** in relation to the proposed boundary treatment and a landscape and planting plan which mitigates against the potential impact to the residential amenity of adjacent properties, including No. 1 Glenfield Close.

- 5. Insufficient information was provided with respect to surface water drainage and water supply; therefore, it was not possible to fully assess the application in this regard. In particular, no report was submitted showing results of percolation tests for the proposed soakaway and there was no drawing showing design details of the proposed soakaway; these concerns are significant because such a planning application requires to be assessed with respect to the Greater Dublin Regional Code of Practice for Drainage Works and the*



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*site requires to be assessed to determine if it is suitable for a soakaway. In addition, no watermain drawings were submitted with the planning application; these concerns are significant because such a planning application requires to be assessed with respect to the Building Regulations 2010 Technical Guidance Document B and the Irish Water Standard Details.*

Whilst this reason for refusal has not been specifically addressed in the documentation pertaining to this Planning Application, it is considered that the **ADDITIONAL INFORMATION** requested by Irish Water and the Drainage and Water Services Department would facilitate a complete assessment of the proposed development.

The proposed development of this Planning Application appears to largely overcome the previous reasons for refusal of SD17A/0233. However **ADDITIONAL INFORMATION** is required to fully allay concerns regarding the design and layout of the proposed dwelling, the proposed boundary treatments and the drainage and water services infrastructure.

### ***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 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 of a single 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.

### **Conclusion**

The proposed development is acceptable in principle having regard to the zoning objective of the subject site and the policies and objectives of the South Dublin County Development Plan. However, **ADDITIONAL INFORMATION** is required in relation to the design and layout of the proposed dwelling, landscape proposals and boundary treatments and the drainage and water services infrastructure to facilitate a complete assessment of the proposed development.

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### **Recommendation**

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

1. The Applicant is requested to address the following deficiencies in the drawings provided:
  - (i) Finished Floor levels have not been provided on the floor plans.
  - (ii) No existing elevational drawings have been provided. These would facilitate a complete assessment of the proposed amendments to the boundary treatment.
  - (iii) No attic level/roof plan has been provided. This is required to facilitate an understanding of what (if anything) is proposed at attic level.
2. The Applicant is requested to provide revised plan, sectional and elevational drawings which demonstrate that the rear building line at first floor of the proposed dwelling matches that of the adjoining dwelling at No. 11 Glenfield Drive.
3.
  - (i) The Applicant is requested to provide a landscape and planting plan for the proposed dwelling, including plan and elevational drawings which demonstrate the proposed boundary treatment.
  - (ii) A method statement identifying the root protection areas of all trees on and around the site, and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works.
  - (iii) The Applicant is requested to submit a scheme for the protection 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. In order not to damage the roots of the existing mature street, the Public Realm Section requires that a no-dig solution should be used in the construction of the new entrance drive way. A "no dig" method of driveway construction shall be used in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations.
  - (iv) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.
4. The Applicant is requested to provide the following information in relation to drainage and water services infrastructure:
  - (i) A drawing showing the surface water layout for proposed development.

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- (ii) A report and drawing to show how surface water will be attenuated on site.
- (iii) A report and drawing to show what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS include Green Roofs, Rain garden, Swales, Permeable Paving, Grasscrete, Channel Rills, Planter Boxes and water butts. Guidance on SuDS can be found on South Dublin County Council Website at: [sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#)
- (iv) If a soakaway is proposed, then the Applicant is requested to submit a report to show percolation tests results for the site. Percolation tests and design of soakaway shall be in accordance with BRE Digest 365 Standards. Such a soakaway shall have an overflow connection to the public surface water sewer.
- (v) Submit a drawing in plan and cross-sectional view showing the distance between the boundary wall of proposed house and the outside diameter of existing watermain South of Site.
- (vi) Submit a drawing showing the watermain layout for proposed development.
- (vii) Submit a drawing in plan and cross sectional view showing the distance between the boundary wall of proposed house and the outside diameter of existing 225mm foul sewer South of Site.
- (viii) Submit a drawing showing the foul drain layout for proposed development.
- (ix) Obtain a letter of confirmation of feasibility from Irish Water for proposed development in relation to the water and wastewater infrastructure for the proposed dwelling.

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**REG. REF. SD22A/0260**

**LOCATION: 11, Glenfield Drive, Clondalkin, Dublin 22**

*Colm Harte*

Colm Harte,  
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:**

25/7/22



Eoin Burke, Senior Planner