

Comhairle Chontae Atha Cliath Theas

PR/1121/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0300 **Application Date:** 08-Jul-2022
Submission Type: New Application **Registration Date:** 08-Jul-2022
Correspondence Name and Address: CK Architecture Ashleigh House, John F. Kennedy Road, Dublin 12
Proposed Development: 2 storey, 2 bedroom, end of terrace house to side of existing dwelling; a new vehicular access from Kilcarberry Close; all related works.
Location: 5, Kilcarberry Close, Clondalkin, Dublin 22.
Applicant Name: Robert Flanagan
Application Type: Permission

(SW)

Description of Site and Surroundings

Site Area: stated as 0.21

Site Description

The subject site consists of a side garden for an existing dwelling within an existing residential area. It is located on the corner of Kilcarberry Close.

Proposal

- 2 storey, 2 bedroom, end of terrace house to side of existing dwelling; a new vehicular access from Kilcarberry Close; all related works.

Zoning

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

SEA Sensitivity Screening – no overlap.

Aviation: CDP Maps indicate the site is located within Bird hazards, Approach surfaces, noise significant boundaries, take off climb surfaces, inner horizontal surface (Casement)

Consultations

Water Services – no objection, subject to conditions.

Irish Water – additional information requested.

Parks – no objection, subject to conditions.

Roads – additional information requested.

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Submissions/Observations /Representations

A number of submissions were received:

- Concerns regarding safety and traffic – existing property rented so already large number of cars
- Existing property will lose greenery and trees
- Parking to the rear is unsafe as there are high walls
- Impact on emergency serviced
- Will result in noise and anti-social behaviour

Where relevant, these are considered as part of the assessment below.

Relevant Planning History

Subject site:

SD06A/0433 2 storey 3 bed attached house to side of existing dwelling with on and off site development works. **Permission Granted (expired, not implemented)**

Adjacent sites:

None.

Relevant Enforcement History

None recorded for subject site according to APAS.

Pre-Planning Consultation

None recorded for subject site according to APAS.

Relevant Policy in South Dublin County Council Development Plan 2022-2028

Chapter 3 Natural, Cultural and Built Heritage

Policy NCBH3 Natura 2000 Sites

NCBH3 Objective 3 (Appropriate Assessment)

Chapter 4 Green Infrastructure

Policy GI1 Overarching

GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

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Policy GI2 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: *Implementation and Monitoring* and the policies and objectives of this chapter.

Policy GI4 Sustainable Drainage Systems

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Chapter 6 Housing

Section 6.8 Residential Consolidation in Urban Areas

Policy H9 Private and Semi-Private Open Space

Policy H11 Privacy and Security

H11 Objective 2

To ensure that all developments are designed to provide street frontage and to maximise surveillance of streets and the public realm.

Policy H13 Residential Consolidation

H13 Objective 3

To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 12: *Implementation and Monitoring*.

H13 Objective 5

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

Chapter 7 Sustainable Movement

Section 7.10 Car Parking

Policy SM7 Car Parking and EV Charging

SM7 Objective 1 Maximum car parking standards

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Chapter 8 Community Infrastructure and Open Space

Section 8.7.5 Quality of Public Open Space

Policy COS5 Objective 16

To ensure that parks and public open spaces are carefully designed as safe spaces, by implementing the following measures:

- Providing active frontages and maximising passive surveillance from adjacent housing and / or public thoroughfares;
- Eliminating buildings which back-on or gable-front public open spaces;
- Designing corner units with active frontage;
- Encouraging increased use through improved access and quality of facilities;'
- Careful location, design and choice of surface materials and site furniture.

Chapter 10 Energy

Section 10.2 Energy Measures

Policy E3 Energy Performance in Existing and New Buildings

Chapter 12 Implementation & Monitoring

Section 12.3 Natural, Cultural and Built Heritage

Section 12.3.1 Appropriate Assessment

Section 12.3.3 Environmental Impact Assessment

Section 12.6.7 Residential Standards

(i) Housing

Table 12.20 Minimum Standards for Housing

Section 12.6.8 Residential Consolidation

(ii) Corner / Side Gardens

- Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:
- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.
- Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;

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- The architectural language of the development (including boundary treatments) should generally 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;
- A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;

Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.

11.8.6 For residential development and other noise vulnerable land uses, an appropriate noise assessment with accompanying mitigation measures to protect residential amenity should be submitted.

IE13 Noise

IE13 Objective 1:

To limit residential development and other land uses impacted by noise, such as nursing homes, schools, hospitals, and conference centres within the Noise Significant Area Boundary delineated for Casement and Weston (See County Development Plan Index Map and relevant area maps) and ensure that any noise sensitive uses are subject to an appropriate noise assessment and mitigation measures to protect residential amenity.

Relevant Government Guidelines

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

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

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

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).

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

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Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Green infrastructure;
- Roads;
- Aviation;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The site is located in an area which is zoned 'RES' 'to protect and/or improve residential amenity.' Residential development is permitted in principle subject to its accordance with the relevant provisions of the County Development Plan with specific reference to Section 12.6.8 'corner / side gardens.'

Section 12.6.8 Residential Consolidation

(ii) Corner / Side Gardens

Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;
- The proposed development would match the front and rear main building line of the attached pair of semis (i.e., nos 5 and 7)
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;
- Dual frontage has not been provided. It is noted there are not directly opposing first floor windows. Whilst the site is set back from the boundary, there is potential to activate the side elevation, particularly at first floor. This should be addressed via additional information.
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.
- The proposed development achieves this.
- Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;

N/A

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- The architectural language of the development (including boundary treatments) should generally 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;
*Design generally matches the adjacent dwellings; however, the proposal would benefit from additional windows at first floor to the front and side. Noted that this may require internal layout changes, however, the applicant is requested to address this via **additional information**.*
- A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;
*The proposal provides a 2bed dwelling. In line with CDP table 3.20 55sq.m is required. The area immediately to the rear of the dwelling measures approximately 37sq.m, however, it is noted that there are hard surfaced areas in this location. There is also in excess of 50sq.m to the side, but there are hard surfaced areas running through this area also. The applicant is requested to provide a layout plan, which clearly indicates functional open space that does not include car parking or footpaths. It is noted that, if car parking is retained to the rear of the dwelling, the applicant may not be able to secure the entire requirement to the rear of the building line. In which case, there may be potential to use land to the side of the dwelling, provided it is well connected to the rear open space and functional. **Additional information** is therefore requested.*
- Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.
*As stated above, it may be possible to use some of the land to the side as open space, however, it would need to be indicated that this area was functional and well connected to the rear amenity space. **Additional information** is therefore requested.*

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Visual and Residential Amenity;

Internal Accommodation & Private Open Space

Quality Housing for Sustainable Communities-Best Practice Guidelines (DOEHLG 2007) and Table 3.20 of the County Development Plan set out dwellings standards. The proposal provides a single 2bed 2 storey dwelling. Bed 1 is 16.5sq.m and bed 2 is 7.2sq.m. The proposal therefore provides one single and 1 double room and is a 3person dwelling.

Section 5.3.2 of the Quality Housing for Sustainable Communities Guidelines.	Requirement (sq.m) for a 3person 2 bedroom house (2 storey)	Provision (sq.m)
Gross Floor Area	70 (Table 11.20 of CDP is 80)	Stated as 81
Minimum main living area	13	15.2
Aggregate living area	28	37.2
Aggregate Bedroom Area	20	23.7
Storage	3	1.1
Unobstructed Living room width	3.6	Requirement met
Double bedroom(s) width	2.8	Requirement met
Single bedroom(s) width	2.1	Requirement met
Main bedroom for house above 3 persons	13	16.5
Double bedroom area	11.4	16.5
Single bedroom area	7.1	7.2

The proposal fails to meet the required standard in terms of storage.

The Development Plan standard for **private open space** for a three bedroom house is a minimum of 55sq.m (Table 3.20). As stated above, additional information is required to address this.

In relation to the existing dwelling, it is noted that a private open space area of approx. 63.5 sqm would be retained, which is considered acceptable in this instance. It is noted that the existing layout shows a large shed in the rear amenity space, however, this is not indicated in the proposed. It is noted that the amenity space for the host dwelling may also largely consist of hardstanding. Whilst not included within the redline, the applicant should note that in order for this space to be considered usable, the shed may need to be removed. The applicant is therefore requested to:

- Revise the redline to include the rear amenity space for the host dwelling,
- Include the rear amenity space for the host dwelling in the GI / landscape plan
- Indicate whether the shed would be removed and the level of amenity space that would remain for the host dwelling.

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This should be addressed via **additional information**.

Separation Distance, Overlooking, Overbearing

The proposed development would be approx. 12m from the property to the rear and it is noted that there is a single obscure glazed window on the elevation facing the property. The property would not directly oppose any properties to the front and there is a significant belt of trees between the existing properties and the proposed – the dwellings are also over 30m from the proposed dwelling. The proposal would be approx. 19m from the property to the south, however it would not directly face this property – it is noted that the existing property also only has a single obscure glazed window at first floor.

There would be no directly opposing windows and therefore limited overlooking. The proposal would be of a similar scale to existing properties and would not be overbearing. The proposed single storey element at ground floor would be 3.4m deep and would extend the width of the property. It would have a monopitch roof, 3.6, high where it meets the property, which would fall to 2.5m. The impact of this element is therefore acceptable.

Access

A new entrance drive with gate is proposed to the rear of the dwelling, with access through the existing side boundary wall. This has an acceptable impact in terms of visual amenity, however, there are concerns regarding residential amenity, as set out in the roads report below.

Visual

Subject to the changes required to address policy on side garden – corner sites, the proposed development has an acceptable impact on visual amenity.

Green Infrastructure

It is evident from the information submitted that the proposed development would result in the development of existing rear amenity space. The submitted 3d visuals indicate that trees in the grass verge would be retained and hedgerow would be planted as boundary treatment to the front.

12.7.6 Car Parking Design and Layout states “*Proposals to widen driveways that would result in the removal of, or damage to, a street tree will not generally be permitted.*” It is noted that the proposal is for a new driveway, however, it is considered that the paragraph still applies.

The report from the Parks Department stated “*The Public Realm Section would not be in favour in allowing a resident to remove or reduce a grass margin which are in the public domain to accommodate the provision of an additional entrance. We believe this will negatively impact/impinge on the existing street tree. Street Trees are an extremely element of local green infrastructure and every effort should be made to protect and retain our existing street trees in urban areas.*”

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The subject application provides for a relatively small increase in the footprint of the subject site on an established suburban residential area. The site is located within a Strategic GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4) and Table 4.1 (Strategic Corridor 5: Camac River Corridor). It is noted that the application does not include SuDS measures. Having regard to the location of the site within a Primary Corridor, the extent of private amenity grassland, the scale of the footprint increase and the lack of/ limited provision of SuDS measures, it is considered that the subject development has not incorporated Green Infrastructure and would therefore not be in accordance with Policy Objectives GI1 Objective 4, GI4 Objective 1, GI2 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028. The applicant should be requested, by way of **further information**, to submit a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets, demonstrating compliance with the Green Infrastructure Strategy.

In accordance with 12.4.2 Green Infrastructure and Development Management. Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. It states "*Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones,' Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.*

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time".

Additional information is required to address this.

Roads

A new entrance drive with gate is proposed to the rear of the dwelling, with access through the existing side boundary wall. The report from the Roads Department states:

"Access & Roads Layout:

An additional dwelling is proposed with a new vehicular access to be located at the side of the subject site. The development would also see amendments to the geometry of the existing vehicular access of dwelling No.5.

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Roads Department have concerns re the following:

- 1. The new side entrance to the proposed dwelling has poor sightlines and visibility.*
- 2. How vehicular traffic reversing from the driveway of dwelling No.5 and No.7 safely egresses and converges and leave the estate”.*

The following additional information has been requested:

- 1. “A road safety audit (level 1) which includes AutoTRAK analysis is required which addresses issues of vehicular egress from dwellings No.5 and No.7, taking into account pedestrian safety and the swept paths of vehicles.*
- 2. A revised drawing to be submitted with the provision of a visibility splay in both directions from the side entrance that meets the minimum requirements for the 30km/h zone”.*

In addition to the request from Roads, the Planning Authority request that the applicant examine alternative provision of access / parking that:

- Result in more usable rear amenity space
- Meet the requirement of the Roads Department
- Protect existing Green Infrastructure.

It is also noted that the proposed changes to the car parking for the existing dwelling are located outside the redline for the proposed development. The Roads Department has raised concerns regarding safety and has requested an audit, which may result in the omission of the proposed change of car parking to the front of No5. However, should the revised car parking remain, the applicant is requested to submit a revised site layout plan, which includes the impacted area within the redline.

Aviation

The site is subject to a number of designations surrounding aviation. The majority of these have no direct impact on the proposed development due to the nature, scale and height of the proposal. However, the site is situated in noise significant boundary. As such, the following applies: Policy IE13 – Noise – ‘Discourage noise-sensitive developments in the immediate vicinity of airports and aerodromes’.

IE13 Objective 1:

To limit residential development and other land uses impacted by noise, such as nursing homes, schools, hospitals, and conference centres within the Noise Significant Area Boundary delineated for Casement and Weston (See County Development Plan Index Map and relevant area maps) and ensure that any noise sensitive uses are subject to an appropriate noise assessment and mitigation measures to protect residential amenity.

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It is noted that the proposal is within an existing residential area, however, residential development is considered to be a sensitive use. As such, the applicant is requested to submit a noise assessment and appropriate mitigation in line with IE13 objective 1.

Additional information is therefore requested.

Services & Drainage and Flood Risk

A report from Water Services requests details of SuDS via condition, however, given the location within a Strategic GI corridor, this information should be sought as **additional information**. Standard conditions are recommended regarding flood risk. Irish Water has requested **additional information** regarding watermain layout.

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 new dwelling.

Having regard to:

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

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

Environmental Impact Assessment

Having regard to the modest nature of the 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.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Dwelling: 81sq.m

Assessable Area: 81sq.m

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 81sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.21 ha (stated)

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Conclusion

Having regard to concerns with regard to the design and on visual amenity and the recommendations of the Roads Department, as well as the impact on green infrastructure, it is considered necessary to request **further information** to ensure the proposed development is compliant with Development Plan policy and the proper planning and sustainable development of the area.

Recommendation

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

1. The applicant is requested to provide a revised design, which addresses the following:

In accordance with Section 12.6.8 Residential Consolidation

(ii) Corner / Side Gardens

Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

a. Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain: Dual frontage has not been provided as part of the current application. It is noted there are no directly opposing first floor windows. Whilst the site is set back from the boundary, there is potential to activate the side elevation, particularly at first floor.

b. The architectural language of the development (including boundary treatments) should generally 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 design of the proposed development generally matches the adjacent dwellings, however, the Planning Authority are of the opinion that the proposal would benefit from additional windows at first floor to the front and side.

c. A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality: The proposal provides a 2bed dwelling. In line with CDP table 3.20 55sq.m is required. The area immediately to the rear of the dwelling measures approximately 37sq.m, however, it is noted that there are hard surfaced areas proposed in this location. There is also in excess of 50sq.m to the side, but there are hard surfaced areas running through this area also. The applicant is requested to provide a layout plan, which clearly indicates functional open space that does not include car parking or footpaths. It is noted that, if car parking is retained to the rear of the dwelling, the applicant may not be able to secure the entire requirement to the rear of the building line. In which case, there may be

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potential to use land to the side of the dwelling, provided it is well connected to the rear open space and functional. Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings will not be considered as private amenity space.

2. The applicant is requested to clearly indicate areas of storage in line with the requirements of Quality Housing for Sustainable Communities-Best Practice Guidelines (DOEHLG 2007).
3. In relation to the existing dwelling, it is noted that an private open space area of approx. 63.5 sqm would be retained, which is considered acceptable in this instance. It is noted that the existing layout shows a large shed in the rear amenity space, however, this is not indicated in the proposed. It is noted that the amenity space for the host dwelling may also largely consist of hardstanding. Whilst not included within the redline, the applicant should note that in order for this space to be considered usable, the shed may need to be removed. The applicant is therefore requested to:
 - Revise the redline to include the rear amenity space for the host dwelling,
 - Include the rear amenity space for the host dwelling in the GI / landscape plan
 - Indicate whether the shed would be removed and the level of amenity space that would remain for the host dwelling.
4.
 - a. The site is located within a Strategic GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4) and Table 4.1 (Strategic Corridor 5: Camac River Corridor). It is noted that the application does not include SuDS measures. Having regard to the location of the site within a Primary Corridor, the extent of private amenity grassland, the scale of the footprint increase and the lack of/ limited provision of SuDS measures, it is considered that the subject development has not incorporated Green Infrastructure and would therefore not be in accordance with Policy Objectives GI1 Objective 4, GI4 Objective 1, GI2 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 - 2028. It is also apparent that the proposed development may also impact street trees. The applicant is requested to submit a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets, demonstrating compliance with the Green Infrastructure Strategy.
 - b. In conjunction with (a) the applicant is requested to submit an overall site summary quantifying and detailing the following:
 - tree and hedgerow removal;
 - tree and hedgerow retention;
 - new tree and hedgerow planting.
 - c. Street trees should be assessed as part of any landscape / Green Infrastructure assessment.

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5. 1. The applicant is requested to submit:
 - a. A road safety audit (level 1) which includes AutoTRAK analysis is required which addresses issues of vehicular egress from dwellings No.5 and No.7, taking into account pedestrian safety and the swept paths of vehicles.
 - b. A revised drawing to be submitted with the provision of a visibility splay in both directions from the side entrance that meets the minimum requirements for the 30km/h zone.
2. The applicant is requested to examine alternative provision of access / parking that:
 - Result in more usable rear amenity space
 - Meet the requirement of the Roads Department
 - Protect existing Green Infrastructure.
3. It is noted that the proposed changes to the car parking for the existing dwelling are located outside the redline for the proposed development. The Roads Department has raised concerns regarding safety and has requested an audit, which may result in the omission of the proposed change of car parking to the front of No5. However, should the revised car parking remain, the applicant is requested to submit a revised site layout plan, which includes the impacted area within the redline.
6. The area is located within a noise significant boundary (Casement). Policy IE13 seeks to discourage noise-sensitive developments in the immediate vicinity of airports and aerodromes. In accordance with IE13, objective 1, noise sensitive uses should be subject to an appropriate noise assessment and mitigation measures to protect residential amenity. The applicant is requested to submit a noise assessment and appropriate mitigation in line with IE13 objective 1.
7. a. The applicant is requested to submit a report and drawing showing additional SuDS. Examples of SuDS include (this is not an exhaustive):
 - Permeable Paving
 - Channel Rills
 - Rain Gardens ,
 - Planter boxes with overflow connection to the public surface water sewer.
 - Grasscrete
 - Other such SuDS

Guidance on SuDS can be found at South Dublin County Council Website at Householders guide

[sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#)

b. There is no soakaway proposed for the development as per BRE Digest 365 Standards. There are no soil percolation test results, design calculations or dimensions submitted for a soakaway. The applicant is required to submit a report showing site specific soil

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percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 - Soakaway Design.

If percolation tests results comply with BRE Digest 365 standards then submit a revised drawing showing in plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- At least 5m from any building, public sewer, road boundary or structure.
- Generally, not within 3m of the boundary of the adjoining property.
- Not in such a position that the ground below foundations is likely to be adversely affected.
- 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- Soakaways must include an overflow connection to the surface water drainage network.

8. The applicant is requested to submit a drawing showing the watermain layout of the proposed development.

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REG. REF. SD22A/0300

LOCATION: 5, Kilcarberry Close, 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:

1/9/22

Eoin Burke
Eoin Burke, Senior Planner