

Comhairle Chontae Atha Cliath Theas

PR/1195/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0039 **Application Date:** 10-Feb-2022
Submission Type: Additional **Registration Date:** 25-Aug-2022
Information

Correspondence Name and Address: Brock and McClure Planning & Development 63,
York Road, Dun Laoghaire, Co. Dublin

Proposed Development: (a) The demolition of two existing habitable structures on site including a bungalow (Silveracre), an existing cottage (No. 6 Whitechurch Road) and a row of 5 derelict structures/cottages located along the western boundary of the site (extent of proposed demolition is 433sq.m) (b) the construction of 22 4 bed, 3-4 storey units ranging in size from 197sq.m to 214sq.m, all with associated private balcony/terrace areas. Vehicular and pedestrian access is proposed via new entrance on Whitechurch Road. The proposed development shall provide for 44 car parking spaces, a new single storey bicycle storage shed (approx 34sq.m) and provision of bin storage to be provided at the front curtilage of the dwelling for all terraced units, all boundary treatment, all site services and all associated site works.

Location: Silveracre Bungalow, Whitechurch Road,
Rathfarnham, Dublin 14.

Applicant Name: Dungrey Limited

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.58 Hectares on the application.

Site Visit: 25th of March 2022.

Site Description

The subject site is located on Whitechurch Road within Rathfarnham. The site is largely vacant and grassed with an existing single storey detached dwelling in the north of the site and largely derelict cottages along the western (front) boundary of the site. The site is irregular in shape, slightly triangular. The site has one existing vehicular access via Whitechurch Road.

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The western boundary is the frontage along Whitechurch Road. The southern boundary adjoins existing one and two storey residential development. Further south is a Protected Structure (RPS No. 258), known as The Mill House. Along the outside of the eastern boundary is strip of land and on the other side of this is two storey residential development (St. Patrick's Cottages Architectural Conservation Area).

The northern boundary adjoins garden space associated with a dwelling to the north of the site on Whitechurch Road. Loreto High School, specifically the sports pavilion and field, is to the north-east of the site.

Proposal

Permission is being sought for the following works:

- The demolition of two existing habitable structures on site including a bungalow (Silveracre), an existing cottage (No. 6 Whitechurch Road) and a row of 5 derelict structures/cottages located along the western boundary of the site (extent of proposed demolition is 433sq.m)
- The construction of 22 4 bed, 3-4 storey units ranging in size from 197sq.m to 214sq.m, all with associated private balcony/terrace areas. Vehicular and pedestrian access is proposed via new entrance on Whitechurch Road. The proposed development shall provide for 44 car parking spaces, a new single storey bicycle storage shed (approx. 34sq.m) and provision of bin storage to be provided at the front curtilage of the dwelling for all terraced units, all boundary treatment, all site services and all associated site works.

Zoning

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

Consultations

Water Services – further information requested.

Irish Water – no objection subject to conditions.

Roads Department – further information requested.

Public Realm Section – further information requested.

H.S.E. Environmental Health Officer – no objection subject to conditions.

Architectural Conservation Officer – report received.

Heritage Officer – no report received.

Housing Strategy – report received.

Transport Infrastructure Ireland – no report received.

Department of Education & Science – no report received.

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SEA Sensitivity Screening – the following layers are of note:

- The site overlaps with the Strategic Flood Risk Assessment (SFRA) A and B layers.
- The site is proximate to Saint Patrick's Cottages Architectural Conservation Area to the east (separated by a strip of land).
- Further to the south of the site, along Whitechurch Road, is Protected Structure RPS No. 258 The Mill House.

Submissions/Observations/Representations

A total of 4 third party submissions were received raising the following points in summary:

- Treatment of the existing stream along the eastern and northern boundaries of the site. This watercourse is described as a culverted stream and/or river Glin. Fails to integrate this into the proposal. Create ecological corridor along this watercourse.
- Contrary to council policy, Water Framework Directive, EU Habitats Directive, and EIA Directive.
- Should be pedestrian and cycling permeability connections to Grange Road via Tara Hill. Connect green space with existing green space at Tara Hill.
- No construction plan submitted.
- Risk of flooding onsite and downstream. Create natural solutions.
- Concerns in relation to height and proximity to existing residential development. Out of character with existing development. More sympathetic design and reduction in density needed.
- Proximity to and impact on Whitechurch Road, Mill House and St. Patrick's Cottages ACA.
- Massing along Whitechurch Road disrupts existing character.
- Concerns with demolition of cottages, including a habitable cottage facing Whitechurch Road. Incorporate cottage(s) into development.
- Repositioning of the entrance unnecessary and impacts existing boundary.
- Overshadowing and overlooking impacts on existing houses.
- Ecological and traffic documentation and photomontages inadequate. Inconsistencies in submitted documentation.
- Dwelling mix not sustainable. In an area where older residents want to downsize.
- Open space inadequate and poorly designed.
- Concerns with boundary treatment.

An observation was received from An Taisce who stated the following:

We have examined the file and wish to comment that this application should be assessed with regard to impact on the amenity of the area and the relevant provisions of the South Dublin County Council Development Plan.

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We wish to object to the height of the houses; four stories are very high for a four bedroom house. It means too that the height dwarfs the adjoining Mill House, a Protected Structure, and the adjoining ACA, St. Patrick's Cottages.

The houses come very close to the railings along Whitechurch Road. If they were set back and trees provided along the railings, they would not be so obtrusive.

The Public Open Space is relatively small and if made into a strip across to the Eastern boundary it could link in to the large open space adjoining on the other side of the river boundary. Also, if a bridge was built at this point pedestrians and cyclists would be able to pass through to Grange Road.

These submissions and observations have been reviewed in full and taken into consideration in the assessment of the proposal.

Relevant Planning History

Subject site

SD12B/0315

New 215mm thick boundary wall to the rear to run along the entire rear boundary of the property, 91m long and will have an average height of 2.49m with a maximum height of 2.97m.

Permission granted.

Adjacent and surrounding sites

S00A/0207 Loreto High School

Construction of new sports hall incorporating changing rooms and showers. **Permission granted.**

S01A/0151 Rear of 8 Whitechurch Road

Two-storey detached house at rear with access onto Tara Hill. **Permission granted.**

SD21B/0490 1 Tara Hill Crescent

Retention of single storey extension to rear of existing end of terrace dwelling; planning permission to remove existing porch and replace with single storey extension to front and side with tiled roof; internal alterations; extend front vehicular access; associated site works.

Application yet to be decided.

Relevant Enforcement History

None identified in APAS.

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Pre-Planning Consultation

PP045/21

Demolition of a single storey detached dwelling and ancillary works with the proposal of two options for the development. Option 1: Proposed development of 22 x 4 & 5 bed 3 storey townhouses with private roof terraces at 4th floor. Option 2: Proposed development of 16 x 3 storey townhouses with private rooftop terraces at 4th floor and a 4 storey apartment block comprising 16 units being a mix of 1 & 2 bed apartments.

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

Policy CS1 Consolidation Areas within the Dublin City and Suburbs including Key Metropolitan Consolidation Areas

Policy H6 Sustainable Communities

It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.

Policy H7 Urban Design in Residential Developments

It is the policy of the Council to ensure that all new residential development within the County is of high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).

Policy H8 Residential Densities

It is the policy of the Council to promote higher residential densities at appropriate locations and to ensure that the density of new residential development is appropriate to its location and surrounding context.

Policy H9 Residential Building Heights

It is the policy of the Council to support varied building heights across residential and mixed use areas in South Dublin County.

Policy H10 Mix of Dwelling Types

It is the policy of the Council to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the provisions of the Interim South Dublin County Council Housing Strategy 2016-2022.

Section 2.3.0 Quality Of Residential Development

Policy H11 Residential Design and Layout

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It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

Policy H12 Public Open Space

It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

Policy H13 Private and Semi-Private Open Space

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

Policy H14 Internal Residential Accommodation

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

Policy H15 Privacy and Security

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

Policy H15 Residential Consolidation

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

Section 3.2.0 Community Facilities

Section 3.13.0 Open Space Management & Use

Policy C12 Open Space

It is the policy of the Council that a hierarchical network of high quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management.

Policy UC6 Building Heights

It is the policy of the Council to support varied building heights across town, district, village and local centres and regeneration areas in South Dublin County.

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Section 6.3.0 Walking And Cycling

Policy TM3 Walking and Cycling

It is the policy of the Council to re-balance movement priorities towards more sustainable modes of transportation.

Section 6.4.3 Road and Street Design

Policy TM12

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

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

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

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

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

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.

Section 8.0 Green Infrastructure

Policy G1 Overarching

Policy G1 Green Infrastructure Network

Policy G3 Watercourses Network

Policy G4 Public Open Space and Landscape Setting

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 9.1.2 Protected Structures

Policy HCL3 Protected Structures

Section 9.1.3 Architectural Conservation Areas

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Policy HCL4 Architectural Conservation Areas

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 10.0 Energy

Policy E4 Energy Performance in New Buildings

Section 11.2.0 Place Making and Urban Design

Section 11.2.1 Design Statements

Section 11.2.2 Masterplans

Table 11.17: Masterplan Considerations

Section 11.2.7 Building Height

Section 11.3.1 Residential

(i) Mix of Dwelling Types

(ii) Residential Density

(iii) Public Open Space/Children's Play

(iv) Dwelling Standards

(v) Privacy

(vi) Dual Aspect

(vii) Access Cores and Communal Areas

(viii) Clothes Drying Facilities

Table 11.20: Minimum Space Standards for Houses

Table 11.21: Minimum Space Standards for Apartments

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.24: Maximum Parking Rates (Residential Development)

Section 11.4.3 Car Parking for Electric Vehicles

Section 11.4.4 Car Parking Design and Layout

Section 11.4.5 Traffic and Transport Assessments

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

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

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

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Section 11.7.2 Energy Performance In New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines

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

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

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).

Sustainable Urban Housing: Design Standards for New Apartments, Department of Housing, Local Government and Heritage, (2020)

Urban Development and Building Heights Guidelines for Planning Authorities, Department of Housing, Planning and Local Government, (2018).

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).

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

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

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Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009).

National Cycle Manual, National Transport Authority, (June 2011).

Childcare Facilities Guidelines for Planning Authorities, Government of Ireland (2001)

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Part V;
- Archaeological Conservation;
- Architectural Conservation;
- Residential and Visual Amenity;
- Landscaping and Open Space;
- Services and Drainage;
- Traffic, Access and Parking;
- Environmental Health;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The subject site is zoned 'RES': *'To protect and/or improve residential amenity.'* Under this zoning residential development is Permitted in Principle. The proposed use is therefore considered to be generally acceptable, subject to further assessment against the relevant policies, objectives and standards set out under the County Development Plan.

An Architectural Design Statement & Masterplan has been submitted. This design statement includes a site analysis. It doesn't include a concept plan and/or masterplan, however, makes reference to how the proposal was developed. Technical documents are referenced including, but not limited to, the Urban Design Manual (2009) and Design Manual for Urban Roads and Street (2013). The document is therefore considered to be sufficient for the purposes of this assessment.

Part V

SDCC's Housing Department has reviewed the proposed development and states the following: *I refer to the above application for planning permission, SD22A/0039 and I wish to advise that a Part V condition should be attached to any grant of permission for this application.*

The Part V submission lodged with this planning application is noted, the developer has proposed to fulfil their Part V obligation by providing 2 x 4 Bed 4 Storey Semi-Detached houses.

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South Dublin County Councils will consider all options available to fulfil part v as per the Planning and Development Act 2000 (as amended).

South Dublin County Council can only agree Part V in respect of the permitted development subject to costing approval from the Department of Housing, Local Government & Heritage. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

The Part V percentage liability is dependent on the date the applicant purchased the subject site and the applicant is required to provide proof of same to the Housing Department.

Please note that collateral warranties will be required from the Developer in respect of the contractor, consultants and sub-contractors.

This report is noted. A Part V condition should be included in the event of a grant of permission.

Archaeological Conservation

The applicant has submitted an Archaeological Assessment for the site. The site is not within nor proximate to an Area of Archaeological Potential or a Recorded Monument or Place. The assessment finds that the site is considered to possess a low-moderate archaeological potential. Measures in relation to monitoring all ground disturbances are recommended. In the event of a grant of permission a condition relating to archaeological monitoring, recording and reporting should be attached.

Architectural Conservation

SDCC's Architectural Conservation Officer has reviewed the proposed development and states the following:

The site adjoins the area of Saint Patrick's Cottages/Tara Hill which is an Architectural Conservation Area and is located to the north of Protected Structure, RPS Ref.258 'The Mill House'. The area of the Mill House and other areas along Whitechurch Road are characterised by the existing stone boundary walls and rural character. The proposed development includes the demolition of two existing habitable structures on the site including a bungalow (Silveracre), an existing cottage and 5 derelict structures/cottages located along the western boundary of the site. It is proposed to construct 22 townhouses with private roof terraces at 4th floor level.

It is considered that the house type, height and overall design does not reflect the site context and development type along Whitechurch Road. No cognisance has been given to the existing character along Whitechurch Road nor how the proposed development will sit within existing house types, including the Protected Structure (Mill House) to the north and adjoining an Architectural Conservation Area. The report on the architectural significance of the lands at Whitechurch is welcomed in providing a photographic record and appraisal of the buildings and ruins which are to be demolished as part of the proposed development.

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The main areas for concern are as follows:

- *Overall height, form and design of the proposed new dwellings (UDBHG 2018 and CDP policy it should be noted that BHG needs to take account of existing built environment and any direct visual impacts on Protected Structures and ACAs).*
- *Lack of sensitivity within the overall context of the site*
- *Lack of streetscape and street frontage in order to reflect the existing characteristics of Whitechurch Road.*
- *Design rationale and proposed materials and finishes – No cognisance has been given to the adjoining architectural quality of the area and in particular the Protected Structure in close proximity and the adjoining ACA. The existing building palette in the area would be predominately stone and render. Brick is used for dressing and feature detail for dwellings at St. Patricks Cottages however St. Patricks cottages are set back from Whitechurch Road and are a formed residential group.*
- *The proposal fails to provide a sensitive new development at this location given the overall design and layout as above – The proposed development will be highly visible and will dominate views on approach along Whitechurch Road and therefore needs to be more sensitive in its design to minimise visual impact. It is considered that a simpler contemporary and clean design, smaller in scale and form would be more appropriate. The use of render and stone should be the main building material with improved architectural design and detail addressing the street frontage along Whitechurch Road.*

I would be recommending a complete redesign to address the above issues in providing a more suitable and sensitive development at this location.

The report from the Architectural Conservation Officer is noted. **It is considered that these concerns should be addressed via additional information.**

Residential and Visual Amenity

Demolition of Existing Buildings

As part of the proposal, permission is sought to demolish the existing structures and houses onsite including 1 single storey detached dwelling in the north of the site and 1 cottage and other derelict cottages along the western boundary of the site. Third party submitters have advised that these cottages should be retained and incorporated into the development. It is noted that these structures have not been noted of being of significance in relation to architectural conservation. These cottages are largely derelict and in a state of disrepair. It is therefore considered that the proposed demolition of existing buildings onsite is acceptable.

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Unit Mix and Type

The proposed development would involve the construction of 22 residential units, comprised of semi-detached and terraced dwellings. Policy H10 of the County Development Plan relates to providing a wide variety of adaptable housing types, sizes and tenures in accordance with the Housing Strategy. The dwellings would be 4-bedroom (7 person), apart from Units 7 and 8, which are noted as having 5 bedrooms as shown on the proposed floor plans.

In terms of house types, 7 house types are being proposed. The main differences between these house types appear to be whether they are end of terrace, mid terrace or semi-detached, which in turn impacts the internal layouts. A greater variation in house types and design should be explored. This is discussed further in this report in relation to visual impact.

Residential Density

The proposed residential density would be approx. 37.9 units per ha. The subject site is located within 'Dublin City and Suburbs' in the Settlement Hierarchy under the County Development Plan (Variation 4). Policy H8 of the County Development Plan states it is Council policy to promote higher densities at appropriate locations having regard to the surrounding context.

Section 11.3.1 (ii) states that density should be determined with reference to the 2009 Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities. Higher residential densities will be promoted within walking distance of town and district centres and high capacity public transport facilities. The residential density (net) of new development should generally be greater than 35 dwellings per hectare, save in exceptional circumstances.

Within reasonable walking distance to the site (under or around 10 minutes) are existing bus services (some with frequencies of 10-15 minutes), including those along Grange Road and Willbrook Road. BusConnects would upgrade bus services in the area, including upgrading Grange Road to a Spine/Branch Route. The site is an approx. 10 minute walk to local facilities along Grange Road and Barton Drive. A higher residential density is therefore acceptable subject to how the development addresses the surrounding context.

While the proposed density is acceptable, the Planning Authority has serious concerns regarding the impact of the proposed dwellings on existing residential development and the surrounding area. This is discussed further in this report.

Building Heights

The proposed dwellings would be 4 storeys in overall height. From the front elevation the buildings would be 4 storeys with the top floor setback to provide for a roof terrace at third floor level. At the rear, the building would appear as 3 storeys with a pitched roof. The overall height

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of the dwellings would be approx. 12.3 m. The height above ground level of the dwellings would slightly vary throughout the site given differences in the ground level. The site slightly slopes, mostly from west up to east. **The applicant should be requested to submit a revised proposed site layout with proposed levels to confirm.**

Existing residential development adjoining or proximate to the site is one to two storeys in height. Under Section 11.2.7 of the County Development Plan proposals for buildings greater than the prevailing building height in the area should be supported by a strong urban design rationale and provide transitional elements. The appropriate height of a building will be determined by proximity to existing housing, including that new development adjoining 1 or 2 storey housing shall be no more than 2 storeys in height, unless a separation distance of 35 m or greater is provided.

The Planning Authority acknowledges that the Section 11.2.7 text may be viewed as a blanket height restriction that runs contrary to the Urban Development and Building Height Guidelines, specifically SPPR 1. It is noted that SPPR1 supports the incorporation of increased building height and density in locations with good public transport accessibility in development plans. SPPR3 provides a framework for planning authorities to grant permission contrary to their development plan subject to being satisfied that the applicant has met specified criteria.

The proposed dwellings would be approx. 16.9m from existing two storey dwellings on Tara Hill Crescent to the east. They would be approx. 12.7m to 12.8m from the one and two storey dwellings on Whitechurch Road to the south. By way of height and proximity the Planning Authority has concerns that the proposed dwellings could have a significant overbearing, overshadowing and overlooking impacts on existing residential development to the east and south of the site.

A revised proposal should be submitted addressing these concerns. The proposed dwellings, especially where they would be proximate to existing residential development, should be reduced to a more appropriate height. Further separation distances should be considered; however, the Planning Authority acknowledges these can only be extended so far before comprising the overall layout of the development. Separation distances below those prescribed may be acceptable if the dwellings are redesigned so as to fully address concerns in relation to impacts on existing residential development. **This should be addressed via additional information.**

General Layout & Permeability

The proposed dwellings would be along the northern, eastern and southern parts of the site. An area of public open space, adjoining Whitechurch Road, would be centrally located within the development. A central area of public open space, visible from Whitechurch Road is welcomed

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and would add to the amenity of the site. The use of homezones in appropriate areas of the site is welcomed.

The proposed layout would include a new singular vehicular access from Whitechurch Road (moved southwards from existing). Two pedestrian accesses would be provided from Whitechurch Road. Third parties have raised the consideration of access to the east to Tara Hill and onto Grange Road. It is noted that the site's eastern boundary adjoins a strip of land (with a piped stream). This land is outside of the control of the applicant. Given the above, it is not considered that an access via the eastern boundary should be requested.

Standard of Accommodation

A Housing Quality Assessment has been submitted. All the proposed dwellings would be approx. 120sq.m in size, which complies with the minimum standards. Sufficient internal storage space for the dwellings would be provided. The proposed bedrooms would meet the minimum floorspace requirements. The applicant has stated that the dwellings would all be 4 bedrooms. However, Unit Type B and C (Units 7 and 8) have 5 no. bedrooms as shown on the proposed floor plans. This has been taken into consideration in the assessment of the development.

Private amenity space for each dwelling would be provided as a combination of third floor level terrace and ground floor rear garden. The sizes ranges from approx. 69.3sq.m to 133.5sq.m. The 69.3sq.m space provision is the only private amenity space under the 70sq.m requirement. However, it is noted this is only slightly undersized and is therefore acceptable in this instance.

Given the private amenity space relies on a roof terrace to achieve the minimum required, the garden spaces are smaller than usual. In the event of a grant of permission the Planning Authority will consider including a condition requiring permission for any development falling within Classes 1 or 3 of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended).

House No. 8's private garden space wraps around the rear and side, and to the front, of the dwelling. The CDP states that private open space should be located behind the front building line of the house and be designed to provide for adequate private amenity. It would also be preferable that this space was more combined for usability. The layout of House No. 8 should be revised to provide for private amenity space the behind the front building line. **This should be requested via additional information.**

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Visual Impact

Section 11.3.2 of the County Development Plan sets out a number of design criteria in relation to infill sites. 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, materials, and finishes. The site is approx. 0.58 ha in size. While this is slightly over 0.5 ha it is close enough that consideration should be given to the design of the proposal in relation to surrounding built form. Especially, as the Architectural Conservation Officer has raised, due to its proximity to structures of architectural importance.

The applicant has submitted photomontages and drawings illustrating the visual impact of the proposed development. The Planning Authority has concerns in relation to the visual impact of the proposed dwellings. This is in relation to existing residential development, which has been discussed above. There are also serious concerns in relation to the proposed frontage along Whitechurch Road. Due to height and proximity to Whitechurch Road the proposed development would appear out of scale with existing development along this road.

The proposed dwellings at the Whitechurch Road boundary do not sufficiently address this road. The dwellings at this boundary should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain. The dwellings should either face the road or an appropriate dual frontage should be provided. The height should also be reviewed and reduced along this frontage to provide an appropriate transition.

The proposed materials and finishes are largely selected smooth render plaster boards, selected red brickwork and self-coloured render/pointed napp plaster finish. The Architectural Conservation Officer has raised concerns in relation to the proposed materials and advises the use of render and stone. The Planning Authority also consider that greater variation in materials across elevations should be provided. In particular the rear elevations, which would face existing residential development.

The dwellings are all of a similar design, scale and form. As stated previously, the proposed house types do not greatly differ in terms of external design. Consideration should be had to providing some variance between the dwellings.

The applicant should be requested to submit a revised proposed development that addresses the above concerns so that the development better integrates with and address the surrounding development in terms of scale, design and materials. **This should be requested via additional information.**

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Landscaping and Open Space

A central area of public open space, measuring approx. 580sq.m, is proposed. This equates to approx. 10% of the total site area. This area would also function as a detention basin for surface water. An attenuation tank is proposed under this space.

In terms of boundary treatment, it is proposed to make existing walls along the northern, eastern and southern boundaries 2.0 m high block walls, capped and rendered on both sides. A 1.8 m wide footpath would be provided along Whitechurch Road, along the front of the site. Along the Whitechurch Road boundary a 1.1 m high low level wall clad in stone with galvanised steel railings above would be provided. Boundary hedge planting is proposed behind this.

Where this boundary is along the sides of Houses No. 1 and 22 the wall would extend to a 2.0 high block wall. This treatment of the front boundary is not acceptable. These houses should be designed to account for that they would be visible from the front and side. A dual frontage should be provided and a privacy strip behind a low wall, hedge or railings should be provided until where it meets the rear private amenity space. **This should be addressed via additional information.**

Public Realm has reviewed the proposed development and requests further information as follows:

Landscape Proposals

Public Open Space provided within a residential development should contribute towards the County's green network, provide a local park, provide play space or playgrounds, create new civic space/plaza, or improve the amenity of a streetscape. Green spaces can also help with surface water management through integration with sustainable urban drainage systems. Public open space provided within new residential developments should be genuinely accessible to the general public. Public open space is open space which contributes to the public domain and is accessible to the public for the purposes of active and passive recreation, including relaxation and children's play. Public open space also provides for visual breaks between and within residential areas and facilitates biodiversity and the maintenance of wildlife habitats. All public open spaces shall be of a high quality in terms of design and layout, be located in such a manner as to ensure informal supervision by residents and be visually and functionally accessible to the maximum number of residential units. The proposed development should create positive additions to the open spaces of the area in the form of planting, permeability, and usable open space.

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The applicant shall provide additional information and consider a possible re-design in order to address the following issues:

- i. Public open space with the proposed development is to be relocated along the eastern portion of the subject site to include the existing piped stream with the landscape proposals for the development. The extension of the red line boundary will require approval from the Development Department of SDDC.*
- ii. The daylighting and inclusion of the stream along the eastern boundary would promote biodiversity and ecology, improve the amenity and of Green Infrastructure of the site and help control and manage the quality and quantity of surface water within the development. The inclusion of the stream with the open space provision would also prevent any future development adjacent to the stream and allow access to the stream for maintenance purposes.*
- iii. The applicant has not provided details as to the levels and gradients with the proposed public open space areas. The developer shall submit level details for the open space areas, this shall include cross section drawings where applicable.*
- iv. The applicant has proposed that an attenuation tank be located under the main public space area within the development – much of the public open space area is taken up by this proposed attenuation tank. This is not acceptable to the public realm section. Revised drawings and proposals should be provided in this regard.*
- v. The proposed SUDs are unacceptable. Water should be attenuated as close to where it falls as possible, so natural SUDs features such as permeable paving, tree pits, swales are required to be included.*
- vi. Public Realm requires a tree survey of the site in order to establish the impact of the development on existing vegetation including the impact of daylighting of the watercourse and to propose mitigation measures if deemed required.*
- vii. There is a lack of street tree planting, as per Section 3.4.4 of the Adamstown Street Design Guide, On-street car parking shall be combined with regular tree planting and a high standard of kerbing and paving. It is a general objective that not more than five perpendicular or two parallel car parking spaces be allowed between trees. Trees shall be planted into a porous material with structural root soil and constructed tree pits between the car spaces. Tree pits shall contain SUDs features. In addition, the street frontage to Whitechurch road should include street trees.*
- viii. The applicant has failed to provide a plan which clearly delineates public, communal and private spaces provided, as well as a detailed breakdown of the total area of same. Response should include a plan which clearly delineates public, communal and private spaces to be provided.*
- ix. Any proposed pedestrian connections to adjoining lands should be clearly indicated on plans. The applicant should show how public open spaces in the wider area will link in and integrate with the proposed development. The public realm should be integrated into the*

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adjacent development areas, creating continuous green infrastructure connections that form both physical and biodiversity links. Open space to be landscaped for amenity and biodiversity

DMURS and Street Trees

DMURS seeks to put well-designed streets at the heart of sustainable communities and supports boarder government policies on the environment, planning and transportation. DMURS provides the practical measures to achieve:

- *Highly connected street which allow people to walk and cycle to key destinations in a direct and easy-to find manner.*
- *A safe and comfortable street environment for pedestrians and cyclists of all ages.*
- *Streets that contribute to the creation of attractive and lively communities.*
- *Streets that calm traffic via a range of design measures that make drivers more aware of their environment.*

Section 4.2.2 Street Trees from the Design Manual for Urban Roads and Streets 2019 (DMURS) states that "Street trees are an integral part of street design as they contribute to the sense of enclosure, act as a buffer to traffic noise/ pollution and enhance place. A traffic calming effect can also be achieved, where trees are planted in continuous rows and their canopies overhang, at least in part, the vehicular carriageway. Street trees can also be used to enhance legibility by highlighting the importance of connecting routes and distinguishing one area from another through variations in size and species selection. The planting of trees should be considered as an integral part of street design. In general, the size of the species selected should be proportionate to the width of the street reserve"

Street trees shall be provided fully in Public Areas and not between private or management company driveways. Street Tree Planting shall be located within the Public Realm and include SUDS features. There is a lack of street tree planting proposed within the development. Revised proposals to be provided by the applicant in this regard. Response should include revised layout and drawings.

SuDS and Green Infrastructure

A SuDS strategy should be developed for the proposed development which takes account of quantity, quality, and amenity issues. The design of SuDS features is required to be of high quality to achieve a multifunctional space for amenity, biodiversity and surface water management. The proposed SuDs features should aid the maintenance of the existing greenfield runoff rates or potentially reduce the amount of surface water entering the piped surface water system.

The current proposed drainage system needs to be developed further in order to sustainably manage surface water through a natural hydrological regime or SUDS scheme within the development. The philosophy of SUDS is an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and

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habitat/biodiversity enhancement. Additional SuDS that should be considered for the SHD development include:

- *Bio retention systems*
- *Infiltration systems*
- *Tree pits*
- *Channel rills*
- *Green area detention basins*
- *Additional swales*

Were possible in addition to the SUDS features proposed the applicant should provide the following:

- *Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. Revised proposals to be provided by the applicant in this regard. Response should include revised layout and drawings.*

Water Attenuation within Public Open Space

The issue of surface water attenuation is a significant concern for the Public Realm Section. All the proposed attenuation tanks are situated under areas identified as public open space; a large portion of the public open space areas are underlain by these tanks. This approach is not considered acceptable to the Public Realm Section. The proposal places severe limitations on the potential use and landscaping of the open space into the future. When the area of the attenuation tanks is taken from the public open space area provision then there is potentially a significant shortfall in terms of the open space provided and the standards contained in the South Dublin County Development Plan 2016-2022. The location of these tanks on the open space reduces both the amenity and usability of the open space provided. Revised proposals with regard to the proposed location of the attenuation tanks within the open space areas is to be provided by the applicant. Further consideration of the location and size of attenuation tanks needs to be carried out. The size of the proposed attenuation tank should be through the provision of additional natural SUDS features as part of the storm/surface water drainage scheme for the proposed development Response should include revised layout and drawings.

Planting Proposals

Planting should be predominantly native and pollinator friendly where possible, street trees to be minimum 18-20cm girth and open space trees to be 20-25cm girth, specimen/feature trees should ideally be 30-35cm girth. Street trees where possible should contain SUDS features and be planted within the public realm. The applicant should have suitable tree pits that attenuate water within hard surface areas. The applicant should clearly outline how SuDS features within

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the tree pits will function. Details of constructed/bio retention tree pits to be used to be provided. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape. Planting material where possible should be Irish Grown Nursey Stock and the importation of foreign planting material should be avoided within the proposed planting schemes. Response should include revised layout and drawings.

Play Provision

There is a lack of detail in terms of the play provision being proposed within the development. There is a lack of detail in terms of items being provided and there also seems to be insufficient play items being provided considering the size of the proposed development. Additional details, specifications and images need to be provided in relation to the proposed playgrounds and play spaces for the development. All play equipment should be of predominantly natural materials with unstructured play included in the proposed design. The playground designer/landscape architect can contact SDCC Public Realm Section to discuss the play proposals, including the inclusion of additional universally accessible equipment. Detailed information on the number and types of play items being delivered to be provided by the applicant in this regard. Response should include revised layout and drawings.

Proximity of Development to stream along Eastern Boundary

The location/proximity of the proposed buildings/housing units to stream along the eastern boundary of the subject site contravenes Planning Policy G3 Objective 2 of the CDP 2016-2022 - G3 Objective 2; "To maintain a biodiversity protection zone of not less than 10 meters from the top of the bank of all watercourses in the County, with the full extent of the protection zone to be determined on a case by case basis by the Planning Authority, based on site specific characteristics and sensitivities." The applicant should clearly show on a drawing a 10m set back from any proposed building to the top of the bank of this water body. Response should include revised layout and drawings.

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following additional information be provided:

1. Relocation of Open Space and Daylighting of Existing culverted Stream along Eastern Boundary

The main open space within the proposed development shall be relocated along the eastern boundary to include the existing piped stream. This existing piped stream shall be opened up/daylighted in order to improve amenity, biodiversity, GI and to help control and manage the

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quantity and quality of surface water on site. In order to facilitate the daylighting of this culverted stream the Developer is requested to contact the Development Department of SDCC in order to seek permission to extend the red line boundary of the proposed development in order to include the stream along the eastern boundary within a planning application. Permission to extend the red line boundary will be made without prejudice and does not confer any rights to enter onto lands and carry out works. Separate permission is required in relation to entering lands and carrying out works. Please note a grant of permission to include SDCC lands within a planning application does not consider the acceptability or otherwise of the planning proposals; which will be subject to a separate consideration by the planning authority. Response should include revised layout and drawings.

2. Landscape Design Proposals

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The applicant shall provide the following additional information:

- i. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.*
- ii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape. Street Frontage to the Whitechurch Road should include street trees planting.*
- iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.*
- iv. The proposed attenuation tank shall not be located under the main open space for the proposed development. The proposed attenuation tank should be relocated and reduced in size through the provision of additional natural SUDs features as part of the storm/surface water drainage scheme for the proposed development.*

ADDITIONAL INFORMATION

2. Tree Survey

The applicant is requested to submit a comprehensive Tree Report. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction - recommendations. The report shall be carried out by an independent, qualified Arborist and shall include all of the following:

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- (i) Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e., vegetation contained along the banks of the culverted stream) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site*
- (ii) Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.*
- (iii) Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).*
- (iv) Design Iteration - Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retention.*
- (v) Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.*
- (vi) Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities; plant, equipment and materials storage etc. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.*
- (vii) Arboricultural Method Statement: clear and practically achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.*
- (viii) Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.*
- (ix) The applicant is requested to submit pictures of the existing trees/hedgerows subject to any tree protective fencing. This shall include a location map of where each picture was taken from.*
- (x) Arborist's name, arboricultural qualifications and contact details.*
- (xi) Date that the survey was carried out (surveys > 12 months are unacceptable).*

3. Street Trees

The current landscape proposal for the development contains a lack of street tree planting and is not acceptable to the Public Realm Section. The applicant is requested to submit a revised landscape plan to incorporate additional street trees. Street trees within the development shall be provided fully in Public Areas and not between private or management company driveways. Street Tree Planting shall be located within the Public Realm and include SUDS features. Response should include revised layout and drawings. ADDITIONAL INFORMATION

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4. Play Provision

A detailed play strategy for the subject site to be submitted, additional details to be provided include:

- i. a specification of all play equipment to be installed including provision for children with disabilities and special sensory needs;*
- ii. a specification of the surface treatment within the play areas; and arrangements for ensuring the safety and security of children using the play areas.*

ADDITIONAL INFORMATION

5. Attenuation and Public Open Space

The issue of surface water attenuation is a significant concern for the Public Realm Section. The proposed attenuation tank is located under an area identified as public open space; a large portion of the public open space areas are underlain by these tanks. This approach is not considered acceptable to the Public Realm Section. The proposal places severe limitations on the potential use and landscaping of the open space into the future. When the area of the attenuation tanks is taken from the public open space area provision then there is potentially a significant shortfall in terms of the open space provided and the standards contained in the South Dublin County Development Plan 2016-2022. The location of these tanks on the open space reduces both the amenity and usability of the open space provided. Revised proposals shall include the provision of additional natural SUDS features to reduce or remove the need for an attenuation tank within the development. Further consideration of the breakdown in provision of open space, the location and size of attenuation tank proposed, and the incorporation of additional SUDS measures needs to be carried out. Response should include revised layout and drawings and avoid the use of underground tanks within open space areas where possible

6. SUDS

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.*
- The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.*

ADDITIONAL INFORMATION

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7. *Proximity of Development to Stream along Eastern Boundary*

The current location/proximity of the proposed buildings/housing units to stream along the eastern boundary of the subject site contravenes Planning Policy G3 Objective 2 of the CDP 2016-2022 - G3 Objective 2; "To maintain a biodiversity protection zone of not less than 10 meters from the top of the bank of all watercourses in the County, with the full extent of the protection zone to be determined on a case by case basis by the Planning Authority, based on site specific characteristics and sensitivities." The applicant should clearly show on a drawing a 10m set back from any proposed building to the top of the bank of this water body. Response should include revised layout and drawings as recommended above (1. Relocation of Open Space and Daylighting of Existing culverted Stream along Eastern Boundary). ADDITIONAL INFORMATION

8. *Alien Invasive Plant Species Survey*

The applicant shall submit an Alien Invasive Plant Species Survey Report for the subject site to the Planning Authority. ADDITIONAL INFORMATION

The report from the Public Realm Section is noted. These items should be requested **via additional information.**

While the reasons to move the public open space to along the eastern boundary are acknowledged the Planning Authority are concerned this would lead to a less usable strip of open space behind rear gardens, which is not desirable. This would lead to a lack of passive surveillance and accessibility for the open space. A more central, focused area of open space is preferred. The relocation of the public open space should therefore not be requested. The treatment of the piped stream to the east, however, is discussed further below.

The Planning Authority does note the concerns in relation to public open space being located over an underground attenuation tank. Further above ground SuDS should be explored to omit the need for an underground attenuation tank. In line with Council policy, IE2 Objective 5 and Section 11.6.1 (iii), these should only be considered as a last resort.

The applicant has submitted an Ecological Impact Assessment Report. Third party submitters raised concerns in relation to lack of ecological surveys. The assessment submitted details the range of ecological surveys conducted on the site. In the event of a grant of permission the mitigation measures from this report should be conditioned.

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Services and Drainage

Water Services has reviewed the proposed development and requests further information in relation to surface water and flood risk:

Surface Water Report: Further Information Required:

- 1.1 Water services recommend that proposed open space, houses and bicycle shed be relocated such that the public open space is located adjacent to existing piped stream east of site. It would promote biodiversity and existing piped stream could be opened subject to planning and moving out red line boundary. This would also prevent any future development adjacent to piped stream and allow access to stream for maintenance purposes.*
- 1.2 The Developer is requested to contact the Development Department of SDCC in order to seek permission to extend the red line boundary of the proposed development in order to include the stream along the eastern boundary within a planning application. Permission to extend the red line boundary will be made without prejudice and does not confer any rights to enter onto lands and carry out works. Separate permission is required in relation to entering lands and carrying out works. Please note a grant of permission to include SDCC lands within a planning application does not consider the acceptability or otherwise of the planning proposals; which will be subject to a separate consideration by the planning authority.*
- 1.3 The developer is requested to open up pipe stream east of development subject to landowner/ planning approval.*
- 1.4 Submit a drawing and report to show what SuDS (Sustainable Drainage System) are proposed for the development. Show in m³ what surface water attenuation capacity proposed SuDS systems have. Examples of SuDS include:*
 - Green roofs,*
 - Swales*
 - Tree pits*
 - Permeable Paving*
 - Rain gardens*
 - Channell rills*
 - Water butts*
 - Grasscrete*

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Flood Risk Further Information Required:

2.1 *Submit a report and drawing to clearly show the location of proposed site on an OPW CFRAM Flood map. This will identify the location of site relative to adjacent flood zones if any and determine if any flood risks arise.*

2.2 *If there is a risk of flooding such as a 1 in 1,000 year flood risk outline in a report and drawing what flood mitigation measure are proposed for the development. Outline in report what if any flood risk there is for property upstream and downstream of proposed development due to same.*

2.3 *Prior to submission of revised documents contact water services of South Dublin County Council to discuss same.*

The Planning Authority notes the Public Realm and Water Services concerns in relation to the piped stream along the eastern boundary of the site. Third party submitters have also raised concerns in relation to this and the failure to integrate this into the development. The Planning Authority is concerned that as a result of the proposed development this strip of land would be further isolated and access to it restricted (when required for maintenance).

The applicant should be requested to consider this piped stream in the overall development scheme. It is requested that the nature of this infrastructure, whether it is only a piped stream, is confirmed. The site boundary (red line) should be extended to include this strip of land. The applicant should consider whether appropriate landscaping could be provided along this strip of land (in line with ecological surveys). Dedicated access to this strip of land from the subject site should be provided.

An appropriate setback distance of structures from any pipe should be provided. The separation distance of the proposed bicycle store and House No. 8 in particular from the eastern boundary should be reviewed in relation to this. **This should be requested via additional information.**

The subject site is noted as overlapping with Strategic Flood Risk Assessment (SFRA) A and B layers. In line with Water Services' report, **additional information in relation to flood risk should be requested.** Any mitigation measures in relation to this should be incorporated into the design of the proposal.

Irish Water has reviewed the proposed development and has no objection subject to standard conditions relating to connection agreements. This report is noted and should be conditioned in the event of a grant of permission.

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Traffic, Access and Parking

The proposed development would provide for 2 car parking spaces per dwelling. These spaces would be provided in curtilage. Bicycle parking would also be provided in curtilage. Secure bicycle parking also would be provided in the east of the site for the mid-terrace units only. This is stated as having a capacity of 4 bicycle parking spaces per dwelling (32 in total). Visitor bicycle parking (12) would be provided at the public open space. It is therefore considered that car and bicycle parking have sufficiently been provided for. External bicycle parking should be covered.

The Roads Department has reviewed the proposed development and requests additional information:

The existing dwelling is accessed of the Whitechurch Road, the applicant proposes to replace the two existing access locations with a new entrance. Visibility splay have been submitted detailing 49m in both directions.

The vehicle access location is proposed to be 5.0m wide with 5.0m corner radii. The junction will have a raised table to the adjoining public footpath.

The internal road widths are 5.0m for the main development road and 4.8m for the shared surface roads. The shared surface road to the north of the development has only a 4.8m space behind the on-curtilage parking spaces of units 20,19,18, 17, 8,7 and 6 this must be 6.0m spacing to allow for safe turning. The turning space at units 13,14,15 and 16 could be 5.7m again this must be confirmed at 6.0m spacing. The applicant should submit an autotrack or similar detailing how the on-curtilage spaces can be accessed by vehicles.

A traffic impact assessment was conducted based on 2017 figures. The report focused on the percentage increase in traffic from the development and concluded that it will not generate significant levels of additional traffic volumes. The applicant has concluded that as the percentage increase in traffic at the Willbrook Road/Ballyboden Road junction is below 5% no further traffic analysis will be provided as detailed in the TTA guidelines.

Permeability:

Pedestrian permeability within the development is good. There are two proposed pedestrian access and three of the roads are to be shared surfaces. The footpaths are proposed to be 1.8m wide where provided. It is not clear from the drawing if the footpath alongside unit 9 is 1.8m wide or if it is a shared space between vehicles and pedestrians, this should be confirmed. A pedestrian link to Tara Hill estate through the east would be welcomed, to increase the permeability for the surrounding dwellings.

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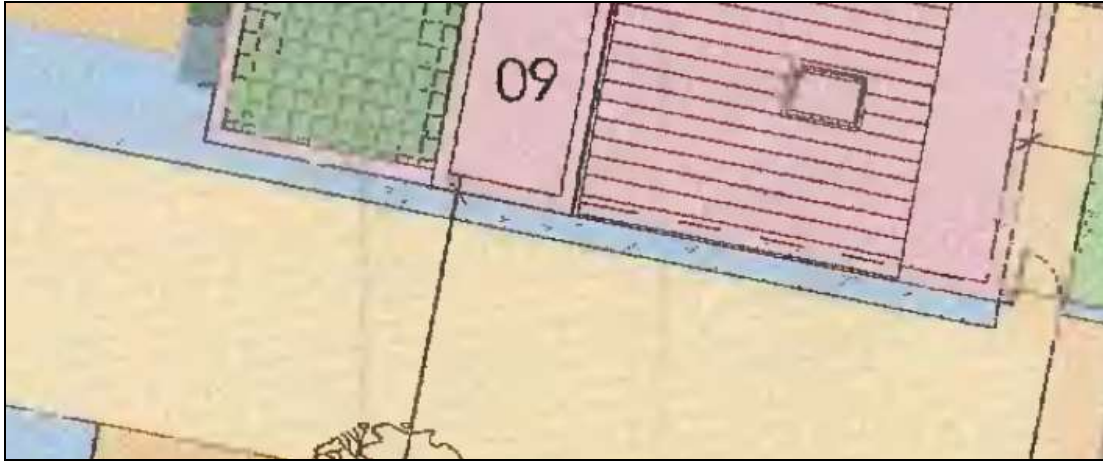


Figure 3 footpath

It is proposed to provide a 1.8m wide footpath along the front of the development along Whitechurch Road, this must connect to existing walking infrastructure. The existing walking and cycling infrastructure along Whitechurch Road are very poor and improvements are welcomed. The footpath is narrow 0.7m in places. There is no footpath to the north towards Ballyboden Road/Willbrook Road, potentially the strongest pedestrian desire line towards Rathfarnham Village and public transport. There is a potential pedestrian route through Willbrook Grove towards Ballyboden Road, that could be accessed by uncontrolled pedestrian crossing from the proposed development across Whitechurch road over the bridge at the whitechurch stream.

Car Parking:

The proposed development is providing 44 car parking spaces for 22 dwellings. The dwellings are 4 four bedroom and will each have 2 on curtilage parking spaces. All will have ducting to enable E.V. charging if required. The amount of parking provided is at the maximum allowed under the County Development plan.

Bicycle Parking:

Cycle parking will be accommodated within the curtilment of each dwelling, there is provision of bicycle parking for the mid terraced units in the development having 32 spaces 4 for each mid terraced unit. There are also 12 visitor spaces close to the entrance.

Taking in Charge:

No area for taking in charge has been submitted.

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Bin storage & Collection:

A swept path analysis has been submitted for refuse vehicles and fire tenders and details no conflicts. The turning manoeuvre will involve a 12m (approximately) reversing distance for the vehicles.

Public Lighting:

Site and Public Lighting design has not been submitted with this application.

Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.

Accessibility

The closest high frequency public transport would be on Grange Road approximately 750m north of the development. A closer bus stop is on Ballyboden Road but has limited service. This route may be upgraded by BusConnects route 74 to the city centre running at intervals of 30 minutes weekdays.

Roads recommend that additional information be requested from the applicant:

- 1. The applicant/developer is requested to submit a full swept path analysis for the proposed development. The analysis shall demonstrate the safe and efficient access and egress of the private vehicles from each dwelling, in particular No. 20,19,18, 17, 8,7 and 6. The applicant is also requested to submit any revised plans that may be required considering the above information.*
- 2. The applicant is requested to submit a revised layout not less than 1:100 scale showing the location, design, and construction of an uncontrolled pedestrian crossing from the development to the footpath on the west side of Whitechurch Road, including safety barriers. To be constructed by the applicant/developer and at their own expense.*
- 3. The applicant/developer is requested to submit a revised layout not less than 1:100 scale showing the pedestrian routes within the development.*
 - a. The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.*
 - b. Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.*

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Should the permission be granted, the following conditions are suggested:

- 1. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.*
- 2. Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.*
- 3. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.*
- 4. All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.*
- 5. The applicant shall provide 5% of vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points, REASON: In the interest of sustainable transport.*
- 6. The boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, to improve forward visibility for vehicles.*

Public Lighting have reviewed the proposed development and state the following:

There is no reference to Public Lighting in the current submission

Public Lighting will be required both within the development and along any new footpaths proposed along the Whitechurch Road under this application.

The standard PL condition should apply to this application.

The reports from the Roads Department and Public Lighting Section are noted. The Roads items should be requested **via additional information**.

Environmental Health

The H.S.E. Environmental Health Officer has reviewed the proposed development and finds it acceptable. This is subject to conditions relating to construction noise and air quality. This report is noted and should be conditioned in the event of a grant of permission.

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Screening for Environmental Impact Assessment

Having regard to the 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 applicant has submitted an Appropriate Assessment Screening Report. The subject site is not located within nor within close proximity to a European site. **It is considered that additional information in relation to surface water management and the potential watercourse to the east should be provided to assist in screening determination.**

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022,
- the established character of the area, and
- the scale, design and standard of the proposed development,

it is considered that **Additional Information** is required, to ensure the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

Request Additional Information.

Additional Information

Additional Information was requested on the 6th of April 2022

Additional Information was received on the 25th of August 2022 (not deemed significant).

Additional Information Consultations

Water Services – report received.

Irish Water – no objection subject to conditions.

Public Realm Section – no objection subject to conditions.

Roads Department – no objection subject to conditions.

Architectural Conservation Officer – no objection subject to conditions.

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South Dublin County Development Plan 2022-2028

Since the additional information request was issued, the South Dublin County Development Plan 2022-2028 has come into effect as of the 3rd of August 2022. The additional information submitted will be assessed under this Plan. The following policies and objectives are considered relevant to the proposed development:

Policy NCBH1: Overarching

Policy NCBH2: Biodiversity

Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas

Policy NCBH19: Protected Structures

Policy NCBH20: Architectural Conservation Areas

NCBH20 Objective 3:

To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.

NCBH20 Objective 8:

To ensure that all planning applications for new developments within or immediately contiguous to an ACA include an Architectural Impact Assessment and Design Rationale addressing design considerations such as urban structure and grain, density and mix, scale, height, materials, landscape, views and landmarks and historic development.

Policy NCBH21: Vernacular / Traditional and Older Buildings, Estates and Streetscapes

Policy NCBH23: Architectural Conservation and Design

Policy NCBH25: Placemaking and the Historic Built Environment

Policy GII: Overarching

GII 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.

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 GI3: Sustainable Water Management

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GI3 Objective 2:

To require development proposals that are within riparian corridors to demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology.

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.

Policy GI5: Climate Resilience

Table 4.1 Strategic Green Infrastructure Corridors

Strategic Corridor 5: Camac River Corridor

Policy QDP1: Successful and Sustainable Neighbourhoods

Policy QDP2: Overarching - Successful and Sustainable Neighbourhoods

Policy QDP7: High Quality Design – Development General

Policy QDP10: Mix of Dwelling Types

Policy QDP11: Materials, Colours and Textures

Policy H1: Housing Strategy and Interim Housing Need and Demand Assessment

H1 Objective 12:

Proposals for residential development shall provide a minimum of 30% 3-bedroom units, a lesser provision may be acceptable where it can be demonstrated that:

- there are unique site constraints that would prevent such provision; or*
- that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socioeconomic, population and housing data set out in the Housing Strategy and Interim HNDA; or*
- the scheme is a social and / or affordable housing scheme.*

Note: Build-To-Rent (BTR) residential developments shall comply with the Sustainable Urban Housing: Design Standards for New Apartments (2020) (or any superseding Section 28 Ministerial Guidelines).

Policy H7: Residential Design and Layout

Policy H8: Public Open Space

Policy H9: Private and Semi-Private Open Space

Policy H10: Internal Residential Accommodation

Policy H11: Privacy and Security

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Policy SM2: Walking and Cycling

Policy SM7: Car Parking and EV Charging

Policy COS5: Parks and Public Open Space – Overarching

Policy E3: Energy Performance in Existing and New Buildings

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE7: Waste Management

Policy IE8: Environmental Quality

Policy IE9: Casement Aerodrome

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management

12.4.3 Riparian Corridors

The riparian corridors of the County include rivers, streams and other watercourses and are important for water quality as well as providing green infrastructure and biodiversity links, see sections 4.2.2 and 11.3.1 for policy and objectives. Development within or affecting riparian corridors will be required to:

- Ensure that hydromorphological assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors identified as part of this Development Plan;

- Demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology;

- Promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along all watercourses within any development site. This is a minimum and should be considered in light of the bullet points above;

- Uncover existing culverts where appropriate and in accordance with relevant river catchment proposals, restore the watercourse to acceptable ecological standards for biodiversity wherever possible, improving habitat connection and strengthening the County's GI network.

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.5.4 Public Realm: (At the Site Level)

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12.6.1 Mix of Dwelling Types

12.6.7 Residential Standards

12.6.10 Public Open Space

12.7.1 Bicycle Parking / Storage Standards

12.7.4 Car Parking Standards

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.11.1 Water Management

12.11.3 Waste Management

12.11.4 Environmental Hazard Management

12.11.5 Aviation, Airports and Aerodromes

The key policies and objectives relevant to the proposed development are assessed as follows:

Green Infrastructure

The subject site is partly located within a Riparian Corridor. This includes the western part of the site. There are no existing watercourses onsite. It has been established that to the east of the site the surface water is currently piped.

The site is also located along a Secondary Green Infrastructure Link and the Dun Laoghaire-Rathdown Green Infrastructure Corridor 2 as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. Under section 12.4.2 the CDP states that the development should, at a minimum, protect any existing GI assets and enhance same.

Further green infrastructure and SUDS measures should be explored. This is discussed further under the following assessment section.

Green Space Factor

The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments. Minimum scoring requirements are based on the land-use zoning of a site (See GI5 Objective 4), this applies to all development comprising 2 or more residential units and any development with a floor area in excess of 500 sq.m. This can be addressed by way of condition. The applicant is referred to the relevant guidance note to calculate GSF at <https://www.sdcc.ie/en/devplan2022/adopted-plan/related-documents/green-space-factor-guidance-note.pdf>

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Public Open Space

Public Open Space requirements pertaining to residential development have been updated since the adoption of the 2022-2028 CDP. Under section 8.7.3 of the CDP the overall standard for public open space requirements is 2.4 hectares per 1,000 population with a minimum standard of 10% of the site for new residential development on lands in other zones including mixed use. Approx. 580sq.m of public open space is proposed onsite which meets the minimum requirement. While a contribution in lieu of public open space, to meet overall standard may be considered at the Planning Authority's discretion under COS5 Objective 7 of the CDP and at such time as the Development Contribution Scheme allows, in this instance and owing to adequate provision of open space on site to meet the needs of the residents, a contribution will not be sought in this instance.

Housing Mix

The 2022-2028 CDP also introduces the following objective in relation to dwelling mix:

H1 Objective 12:

Proposals for residential development shall provide a minimum of 30% 3-bedroom units, a lesser provision may be acceptable where it can be demonstrated that:

- there are unique site constraints that would prevent such provision; or*
- that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socioeconomic, population and housing data set out in the Housing Strategy and Interim HNDA; or*
- the scheme is a social and / or affordable housing scheme.*

The proposed development provides for 4 or 5 bed houses and therefore complies with this objective.

Assessment of Additional Information

Item 1 Requested

The Planning Authority has concerns in regard to the overall height, form and design of the proposed development and the associated impact on existing residential and visual amenities in the area. In this regard, the applicant is requested to address the following requirements of the Planning Authority;

- (a) A reduction in the height of the proposed dwellings to a maximum of 3 storeys;*
- (b) Reconfiguration of Unit No. 1 and No. 22 to provide a frontage/ entrance onto Whitechurch Road. The proposed boundary treatment along this boundary should be revised to provide a privacy strip behind a low wall, hedge or railings until where it meets the rear private amenity space behind the dwellings along this boundary.*
- (c) Reconsideration of the proposed materials and finishes, having regard predominant building palette in the area especially the neighbouring Protected Structure and the adjoining ACA. A*

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greater variance in materials across elevations (particularly the rear elevations) and house types should also be considered. A full set of revised drawings should be submitted. This includes a revised proposed site layout that includes proposed site levels.

Applicant's Response:

(a) The end of terrace units (2 no.) adjacent to Whitechurch Road have been revised. Reduced to two storeys in height.

Redesigned the roof level of the units. pitched roof with roof cladded in black tile/slate materials. Set back the previously vertical roof line from the gable face of the buildings and applying a 9-degree angle to the roof walls. The same angel has been applied to the area of the roof which faces the front of the house.

Glazing removed patio doors/windows and one access door would now remain with cladding in same material as roof.

(b) Front entrances for units 1 and 22 have been moved to the western elevations. A low level boundary wall cladded in stone, with railings, is provided along the front of these units. Privacy strips provided.

(c) Brick and render colours have been changed, together with roof design and materials.

Assessment:

Units 01 and 22 have been reduced in size and are now House Type A. These are 4 bed houses approx. 174.5sq.m in size. These house types meet the minimum floorspace requirements under the County Development Plan and *Quality Housing for Sustainable Communities-Best Practice Guidelines*.

SDCC's Architectural Conservation Officer has reviewed the information submitted and advises:
Additional Information Response

A Report has been submitted by Conservation Architects in response to the Request for AI Item 1. The above AI request has been detailed in the Architectural Conservation Response.

The report assesses the existing historic buildings within the area including the adjacent Protected Structure Mill House and the building stock within the Architectural Conservation Area which adjoins the subject site.

The form, height and overall design of the proposed development is examined with regard to visual impacts and site context. The material palette is also examined with regard to sensitive new build at this location.

As part of the AI submission the proposed design of the scheme has been refined in that active side elevations have now been provided and a review of the overall height of the scheme addressing how it addresses Whitechurch Road. The overall palette of finishes for the entire scheme along with parking, private open space and landscaping has been provided. The units

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are 3-storey with terrace at roof level with a more traditional roof design. The roof levels have been redesigned thereby reducing the visual impact and reducing the overall mass at roof level. The result presents a traditional pitched roof with the roof cladded in black tile/slate materials. The design change has been achieved by setting back the previously vertical roof line from the gable face of the buildings and applying a slight angle to the roof walls. The same angle was applied to the area of the roof which faces the front of the houses. Modifications have been made to the end of the terraces adjacent to Whitechurch Road thereby addressing the Whitechurch Road and existing streetscape setting. A simpler more contemporary design has been presented, which presents an increased overall form and scale. The revisions made to the two units along the road provides an improved scale within the existing streetscape.

It is considered that with the revisions and modifications made along with considered design elements and more appropriate palette of materials and finishes the development is much improved.

The design elements and proportions adopted in the proposed house type have been considered in relation to the adjacent Protected Structure, Mill House. The mirroring of fenestration of the Mill House, in addition to addressing the finished treatments proposed allows the revisions to reinforce the design rationale. The boundary feature along Whitechurch Road as detailed in the request for AI is now a low-level boundary wall cladded in stone, with railings above giving an improved boundary treatment at this location.

Recommendation

It is considered that the information submitted to address the items requested as Additional Information are satisfactory. It is therefore recommended that the proposed development be granted with the following conditions attached;

A Schedule of materials and finishes should be submitted for agreement and approval for the proposed development. Samples and images of the final palette of materials and finishes should be provided.

This should be submitted prior to commencing development by way of confirming final material finishes and colours. This should include full details on materials and finishes for all elements of the proposed development, including the boundary treatment along Whitechurch Rd.

Reason: To ensure the proposed development is of high quality and reflects the overall design ethos detailed in the Additional Information submission.

The above conditions should be submitted to the Councils Architectural Conservation Officer (Ms. Irenie McLoughlin) for agreement and written approval prior to the commencement of development.

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The report from the ACO is noted and should be conditioned as such. The Planning Authority agrees that the changes have gone some way to addressing the concerns raised (i.e., materials and finishes, reduction in scale on Whitechurch Road). However, there are still concerns with the visual impact of the proposed development when viewed from Whitechurch Road.

While the units immediately fronting Whitechurch Road have been reduced to 3 storeys, the remainder of the houses would remain the same height as originally proposed, 3-4 storeys. The character along Whitechurch Road is typical of one or two storey housing. The reduction in scale, and provision of frontage onto Whitechurch Road, on the front houses is to be welcomed. The provision of 3 storeys for these front houses, 1-2 storeys above the typical height along this road, is considered acceptable given the variation of dwelling form and scale along this section of the road.

However, the revision to the front houses results in an immediate step up in a floor level to the attached houses behind. This creates an awkward form, especially due to the irregular roof form. The houses behind (Units 21, 02, 03 and 04) should be reduced in height to match Units 01 and 22. The proposed elevations along Whitechurch Road are also not in keeping with the remainder of the proposed development in terms of form, fenestration and design. Units 22 and 21 and Units 01 to 04 should be fully redesigned to improve the overall design of the scheme and frontage onto Whitechurch Road. **This should be addressed via condition.**

This item has therefore been satisfactorily addressed subject to conditions.

Item 2 Requested

House No. 8's private garden space wraps around the rear and side, and to the front, of the dwelling. The CDP states that private open space should be located behind the front building line of the house and be designed to provide for adequate private amenity. It would also be preferable that this space was more combined for usability. The applicant is requested to submit a revised layout for House No. 8 so that a more combined area of private amenity space is provided behind the front building line of the dwelling.

Applicant's Response:

Unit 8 and associated private open space has been amended.

The depth of the dwelling has been reduced by 1.4m and an eastern element added.

Provide for an additional 8sq.m to rear private open space, resulting in a total of 52sq.m at ground floor level plus roof terrace. The rear garden boundary fence has been relocated westwards.

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Assessment:

While the changes to House No. 08 are noted, this house is insufficiently setback from the existing surface water pipe along the eastern boundary of the site. This south-eastern area of the site should be revised so that the required separation distances are achieved. This includes the omission of this house and is discussed further under the following section of this report.

It is considered that these design changes can be secured via condition. This item has therefore been satisfactorily addressed subject to conditions.

Item 3 Requested

The Planning Authority is concerned that as a result of the proposed development the strip of land to the east with surface water infrastructure would be further isolated and access to it restricted (when required for maintenance). The applicant is requested to consider this strip of land (and the piped stream) in the overall development. It is requested that the nature of this infrastructure, whether it is only a piped stream, is confirmed. The site boundary (red line) should be extended to include this strip of land. The applicant should consider whether appropriate landscaping could be provided along this strip of land (in line with ecological surveys). Dedicated access to this strip of land from the subject site should be provided. An appropriate setback distance of structures from any pipe should be provided. The separation distance of the proposed bicycle store and House No. 8 in particular from the eastern boundary should be reviewed in relation to this.

Applicant's Response:

Strip of land is not within the ownership of the applicant. Landowner has not been identified.

Inclusion of this land could not be done without consent of the owner.

Applicant has extensively looked into this.

Land continues to be unregistered and no owner has been established.

Portion of the pipe to be relocated to provide for adequate setback distances with any proposed buildings within the scheme.

Existing wall along eastern wall is not to be altered.

Assessment:

The response to this item was discussed with Brian Harkin, Senior Executive Engineer in the SDCC Water Services Department. Because the pipe is not located in land within the ownership or control of the applicant, the realignment of this pipe cannot be guaranteed through this proposal. It was therefore advised that any proposed buildings would need to be setback at least 3m from the existing surface water pipe to the east.

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The proposed bicycle storage building and House No. 08 are located within 3m of the pipe. These buildings will need to be moved to secure the required setback distances. The bicycle storage can be moved forward or elsewhere appropriate on the site.

The required setback would, however, not leave an appropriate plot for a house and associated private amenity space under the current site layout where House No. 08 is currently situated. It might be possible to redesign this area of the site, amending House No. 07, to provide for a House No. 08, however, this is considered to be too significant of a redesign to achieve under the current application via condition.

House No. 08 should therefore be fully omitted under this application to achieve the required separation distance. This can be secured via condition. A full redesign of this area, which could incorporate a revised dwelling, could be explored under a separate application.

This item has therefore been satisfactorily addressed subject to conditions.

Item 4 Requested

The applicant is requested to submit the following in relation to public realm and landscaping:

(a) A fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section including:

i. A comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.

ii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape. Street Frontage to the Whitechurch Road should be include street trees planting.

iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.

iv. Revised proposals shall include the provision of additional natural SUDS features to reduce or remove the need for an attenuation tank within the development.

(b) A comprehensive Tree Report. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction - recommendations. The report shall be carried out by an independent, qualified Arborist and shall include all of the following:

i. Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e., vegetation contained along the banks of the culverted stream) shall be accurately plotted, tagged and shown on a scaled drawing of a topographical survey of the site

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- ii. Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition and useful life expectancy.*
 - iii. Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively).*
 - iv. Design Iteration - Adjustments, Revisions to Proposed Site Layout: subsequent to and arising from the Impacts Assessment, the applicant's design team shall demonstrate in their submission, that it has sufficiently explored and investigated layout alternatives, to achieve an optimal solution that meets South Dublin County Councils Tree Strategy and its Development Plan standards in respect of tree preservation and tree retention.*
 - v. Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development.*
 - vi. Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities; plant, equipment and materials storage etc. Root Protection Areas (RPAs') of all trees and hedgerows to be clearly shown on this drawing.*
 - vii. Arboricultural Method Statement: clear and practically achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan.*
 - viii. Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.*
 - ix. The applicant is requested to submit pictures of the existing trees/hedgerows subject to any tree protective fencing. This shall include a location map of where each picture was taken from.*
 - x. Arborist's name, arboricultural qualifications and contact details.*
 - xi. Date that the survey was carried out (surveys > 12 months are unacceptable).*
- (c) The current landscape proposal for the development contains a lack of street tree planting and is not acceptable to the Public Realm Section. The applicant is requested to submit a revised landscape plan to incorporate additional street trees. Street trees within the development shall be provided fully in Public Areas and not between private or management company driveways. Street Tree Planting shall be located within the Public Realm and include SUDS features. Response should include revised layout and drawings.*
- (d) A detailed play strategy for the subject site to be submitted, additional details to be provided include:*
- i. A specification of all play equipment to be installed including provision for children with disabilities and special sensory needs;*
 - ii. A specification of the surface treatment within the play areas; and arrangements for ensuring the safety and security of children using the play areas.*

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(e) An Alien Invasive Plant Species Survey Report for the subject site.

Applicant's Response:

Additional SUDS such as permeable paving to driveways, rain garden areas and detention basins.

Tree survey found no trees of any significance onsite. Existing vegetation is of low quality, value, and size and has no arboricultural, landscape or cultural value. Its removal will have little or no impact on the local area.

Additional trees added to the central open space areas. Tree planting within close proximity to any driveway accesses have been removed.

Play facilities added.

An invasive species assessment report has been submitted.

Assessment:

The Public Realm Section have reviewed the information submitted and raise the following concerns:

Main Concerns:

- Attenuation tank located under Public Open Space*
- Proximity of development ($\leq 10m$) to stream/water body located along the eastern boundary of the site.*
- There is little, or no street trees contained within the landscape proposals. This is not acceptable to the Public Realm Section. Street trees planted within the Public Realm and containing SUDS features must be provided. In addition, frontage to Whitechurch Road should include street trees.*
- Play items proposed lack play value – developer should consider alternative items with increased play value and consider using engineered wood chip as the safety surfacing.*
- The issue of surface water attenuation is a significant concern for the Public Realm Section. An attenuation tank is proposed under the main green central open space identified as public open space; this is not acceptable to the Public Realm Section, locating such tanks under public open space places severe limitations on the potential use, amenity value and landscaping of these public open space areas into the future. Development should seek to maximize the use of permeable surfaces, as well as opportunities for stormwater attenuation and storage through SuDS and limit the use of underground attenuation and storage.*
- Details of soft and hard landscaping required.*

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Landscape Proposals

Public Open Space provided within a residential development should contribute towards the County's green network, provide a local park, provide play space or playgrounds, create new civic space/plaza, or improve the amenity of a streetscape. Green spaces can also help with surface water management through integration with sustainable urban drainage systems. Public open space provided within new residential developments should be genuinely accessible to the general public. Public open space is open space which contributes to the public domain and is accessible to the public for the purposes of active and passive recreation, including relaxation and children's play. Public open space also provides for visual breaks between and within residential areas and facilitates biodiversity and the maintenance of wildlife habitats. All public open spaces shall be of a high quality in terms of design and layout, be located in such a manner as to ensure informal supervision by residents and be visually and functionally accessible to the maximum number of residential units. The proposed development should create positive additions to the open spaces of the area in the form of planting, permeability, and usable open space.

The applicant shall provide additional information and consider a possible re-design in order to address the following issues:

- i. Public open space with the proposed development is to be relocated along the eastern portion of the subject site to include the existing piped stream with the landscape proposals for the development. The extension of the red line boundary will require approval from the Development Department of SDDC.*
- ii. The daylighting and inclusion of the stream along the eastern boundary would promote biodiversity and ecology, improve the amenity and of Green Infrastructure of the site and help control and manage the quality and quantity of surface water within the development. The inclusion of the stream with the open space provision would also prevent any future development adjacent to the stream and allow access to the stream for maintenance purposes.*
- iii. The applicant has not provided details as to the levels and gradients with the proposed public open space areas. The developer shall submit level details for the open space areas, this shall include cross section drawings where applicable.*
- iv. The applicant has proposed that an attenuation tank be located under the main public space area within the development – much of the public open space area is taken up by this proposed attenuation tank. This is not acceptable to the public realm section. Revised drawings and proposals should be provided in this regard. As required under the new County Development Plan Development should seek to maximise the use of permeable surfaces, as well as opportunities for stormwater attenuation and storage through SuDS and limit the use of underground attenuation and storage. In addition, SuDS measures will only be accepted as an element of public open space where they are natural in form and integrate well into the open space landscape supporting a wider amenity and biodiversity value.*

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- v. *The proposed SUDs are unacceptable. Water should be attenuated as close to where it falls as possible, so natural SUDs features such as permeable paving, tree pits, swales are required to be included.*
- vi. *Public Realm requires a tree survey of the site in order to establish the impact of the development on existing vegetation including the impact of daylighting of the watercourse and to propose mitigation measures if deemed required.*
- vii. *There is a lack of street tree planting, as per Section 3.4.4 of the Adamstown Street Design Guide, On-street car parking shall be combined with regular tree planting and a high standard of kerbing and paving. It is a general objective that not more than five perpendicular or two parallel car parking spaces be allowed between trees. Trees shall be planted into a porous material with structural root soil and constructed tree pits between the car spaces. Tree pits shall contain SUDs features. In addition, the street frontage to Whitechurch road should include street trees.*
- viii. *The applicant has failed to provide of plan which clearly delineates public, communal and private spaces provided, as well as a detailed breakdown of the total area of same. Response should include a plan which clearly delineates public, communal and private spaces to be provided.*
- ix. *Any proposed pedestrian connections to adjoining lands should be clearly indicated on plans. The applicant should show how public open spaces in the wider area will link in and integrate with the proposed development. The public realm should be integrated into the adjacent development areas, creating continuous green infrastructure connections that form both physical and biodiversity links. Open space to be landscaped for amenity and biodiversity*

DMURS and Street Trees

DMURS seeks to put well-designed streets at the heart of sustainable communities and supports boarder government policies on the environment, planning and transportation. DMURS provides the practical measures to achieve:

- Highly connected street which allow people to walk and cycle to key destinations in a direct and easy-to find manner.*
- A safe and comfortable street environment for pedestrians and cyclists of all ages.*
- Streets that contribute to the creation of attractive and lively communities.*
- Streets that calm traffic via a range of design measures that make drivers more aware of their environment.*

Section 4.2.2 Street Trees from the Design Manual for Urban Roads and Streets 2019 (DMURS) states that "Street trees are an integral part of street design as they contribute to the sense of enclosure, act as a buffer to traffic noise/ pollution and enhance place. A traffic calming effect can also be achieved, where trees are planted in continuous rows and their canopies overhang, at least in part, the vehicular carriageway. Street trees can also be used to enhance legibility by highlighting the importance of connecting routes and distinguishing one area from another

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through variations in size and species selection. The planting of trees should be considered as an integral part of street design. In general, the size of the species selected should be proportionate to the width of the street reserve”

Street trees shall be provided fully in Public Areas and not between private or management company driveways. Street Tree Planting shall be located within the Public Realm and include SUDS features. There is a lack of street tree planting proposed within the development. Revised proposals to be provided by the applicant in this regard. Response should include revised layout and drawings.

SuDS

A SuDS strategy should be developed for the proposed development which takes account of quantity, quality, and amenity issues. The design of SuDS features is required to be of high quality to achieve a multifunctional space for amenity, biodiversity and surface water management. The proposed SuDS features should aid the maintenance of the existing greenfield runoff rates or potentially reduce the amount of surface water entering the piped surface water system.

The current proposed drainage system needs to be developed further in order to sustainably manage surface water through a natural hydrological regime or SUDS scheme within the development.

The philosophy of SUDS is an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and habitat/biodiversity enhancement. Additional SuDS that should be considered for the SHD development include:

- Bio retention systems*
- Infiltration systems*
- Tree pits*
- Channel rills*
- Green area detention basins*
- Additional swales*

In relation to Surface Water Management the new County Development Plan 2022-2028 requires Developers to include natural SUDS features as an integral part of the surface water management strategy for new developments:

COS5 Objective 12: To ensure that proposed SuDS measures are only accepted as an element of public open space where they are natural in form and integrate well into the open space landscape supporting a wider amenity and biodiversity value.

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□ *As per Section 12.11 Infrastructure and Environmental Services*

(ii) Surface Water

Development proposals should provide suitable drainage measures in compliance with the South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022.

- *The maximum permitted surface water outflow from any new development should not exceed the existing situation, and on greenfield lands, that of a greenfield site before any development took place;*
- *All new development must take account of the 'precautionary principle' in relation to climate change;*
- *Development proposals should not give rise to the pollution of ground or surface waters either during construction phases or subsequent operation. This will be achieved through adherence to best practice in the design, installation and management of systems for the interception, collection and appropriate disposal or treatment of all surface water and effluents.*

(iii) Sustainable Urban Drainage System (SuDS)

In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS).

- *Sustainable Drainage Systems include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs;*
- *In some exceptional cases and at the discretion of the Planning Authority, where it is demonstrated that SuDS devices are not feasible, approval may be given to install underground attenuation tanks or enlarged pipes in conjunction with other devices to achieve the required water quality. Such alternative measures will only be considered as a last resort;*
- *Development should seek to maximise the use of permeable surfaces, as well as opportunities for stormwater attenuation and storage through SuDS and limit the use of underground attenuation and storage;*

Water Attenuation within Public Open Space

The issue of surface water attenuation is a significant concern for the Public Realm Section. All the proposed attenuation tanks are situated under areas identified as public open space; a large portion of the public open space areas are underlain by these tanks. This approach is not considered acceptable to the Public Realm Section. The proposal places severe limitations on the potential use and landscaping of the open space into the future. When the area of the attenuation tanks is taken from the public open space area provision then there is potentially a significant shortfall in terms of the open space provided and the standards contained in the South Dublin County Development Plan 2016-2022. The location of these tanks on the open space reduces both the amenity and usability of the open space provided. Revised proposals with regard to the proposed location of the attenuation tanks within the open space areas is to be provided by the applicant. Further consideration of the of the location and size of attenuation

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tanks needs to be carried out. The size of the proposed attenuation tank should be through the provision of additional natural SUDS features as part of the storm/surface water drainage scheme for the proposed development SUDS measures are only accepted as an element of public opens space where they are natural in form and integrate well into the open space landscape supporting a wider amenity and biodiversity function. If the attenuation measures don't provide all the elements of natural SuDS as set out above, then the provision is not considered to be Public Open Space and does not form part of the Open Space calculation. Response should include revised layout and drawings.

Green Infrastructure

The applicant is requested to further develop green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections through the site and connections to the wider GI network. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population. Relevant policies within the CDP 2022-2028 include:

- Policy GII: Overarching*
- GII Objective 1*
- GII Objective 2*
- GII Objective 3*
- GII Objective 4*
- GII Objective 5*
- GII Objective 6*
- GII Objective 7*
- GII Objective 8*

Planting Proposals

Planting should be predominantly native and pollinator friendly where possible, street trees to be minimum 18-20cm girth and open space trees to be 20-25cm girth, specimen/feature trees should ideally be 30-35cm girth. Street trees where possible should contain SUDS features and be planted within the public realm. The applicant should have suitable tree pits that attenuate water within hard surface areas. The applicant should clearly outline how SuDS features within the tree pits will function. Details of constructed/bio retention tree pits to be used to be provided. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape. Planting material where possible should be Irish Grown Nursey Stock and the importation of foreign

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planting material should be avoided within the proposed planting schemes. Response should include revised layout and drawings.

Play Provision

There is a lack of detail in terms of the play provision being proposed within the development. There is a lack of detail in terms of items being provided and there also seems to be insufficient play items being provided considering the size of the proposed development. Additional details, specifications and images need to be provided in relation to the proposed playgrounds and play spaces for the development. All play equipment should be of predominantly natural materials with unstructured play included in the proposed design. The playground designer/landscape architect can contact SDCC Public Realm Section to discuss the play proposals, including the inclusion of additional universally accessible equipment. Detailed information on the number and types of play items being delivered to be provided by the applicant in this regard. Response should include revised layout and drawings.

Proposals shall be submitted in the form of a Proposed Play Rationale and Layout Plan (separate to, but related to the Landscape Masterplan), using Nature-based Solutions, informed by the 'genus loci' of the site (e.g., existing and planned landform, character etc.), to provide informal, impromptu and spontaneous play opportunities, along with structure, equipped play.

The Layout Plan shall comprise the following: -

- showing types of play and play area(s),*
- target age groups,*
- landform (included levels and contours) and boundaries,*
- gates and planting,*
- design and construction details of play opportunities and facilities in respect of landform, planting, boundaries, equipment and safety surface.*

All play equipment and ancillaries shall conform to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing, and to BS/EN standards 2017/18 for Playground Installations for HIC (Head Injury Criterion) and CFH (Critical Fall Height).

Proximity of Development to stream along Eastern Boundary

The location/proximity of the proposed buildings/housing units to stream along the eastern boundary of the subject site contravenes Planning Policy G3 Objective 2 of the CDP 2016-2022 - G3 Objective 2; "To maintain a biodiversity protection zone of not less than 10 meters from the top of the bank of all watercourses in the County, with the full extent of the protection zone to be determined on a case by case basis by the Planning Authority, based on site specific characteristics and sensitivities." The applicant should clearly show on a drawing a 10m set back from any proposed building to the top of the bank of this water body. Response should include revised layout and drawings.

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The Public Realm Section have recommended conditions to address the above.

In relation to the attenuation tank under the public open space, the incorporation of further SUDS should be explored to reduce or omit the need for the tank. If a tank is required, the applicant should explore relocating this within the site to a more appropriate place, in line with Public Realm's concerns. **This can be addressed via condition.**

It has been confirmed that there is an existing surface water pipe along the outside of the eastern boundary, not a watercourse. The applicant has advised that the land in which this pipe is located is not within their ownership or control. Therefore, the appropriate separation distances to apply are 3m.

The report from Public Realm is noted and the conditions, apart from that relating to a 10m setback from the eastern side, should be included.

This item has therefore been satisfactorily addressed subject to conditions.

Item 5 Requested

(a) The issue of surface water attenuation has been raised as a significant concern for the Public Realm Section. A revised proposal is requested that includes further provision of additional natural above ground SuDS features to reduce or remove the need for an attenuation tank within the development. Further consideration of the breakdown in provision of open space, the location and size of attenuation tank proposed, and the incorporation of additional SuDS measures needs to be carried out. The response should include revised layout and drawings and avoid the use of underground tanks within open space areas where possible. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance. Examples of above ground SuDS to consider include:

- *Green roofs,*
- *Swales*
- *Tree pits*
- *Permeable Paving*
- *Rain gardens*
- *Channell rills*
- *Water butts*
- *Grasscrete*

(b) The applicant is requested to submit a drawing and report to show what SuDS are proposed for the development. Show in m³ what surface water attenuation capacity proposed SuDS systems have.

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(c) A comprehensive SuDS Management Plan is requested to demonstrate that the proposed SuDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

Applicant's Response:

Further SUDS including permeable paving on the driveways, a rain garden planter at the rear of each dwelling to store and treat the runoff from 50% of the roofs, swales and infiltration trenches to drain sections of the road, and a 200mm deep over ground detention basin to store the attenuated storm water flows generated by the 1 in 100 year storm event.

The underground attenuation storage system. It is not possible to remove the attenuation storage under public open space completely due to the 1 in 100 year storm event.

Assessment:

As advised above, the Public Realm Section have raised concerns in relation to the attenuation tank being located under public open space. The provision of further SUDS should be addressed to reduce or omit the need for the underground attenuation tank. This can be addressed via condition. This item has therefore been satisfactorily addressed subject to conditions.

Item 6 Requested

The applicant is requested to submit a report and drawing to clearly show the location of proposed site on an OPW CFRAM Flood map. This will identify the location of site relative to adjacent flood zones if any and determine if any flood risks arise. If there is a risk of flooding such as a 1 in 1,000 year flood risk outline in a report and drawing what flood mitigation measure are proposed for the development. Outline in report what if any flood risk there is for property upstream and downstream of proposed development due to same. Prior to the submission of revised documents, the applicant might contact water services of South Dublin County Council to discuss same.

Applicant's Response:

RPA flood map, part of the Dodder Catchment Flood Risk Assessment and Management Study The lowest finished floor level, 53.275m, is 1.2m above the 1:100 event and over 975mm above the 1:1000 event. The site and proposed development are therefore not at risk should be flood event occur.

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Assessment:

Water Services have reviewed the information submitted and state that all flood levels shall be a minimum of 500mm above the highest known flood level for the site. This is noted and can be conditioned. This item has therefore been satisfactorily addressed.

Item 7 Requested

The applicant is requested to submit the following information in relation to roads, access and permeability:

- (a) A full swept path analysis for the proposed development. The analysis shall demonstrate the safe and efficient access and egress of the private vehicles from each dwelling, in particular No. 20,19,18, 17, 8,7 and 6. The applicant is also requested to submit any revised plans that may be required considering the above information.*

- (b) A revised layout not less than 1:100 scale showing the location, design, and construction of an uncontrolled pedestrian crossing from the development to the footpath on the west side of Whitechurch Road, including safety barriers. To be constructed by the applicant/developer and at their own expense.*
- (c) A revised layout not less than 1:100 scale showing the pedestrian routes within the development.*
 - (i) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.*
 - (ii) Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.*

Applicant's Response:

A swept path analysis has been undertaken. This has led to minor revisions to the site layout including revisions to vehicular carriageways to exclude previously proposed pedestrian refuge areas in order to ensure 4.8m wide shared surfaces and revisions to car parking bay dimensions in order to ensure manoeuvrability for private vehicles to each dwelling from the adjoining roadway.

Details of an uncontrolled pedestrian crossing have been prepared and submitted.

Pedestrian routes indicated. All footpaths are a minimum of 1.8m.

Assessment:

The Roads Department have reviewed the information submitted and state that they have no objection subject to conditions. They provide the following responses to the items submitted:

- (a) The applicant has submitted details of Autotracking for all the parking spaces. Roads are satisfied with the submission.*
- (b) The applicant has submitted details of an uncontrolled pedestrian crossing. Roads are satisfied with the submission.*

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(c) The applicant has submitted the layout detailing 1.8m wide footpaths and shared surfaces at other locations. Roads a satisfied with the submission.

The Roads Department recommend that permission is granted subject to conditions including a Mobility Management Plan, a public lighting scheme, Construction Traffic Management Plan, taken in charge plan, limits on heights of boundary walls and gates at the vehicular access.

The layout of the development may result due to changes under other AI items. If this is the case the applicant should ensure that vehicles can still safely and efficiently access and egress the car parking spaces and site and that footpaths are a minimum of 1.8m wide.

These are noted and should be conditioned as such in the event of a grant of permission. This item has therefore been satisfactorily addressed.

Planning Note

Due to the size of the rear amenity gardens and the reliance on the roof terrace space to contribute to the minimum private open space requirements, a condition should be attached stating that no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of the Planning and Development Regulations, as amended, shall take place within the curtilage of the house without a prior grant of planning permission. This is to ensure sufficient private amenity is retained to the rear of the houses.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The development involves the construction of 21 no. houses. It has been established that it is an existing surface water pipe to the east of the site, not an open watercourse.

Having regard to:

- the scale and nature of the development,
- the location of the development in a serviced 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.

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Development Contributions

21 no. houses totalling 4,116sq.m

House No.	Received at AI	Amendments via conditions
01	174.5	174.5
02	205	171.5
03	205	171.5
04	205	171.5
05	205	205
06	205	205
07	205	205
08	233.5	0
09	205	205
10	205	205
11	205	205
12	205	205
13	205	205
14	205	205
15	205	205
16	205	205
17	231	231
18	195	195
19	195	195
20	205	205
21	205	171.5
22	174.5	174.5
Total	4483.5	4116

House Nos. 02, 03, 04 and 21 calculated by replacing second floor plan with second floor plan for House Type A (Units 01 and 22) and removing third floor plan area.

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Planning Reference Number	SD22A/0039
Summary of permission granted:	21 no. houses
Are any exemptions applicable?	No
If yes, please specify:	N/A
Is development commercial or residential?	Residential
Standard rate applicable to development:	98.76
% Reduction to rate, if applicable (0% if N/A)	0
Rate applicable	98.76
Area of Development (m2)	4116
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	4116
Vehicle display areas/ Open storage spaces	0
Rate applicable	€9.88
Contribution	€0.00
Total development contribution due	€406,496.16

SEA monitoring

Building Use Type Proposed: Houses

Floor Area: 4,116sq.m

Land Type: Infill/Brownfield.

Site Area: 0.58 Hectares.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, 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.

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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 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on the 25th of August 2022, 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. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit for the written agreement of the Planning Authority, following consultation with SDCC's Architectural Conservation Officer if needed, revised plans that incorporate all of the following amendments:

(a) The south-eastern corner of the site reconfigured so that Unit 08 omitted and the bicycle storage building is moved to be setback at least 3 metres from the existing surface water pipe along the eastern boundary of the site.

(b) Units 02, 03, 04 and 21 reduced to 2-3 storeys in height, the same height as Units 01 and 22 as revised via additional information. Units 22 and 21 and Units 01 to 04 shall be fully redesigned to improve the form and design (especially at roof level) to provide for an overall coherently designed scheme and improved frontage onto Whitechurch Road.

(c) A privacy screen provided on the north-north east side boundary of the roof terrace of Unit 16. Opaque glazing provided to any above ground floor windows on the north-north east elevation of Unit 16.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

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3. Materials and Finishes

Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority and SDCC's Architectural Conservation Officer, a schedule of materials and finishes for the development. Samples and images of the final palette of materials and finishes should be provided. This shall include full details on materials and finishes for all elements of the development, including the boundary treatment along Whitechurch Rd.

REASON: To ensure the proposed development is of high quality and reflects the overall design ethos detailed in the Additional Information submission.

4. Boundary Treatment.

Prior to the commencement of development, the applicant/owner shall submit for the written agreement of the Planning Authority a plan showing full details and specifications of site boundary treatment.

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

5. Roads

(a) A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.

(b) Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.

(c) Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.

(d) All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.

(e) The boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, to improve forward visibility for vehicles.

REASON: In the interest of sustainable transport, traffic and pedestrian safety and the amenity of the surrounding area.

6. Irish Water Connection Agreement.

Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

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7. Drainage & Services

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) 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.

(c) All works for this development shall comply with the requirements of 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.

8. Services to be Underground.

All public services to the proposed development, including electrical, information and communications technology (ICT) telephone and street lighting cables and equipment shall be located underground throughout the entire site. There shall also be provision for broadband throughout the site in accordance with the Planning Authority's policy and requirements.

REASON: In the interests of the visual amenities of the area, the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

9. Flood Risk

All floor levels shall be a minimum of 500mm above the highest known flood level for the site.

REASON: To ensure any risk of flooding is addressed.

10. Landscape Design Proposals

Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, following consultation with SDCC's Public Realm Section if needed, a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section.

This shall include the following:

(a) A comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.

(b) A fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape. Street Frontage to the Whitechurch Road should to include street trees planting.

(c) The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.

(d) Unless otherwise agreed in writing, the proposed attenuation tank shall not be located

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under the main open space for the proposed development. The proposed attenuation tank should be relocated and reduced in size through the provision of additional natural SUDS features as part of the storm/surface water drainage scheme for the proposed development.

(e) The applicant shall submit a revised landscape plan to incorporate additional street trees. Proposed Street trees within the development shall be provided fully in Public Areas and not between private or management company driveways. Street Tree Planting shall be located within the Public Realm and include SUDS features.

REASON: the interests of biodiversity, amenity, compliance with Development Plan Policy, the provision, establishment and maintenance of a reasonable standard of landscape and the proper planning and sustainable development of the area.

11. Landscape Maintenance

Prior to any occupation of the development, a scheme for the maintenance and management of the landscape scheme for the lifetime of the development shall be submitted to the Planning Authority for approval. All works shall be maintained in accordance with the agreed scheme.

The scheme shall include the following:

- i) methods for the proposed maintenance regime;
- ii) detailed schedule;
- iii) details of who will be responsible for the continuing implementation
- iv) details of any phasing arrangements

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area in accordance with the policies and objectives of the County Development Plan 2022-2028.

12. Play Provision

Prior to the commencement of development, the applicant/developer shall submit a detailed play strategy for the written agreement of the Planning Authority and SDCC's Public Realm Section. The strategy shall detail the following:

- i. a specification of all play equipment to be installed including provision for children with disabilities and special sensory needs;
- ii. a specification of the surface treatment within the play areas; and arrangements for ensuring the safety and security of children using the play areas. Developer should consider the use of engineered wood chip as the safety surfacing.
- iii. The play area shall be constructed, completed and available for use prior to the occupation of any dwelling

REASON: To ensure that the development makes appropriate provision for play and informal recreation in accordance with relevant policies in the CPD 2022-2028.

13. SUDS

Prior to the commencement of development that applicant/developer shall submit, for the written agreement of the Planning Authority, a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the

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existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
- A drawing to show how surface water shall be attenuated to greenfield run off rates.
- Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drains, bio-retention tree pits, rains gardens, swales or other such SuDS.
- SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
- The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

REASON: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, in accordance with the policies and objectives of the County Development Plan 2022-2028.

14. Green Space Factor (GSF)

A Green Space Factor (GSF) Worksheet shall be submitted by the applicant for the proposed development detailing how they have achieved the appropriate the minimum Green Space Factor (GSF) scoring established by their land use zoning. Completed Green Space Factor (GSF) worksheets should be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for a proposed development.

REASON: In the interests of the amenity and environmental quality of the locality and to assimilate the development into its surroundings, in accordance with policy GI5 Objective 4 and other relevant policies of the CDP 2022-2028.

15. Invasive Species Assessment Report

The recommendations contained within the submitted invasive Species Assessment Report shall implemented in full by the applicant.

REASON: To ensure the protection of the natural Heritage of the site in accordance with relevant within the CDP 2022-2028.

16. Street Naming and Dwelling Numbering.

Prior to the commencement of any works on site the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

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(i) A street naming and dwelling/unit numbering scheme, for the development as approved that is in accordance with the Planning Authority's policy and requirements for such schemes, along with associated proposed signage for the scheme.

The agreed number shall be placed on each house upon completion so as to be clearly legible from the proposed access road or the public realm, and the agreed street name in both Irish and English, or Irish only shall be erected at the beginning of each street in a manner to be clearly legible, and in accordance with Planning Authority's requirements.

The development name should:

1. Avoid any duplication within the county of existing names, and
2. Reflect the local and historical context of the approved development, and
3. Comply with;
 - (a) Development Plan policy, and
 - (b) The guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government, and
 - (c) Have regard to the Guidelines issued by the Place Names Commission (An Coimisiún Logainmneacha) and
 - (d) Preferably make exclusive use of the Irish language.

Proposals for an apartment name and numbering scheme and associated signage shall be lodged with the Planning Authority prior to the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site.

The applicant, developer, or owner is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required scheme.

REASON: In the interest of the proper planning and sustainable development of the area and compliance with the South Dublin County Council's Development Plan.

17. Permission Required for Class 1 & 3 Exemptions.

Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001 as amended, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations and any statutory provision replacing or amending them shall take place within the curtilage of the proposed development without a prior grant of planning permission.

REASON: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwelling, compliance with Development Plan policy, and in order to protect the residential amenity of the area.

18. Council Housing Strategy.

That the applicant, owner or developer, or any other person with an interest in the land to which the development as approved relates shall, prior to the lodgement of a commencement notice within the meaning of Part II of the Building Control Regulations 1997:

- (i) enter into an agreement with the Housing Authority for compliance with the Part V of

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the Planning and Development Act 2000 (as amended) as referred to in the South Dublin County Council Development Plan 2016-2022, providing, in accordance with that section, for the matters referred to in paragraph (a) or (b) of subsection (3) of section 96, and (ii) when the agreement with the Housing Authority for compliance with the Part V of the Planning and Development Act 2000 is finalised to the satisfaction of the Housing Authority, a certified copy of the agreement shall be lodged with the Planning Authority. REASON: To promote social integration consistent with policies/objectives of the Councils Housing Strategy as contained in the South Dublin County Council Development Plan 2016-2022.

19. Regulation of Institutional Investment in Housing - Mixed unit-type development.
 - (a) Prior to the commencement of any house in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house), pursuant to Section 47 of the Planning and Development Act 2000 (as amended), that restricts all houses permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.
 - (b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified house for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.
 - (c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.
REASON: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.
20. Archaeological Monitoring, Recording & Reporting
 - (a) The applicant/developer shall employ a qualified Archaeologist, licensed to carry out Archaeological Monitoring of all sub-surface works carried out within the proposed development site. This will include the archaeological monitoring of the removal of topsoil, the excavation of trenches for foundations, services, access roadway, etc. associated with the proposed development.
 - (b) Should archaeological material be discovered during the course of Archaeological Monitoring, the applicant shall facilitate the archaeologist in fully recording the material.

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The applicant shall also be prepared to be advised by the Department with regard to the appropriate course of action, should archaeological material be discovered.

(c) The archaeologist shall prepare and submit a report, describing the result of the Archaeological Monitoring, to the Local Authority and the Development Application Unit of the Department of Environment, Heritage and Local Government within six weeks following completion of Archaeological Monitoring.

REASON: To facilitate the recording and protection of any items of archaeological significance that the site may possess.

21. Minimise Air Blown Dust.

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

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

22. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no 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 be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor 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

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- 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.

23. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €406,496.16 (Four hundred six thousand four hundred ninety-six euros and sixteen cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

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

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

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with

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the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

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; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22A/0039

LOCATION: Silveracre Bungalow, Whitechurch Road, Rathfarnham, Dublin 14.



**Deirdre Kirwan,
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: 21/09/2022



**Mick Mulhern, Director of Land
Use, Planning & Transportation**