

Comhairle Chontae Atha Cliath Theas

PR/1207/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0320 **Application Date:** 02-Aug-2022

Submission Type: New Application **Registration Date:** 02-Aug-2022

Correspondence Name and Address: George Boyle Designs Fumbally Exchange HQ, Argus House, Malpas Street, Blackpitts, Dublin 8, D08 Y273

Proposed Development: Two storey three bed Ancillary Dwelling Unit (ADU) with mezzanine loft, solar panels, porch, veranda deck, terrace and associated site works, utilities, landscaping, facilities and services, on site of and adjacent to existing single storey family bungalow (retained); The ADU will share existing entrance gateway and is accessed via a private new avenue to private courtyard with parking for two cars.

Location: Rathinree, Esker Lane, Lucan, Co. Dublin, K78 X2C4

Applicant Name: Eoin & Nora Hickey

Application Type: Permission

Description of Site and Surroundings:

Site Description

The subject site is an irregular shape site with an approximate area of 0.5Ha, containing an existing single storey dwelling, an ancillary workshop/garage structure and a garden studio. The majority of the subject site is comprised of landscaped gardens associated with the existing dwelling, with the boundary treatment of mature trees along the northern boundary and dense hedgerow along the eastern, southern and western boundaries providing privacy to the subject site.

The subject site has a generally flat topography and is bound to the southeast, south and west by a private access road for adjacent residential dwellings known as 'Esker Lane', to the north by playing pitches associated with Coláiste Phádraig Secondary School and to the west by Esker Pines Apartments. The N4 is located approximately 15m to the east of the subject site, the other side of which lies Willsbrook Park which is connected to Esker Lane via a pedestrian footbridge over the N4.

Site Area

Stated as 0.4978Ha.

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Planning Note

There are a number of discrepancies/deficiencies in the information provided by the Applicant:

- **Statutory Notices** – The development description included in the Statutory Notices and Application form describe the proposed dwelling as a '2-storey, 3-bed Ancillary Dwelling Unit (ADU) with mezzanine loft.' However, the internal layout shown on the Floor Plan drawings provided by the Applicant appear to show a 4 No. bedroom dwelling. It is also considered that, owing to the irregular roof profile of the proposed dwelling, the height would be more accurately described as part 2 No. to part 3 No. storeys.

It is considered that the discrepancy in the development description is minor in nature and would not preclude third parties from providing an observation or submission in relation to the proposal. For the purposes of the assessment of the proposed development outlined under a separate heading within this Report, the proposed dwelling shall be treated as a 4 No. bedroom dwelling.

It is noted from the documentation provided by the Applicant that initial consideration was given to proposing a family flat. However, it is noted that instead the proposed dwelling of this Planning Application is intended for use as a home for family members of the residents of the existing dwelling on the subject site. As such, irrespective of the description in the Statutory Notices of an *Ancillary Dwelling Unit*, the proposed dwelling shall be assessed having regard to the policies and objectives contained within the Development Plan pertaining to residential consolidation.

- **Boundary Treatment** - The drawings provided by the Applicant appear to indicate the removal of a section of dense hedgerow along the western boundary of the subject site. However, no detail has been provided in relation to the proposed boundary treatment in this area. In this regard, the Applicant should be requested by way of **ADDITIONAL INFORMATION** to provide plan, sectional and elevational drawings demonstrating the existing and proposed boundary treatments to facilitate a complete assessment and understanding of the extent of hedgerow removal and the proposed boundary treatment at the subject site.

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Proposal:

Permission is sought for the following:

- Provision of a proposed part 2 No. to part 3 No. storey four bedroom dwelling has an approximate gross floor area of 156.5 sq m and is comprised of an entrance hall, kitchen/living/dining area, pantry, utility, 1 No. bedroom and a bathroom at ground floor level. There is a stairs and lift leading to a first floor level comprised of 3 No. bedrooms (one of which is ensuite), 2 No. bathrooms and a store room.
- The roof profile of the proposed dwelling has an irregular sloped shape, with 2 No. main ridge lines, one with an approximate ridge height of 8m and the other with an approximate height of 7.5m. The proposal includes 4 No. rooflights and PV Panels.
- The proposed dwelling includes the addition of a 3.2m wide washed pebble access road connecting to the existing vehicular entrance to the subject site and leading to 2 No. car parking spaces with a grasscrete hammerhead section for turning.
- All associated site works above and below ground.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and / or improve Residential Amenity' in the South Dublin County Development Plan 2022-2028.

Consultations:

Drainage and Water Services Department – Additional Information required.

Irish Water – No objection, subject to conditions.

Roads Department – No objection.

Parks and Public Realm Department – No objection.

SEA Sensitivity Screening

No overlap indicated with the relevant environmental layers.

Submissions/Observations /Representations

Final date for submissions/observations – 5th September 2022.

None received.

Relevant Planning History

Subject Site

The existing dwelling on the subject site appears to have been subject to modifications, however there is no recent relevant Planning History recorded for the subject site.

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Adjacent Sites

S01A/0117 - Site adjoining 'Rathinree' Esker Lane, Ballydowd, Lucan, Co. Dublin.

Erection of a single storey detached dwelling with accommodation in roof space adjacent to units 1 & 2, Block 1, of approved residential development (reg. ref. S99A/0186 & P.L.06S.116451).

SDCC Decision: Refuse Permission with reasons relating to tree removal and impact on open space associated with adjacent residential development.

S99A/0186 - Site adjoining 'Rathinree' Esker Lane, Ballydowd, Lucan, Co. Dublin.

Erection of 21 no. apartments and 9 no. duplex units comprising 3 no. 2 storey blocks with accommodation in roof space and using access off Esker Lane.

SDCC Decision: Grant Permission, subject to conditions. The decision of SDCC was subject to an appeal to An Bord Pleanála (ABP Ref.: PL06S.116451).

ABP Decision: Grant Permission, subject to conditions.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Development Plan 2022-2028

Chapter 3 Natural, Cultural and Built Heritage

Policy NCBH3 Natura 2000 Sites

NCBH3 Objective 3 (Appropriate Assessment)

Chapter 4 Green Infrastructure

Policy 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.

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Policy GI4 Sustainable Drainage Systems

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

Chapter 6 Housing

Section 6.8 Residential Consolidation in Urban Areas

Policy H9 Private and Semi-Private Open Space

Policy H11 Privacy and Security

H11 Objective 2

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

Policy H13 Residential Consolidation

H13 Objective 3

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

H13 Objective 5

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

Chapter 7 Sustainable Movement

Section 7.10 Car Parking

Policy SM7 Car Parking and EV Charging

SM7 Objective 1 Maximum car parking standards

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Chapter 8 Community Infrastructure and Open Space

Section 8.7.5 Quality of Public Open Space

Policy COS5 Objective 16

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

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

Chapter 10 Energy

Section 10.2 Energy Measures

Policy E3 Energy Performance in Existing and New Buildings

Chapter 12 Implementation & Monitoring

Section 12.3 Natural, Cultural and Built Heritage

Section 12.3.1 Appropriate Assessment

Section 12.3.3 Environmental Impact Assessment

Section 12.6.7 Residential Standards

(i) Housing

Table 12.20 Minimum Standards for Housing

Section 12.6.8 Residential Consolidation

(ii) Corner / Side Gardens

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

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- *Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;*
- *The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;*
- *A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;*

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

Relevant Government Guidelines

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

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage, and Local Government, (2009).

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

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

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

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

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

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Assessment

The main issues for assessment are assessment are as follows;

- *Application of the Family Flats Policy*
- Zoning and Council policy.
- Residential Amenity.
- Visual Impact.
- Drainage and Water Services.
- Parks and Public Realm.
- Green Infrastructure.
- Vehicular Access and Parking,
- Screening for Appropriate Assessment.
- Screening for Environmental Impact Assessment.

Application of the Family Flats Policy

A family flat refers to a temporary subdivision or extension of an existing single dwelling unit to provide semi-independent accommodation for an immediate family member (older parent or other dependent). It is noted that the statutory notices refer to the subject unit as an Ancillary Dwelling Unit, which is a nonstandard description. Considering that the proposed structure is a detached unit, it is considered that the proposed units would not comply with the Family Flat requirements, as set out within the Development Plan. However, due to the large site area of the subject site, it is considered that the proposed development can be assessed under the criteria for standalone dwellings, which is a more onerous standard.

Zoning and Council Policy

The proposed development is consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity.' New residential development is permissible in principle under this zoning objective. The proposed development is permissible in principle, subject to its being in accordance with the relevant provisions of the South Dublin County Development Plan 2022-2028 including, but not limited to, *Section 6.8 Residential Consolidation in Urban Areas* and *Section 12.6.8 Residential Consolidation*.

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Criteria for Corner/Side Garden sites

Under Section 12.6.8 of the South Dublin County Development Plan 2022-2028, development on corner and/or side garden sites should meet certain criteria for development. These criteria are outlined below, with an assessment of the proposed development provided for each:

- *In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;*

The site area is approximately 0.49Ha, which is of sufficient size to accommodate an additional dwelling. An assessment of the potential for the proposed dwelling to impact on the residential amenity of adjoining dwellings is outlined under a separate heading below.

- *Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;*

Owing to its size and shape, the subject site is not a traditional corner site. The proposed dwelling is sited a significant distance from the public realm adjacent to the subject site, as such it is not possible to provide passive surveillance.

- *The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.*

The proposed dwelling is sited at a perpendicular angle to the existing dwelling on the subject site. Having regard to the size of the overall site, it is considered that the proposed dwelling does not need to match the building line of the only other dwelling on the site. It is noted that the proposed dwelling does match the building line of the adjacent apartment block to the west in Esker Pines but does project approximately 5m beyond the rear building line of the same block. The roof profile of the proposed dwelling sits approximately 1m below that of the adjacent apartment building. Whilst this is welcomed, a concern does arise in relation to the proximity of the proposed dwelling to the adjacent apartment block and the projection beyond the rear building line. This concern is further outlined throughout this Report.

- *Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;*

As outlined above, there is no distinct building line on the subject site and thus the proposed dwelling is not required to incorporate transitional elements.

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- *The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;*

Owing to the size of the subject site, the Planning Authority consider the proposed dwelling does not need to respond to the character and architectural language of adjacent dwellings. As such, the principle of the contemporary design of the proposed dwelling is acceptable. However, a concern arises in relation to the siting of the proposed dwelling just 1.75m from the western boundary of the subject site, with an approximate separation distance of 3.5m to the adjacent apartment building of Esker Pines. It is considered that, owing to the siting of the proposed dwelling and the projection approximately 5m beyond the rear building line of the adjacent block, there is potential for the proposed dwelling to have an overbearing impact on the adjacent properties. This concern is further outlined in the Visual Amenity section of this Report.

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

The proposal includes the provision of Private Open Space which appears to achieve the minimum requirement for a four bedroom dwelling as outlined in Table 3.20 of the Development Plan.

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

The private open space for the proposed, although not entirely located to the rear of the building, appears to be of good quality and the overall quantum appears to achieve the minimum standards outlined in Table 3.20 of the Development Plan.

The proposed development is largely consistent with the policies and objectives set out in Section 12.6.8 of the Development Plan regarding residential consolidation. However, **ADDITIONAL INFORMATION** is required to address concerns regarding the design and siting of the proposed dwelling. These concerns are further outlined under the Visual Amenity heading of this Report.

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Residential Amenity

The proposed dwelling is described by the Applicant as 2 No. storey three bedroom dwelling. However, it is noted that the floor plan drawings appear to show a dwelling containing 4 No. bedrooms. In this regard, the assessment of the proposed dwelling shall be based upon the required standards for a 4 No. bedroom dwelling.

The proposed part 2 No. to part 3 No. storey four bedroom dwelling has an approximate gross floor area of 156.5 sq m and is comprised of an entrance hall, kitchen/living/dining area, pantry, utility, 1 No. bedroom and a bathroom at ground floor level. There is a stairs and lift leading to a first floor level comprised of 3 No. bedrooms (one of which is ensuite), 2 No. bathrooms and a store room.

Outlined below is an assessment of the residential amenity of the proposed dwelling having regard to the content of Section 12.6.7 of the South Dublin County Development Plan 2022-2028:

Internal floor area

The planning drawings submitted show that the internal floor area for the proposed 4 No. bedroom house will be approximately 156.5 sq.m. This would comply with Table 3.20 of the County Development Plan, which requires a minimum floor area of 110 sq m for a dwelling containing 4 No. or more bedrooms.

Private open space

Table 3.20 of the Development Plan indicates a minimum requirement of 70 sq m private open space for a dwelling of 4 No. bedrooms or more.

The planning drawings submitted appear to annotate a number of different areas as 'front garden,' 'rear garden' and a 'reflection pool area.' The cumulative area of these spaces would comfortably achieve the minimum private open space standards. Although the Development Plan indicates that private open space should be located behind the front building line of the house. However, in this instance having regard to the size of the overall landholding and large amount of open space, it is considered that adequate private amenity is provided for the proposed dwelling.

Amendments to existing boundary treatment

According to the drawings provided by the Applicant, a portion of the existing boundary hedgerow along the western boundary will require removal to facilitate the proposed dwelling. It is unclear from the drawings provided what extent of the hedgerow requires removal, the current condition of this hedgerow and the proposed replacement boundary treatment in this area. In this regard the Applicant should be requested to provide **ADDITIONAL INFORMATION** in the form of plan, sectional and elevational drawings demonstrating the existing and proposed boundary treatments to facilitate a complete assessment and understanding of the extent of hedgerow removal and the proposed boundary treatment at the subject site. In re-designing the proposed dwelling to address

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other concerns outlined in this Report, the Applicant should seek to retain and improve the existing boundary treatment, including the hedgerow.

Vehicular Entrance and Car Parking

The proposed new dwelling will utilise the existing vehicular entrance to the subject site, which is approximately 3m in width, with a new 3.2m wide washed pebble access road connecting to the subject site and leading to 2 No. car parking spaces with a grasscrete hammerhead section for turning.

The provision of 2 No. parking spaces for the proposed 4 No. bedroom dwelling would accord with the maximum requirements outlined in Table 12.26 of the South Dublin County Development Plan 2022-2028.

Room sizes

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

Storage

The proposed floor plan drawings appear to indicate only 4 sq m dedicated storage space, which is below the 6 sq m requirement outlined in the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007. As such, the Applicant has not successfully demonstrated that the proposed dwelling includes the minimum standard of 6 sq m storage space for a 4 No. bedroom dwelling as outlined in Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007. Incidentally, having regard to the previously outlined discrepancy between the Statutory Notices and the floor plan drawings, should the dwelling be intended for use as a 3 No. bedroom dwelling, it would still not meet the storage space requirements.

The Applicant should therefore be requested to revise the internal layout of the proposed dwelling to ensure adequate storage space is provided. In outlining details of the proposed internal storage for the dwelling, the Applicant should also have regard to the internal storage space standards outlined in Section 12.6.7 of the County Development Plan. The Applicant should be required by way of **ADDITIONAL INFORMATION** to clarify the proposed internal storage space for the dwelling.

Building lines

The proposed building line appears to match the front building line of the adjacent apartment building within Esker Pines approximately 3,5m to the west. However, the proposed dwelling projects approximately 5m beyond the rear building line of the same apartment block. Whilst it is noted that there is minimal fenestration to the eastern elevation of the adjacent apartment block, it is considered that the proximity of the proposed dwelling to the apartment block coupled with the 5m projection beyond the rear building line would have potential to impact on the visual and residential

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amenity of the adjacent building. It is considered that the large area of the subject site offers the opportunity to site the proposed dwelling in a less sensitive location. No detailed architectural rationale or justification has been provided for siting the proposed dwelling just 1.75m from the western boundary and in such close proximity to the adjacent apartment block. In this regard, the Applicant should be requested by way of **ADDITIONAL INFORMATION** to re-design the proposed Site Layout, siting the proposed dwelling in a less sensitive location.

Overbearing impact

As outlined above, a concern arises in relation to the potential for the proposed dwelling to have an overbearing impact on adjacent apartment block to the west owing to the siting of the dwelling just 3.5m from the eastern elevation of the apartment block and the projection of the proposed dwelling approximately 5m beyond the rear building line of the apartment block. In this regard, the Applicant should be requested by way of **ADDITIONAL INFORMATION** to site the proposed dwelling in a less sensitive location.

Boundary Treatment

Whilst the majority of the existing boundary treatment for the subject site remains untouched, as previously noted a concern arises in relation to the apparent removal of a section of hedgerow along the western boundary of the subject site. However, insufficient detail has been provided in relation to the proposed boundary treatment in this area. In this regard, the Applicant should be requested by way of **ADDITIONAL INFORMATION** to provide plan, sectional and elevational drawings demonstrating the existing and proposed boundary treatments to facilitate a complete assessment and understanding of the extent of hedgerow removal and the proposed boundary treatment at the subject site. In addressing other concerns relating to the siting of the proposed dwelling, it is possible that the re-location of the dwelling would facilitate the retention and improvement of the existing hedgerow. This would be welcomed by the Planning Authority.

It is noted that the proposed dwelling in its current form would not require the removal of any trees from the subject site. This is welcomed by the Planning Authority and, in re-designing the proposed dwelling to respond to the request for Additional Information, the Applicant should where possible seek to retain the existing trees on the subject site. If tree removal is required, the Applicant should propose appropriate replacement planting to mitigate against any loss.

Visual Impact

The proposed four bedroom dwelling is located approximately 9m to the north west of the existing dwelling on the subject site and approximately 3.5m to the east of a block of apartments within the Esker Pines residential development. A concern arises in relation to the potential for the proposed dwelling to have an overbearing impact on adjacent properties. It is considered that the Applicant has not provided an acceptable rationale for the siting of the proposed dwelling in such close proximity to the western boundary of the subject site.

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In this regard, the following extract from the County Development Plan is of particular relevance:

'Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy in line with the provisions of the Urban Design Manual as detailed above.

In all instances where the benchmark separation distance is not being met, the applicant shall submit a daylight availability analysis for the proposed development and detail appropriate design measures to reduce undue overlooking.'

Having regard to the large area of the subject site, it is considered that it is not a compact infill site and that there is sufficient space to re-locate the proposed dwelling to a less sensitive location which would not have an adverse visual or overbearing, impact on the existing dwelling on the subject site or adjacent properties. In this regard, the Applicant should be requested by way of **ADDITIONAL INFORMATION** to re-locate the proposed dwelling to a less sensitive location, increasing the separation distance to the adjacent boundary and retaining an appropriate separation distance from the existing dwelling on the subject site.

Drainage and Water Services

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

- There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design. Subject to percolation test results, all additional Surface Water is to be directed to proposed soakaway. Where feasible connect an overflow surface pipe and/or swale from proposed soakaway to existing surface water sewer east of site.

The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

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

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It is considered that the Applicant should be requested to provide the above outlined **ADDITIONAL INFORMATION** to facilitate a complete assessment of the proposed development.

A Report provided by Irish Water indicates no objection to the proposed development, subject to standard conditions.

Parks and Landscaping

The Parks Department has reviewed the application and has indicated no objection to the proposed dwelling.

Green Infrastructure

The subject site is located within the Liffey Valley Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4) and Table 4.1.

It is noted that, although the Application appears to include SuDS measures in the form of a soakaway and permeable paving to the driveway, insufficient detail of the proposed SuDS measures is provided. Having regard to the location of the site within a Primary Corridor, the extent of private amenity grassland, the scale of the footprint increase and the lack of detail regarding the SuDS measures, it is considered that the subject development has not successfully demonstrated compliance with the Green Infrastructure Policy Objectives within the County Development Plan, including but not limited to, GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.

The applicant should be requested, by way of **ADDITIONAL INFORMATION**, to submit a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets, demonstrating compliance with the Green Infrastructure Strategy.

Vehicular Access and Parking

It is noted that the proposed dwelling will utilise the existing vehicular entrance to the subject site which will be connected via a new 3.2m wide section of internal access road within the site, leading to 2 No. car parking spaces to the front of the proposed dwelling.

The Roads Department have assessed the proposed development and have indicated no objection.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

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Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises a single dwelling on a large site containing 1 No. existing dwelling and ancillary garage structure and outbuildings.

Having regard to:

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

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

Conclusion

Whilst the principle of residential development on lands zoned 'RES' is accepted, **ADDITIONAL INFORMATION** is required in relation to the design and siting of the proposed dwelling, drainage and water services infrastructure, landscape proposals and the Green Infrastructure Plan for the subject site, to facilitate a complete assessment of the proposed development.

Recommendation

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

1. The Applicant is requested to increase the setback distance from the adjacent western boundary, providing appropriate separation distances to adjacent properties (having regard to concern about overbearing effects) and the existing dwelling on the subject site. The Applicant is requested to provide a complete set of revised site layout, floor plan, sectional, elevational and contiguous elevational drawings demonstrating the revised location and design of the proposed dwelling.
2. The Applicant is requested to provide plan, sectional and elevational drawings demonstrating the existing and proposed boundary treatments to facilitate a complete assessment and understanding of the extent of hedgerow removal and the proposed boundary treatment at the subject site. It is considered that, in re-locating the proposed dwelling within the subject site the Applicant should make every effort eliminate or minimise the need for removal of the existing trees, hedgerow and boundary treatments within the subject site. The re-location of the dwelling offers an opportunity to retain and enhance the existing boundary treatment, including the hedgerow.
3. The Applicant is requested to provide revised drawings demonstrating compliance with the internal storage space standards outlined in Section 12.6.7 of the South Dublin County

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Development Plan 2022-2028.

4. (a) The Applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design. Subject to percolation test results, all additional Surface Water is to be directed to proposed soakaway. Where feasible connect an overflow surface pipe and/or swale from proposed soakaway to existing surface water sewer east of site.
(b) The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - i) At least 5m from any building, public sewer, road boundary or structure.
 - ii) Generally, not within 3m of the boundary of the adjoining property.
 - iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - v) Soakaways must include an overflow connection to the surface water drainage network.
5. The Applicant is requested to provide a detailed Landscape Design Plan and Green Infrastructure Plan for the subject site having regard to the Green Infrastructure Policy Objectives within the County Development Plan, including but not limited to, GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028 and the Sustainable Urban Drainage Systems Explanatory Design Guide, a copy of which is available on the South Dublin County Council website.

Comhairle Chontae Atha Cliath Theas

PR/1207/22

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REG. REF. SD22A/0320


LOCATION: Rathinree, Esker Lane, Lucan, Co. Dublin, K78 X2C4

Colm Harte

Colm Harte,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 26/09/22


Gormla O'Corrain, Senior Planner