

Comhairle Chontae Atha Cliath Theas

PR/1246/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0323 **Application Date:** 08-Aug-2022
Submission Type: New Application **Registration Date:** 08-Aug-2022

Correspondence Name and Address: Kieran O'Malley & Co. Ltd St. Heliers, Stillogran Park, Blackrock, Co. Dublin

Proposed Development: Demolition of a shed & workshop at rear of the Protected Structure to facilitate the provision of 18 car parking spaces; Construction of 12 dwellings comprising of 8 two storey with attic level accommodation, 4 bedroom semi-detached dwellings (c. 146sq.m each and 4 two storey with attic level accommodation, 3 bedroom semi-detached dwellings (c. 126 sq.m each) with vehicular access at main street; A pedestrian access to Forest Hills at the southern end of the site and ancillary site development works all within the curtilage of a Protected Structure.

Location: Main Street, Rathcoole, Co. Dublin

Applicant Name: Ciaran Reilly

Application Type: Permission

(CM)

Site Description and Surroundings

The subject site is a long, generally rectangular plot of land located on the southern side of Main Street in Rathcoole. The site contains a two storey building, a Protected Structure (RPS:323) in the northern section of the site (ODM 114.6) which fronts onto Main Street. The building has an area of hardstanding to the front and a modern low wall boundary with the public footpath on Main Street. A large garage is located directly behind the building, with another smaller low shed located directly along the eastern site boundary. The southern section of the site, which is more elevated (ODM 116.84 – 117.53) is vacant and has a hardcore stone surface. The site is bounded to the east by the Burnafea Public House and associated car park and a line of semi-detached two storey houses, No's 1 – 10 Stoney Lane. A linear area of public open space associated with Forest Hills residential area is located directly to the south. The courthouse apartments, a 3-storey development provided in 5 blocks, and associated vehicular access ramp, is located to the west.

Site Area: 0.51 Hectares.

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Description of Development

Demolition of a shed & workshop at rear of the Protected Structure to facilitate the provision of 18 car parking spaces;

Construction of **12 dwellings** comprising:

- 8 no. two storey with attic level accommodation, 4 bedroom semi-detached dwellings (c. 146sq.m each and
- 4 no. two storey with attic level accommodation, 3 bedroom semi-detached dwellings (c. 126 sq.m each) with vehicular access at main street;
- A pedestrian access to Forest Hills at the southern end of the site and ancillary site development works all within the curtilage of a Protected Structure (RPS Reg. 323)

Development Statistics

Gross Site Area (Ha.)	0.51
Proposed	
No. of Proposed Units	12
3-Bed Houses	4
4-Bed Houses	8
Gross Floor Area (Sq.M.)	
Existing	720.5
Proposed	1675.76
Demolition	412.7
Protected Structure	307.8
Density	
Proposed Plot Ratio	0.45
Site Coverage	19%
Residential Density	32
Open Space (Sq.M)	Not Stated
Car Parking	
Private	24 (2 per unit)
Visitors	10
Additional	8
Total	42

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Zoning

The site is subject to the 'VC' and 'RES' zoning objectives.

SEA Screening

The site overlaps with the following:

- Rathcoole registered monument (RMP ref: DU021-030 – villages);
- Casement Aerodrome approach surface and take-off climb surface, and inner horizontal surface;
- Casement Aerodrome significant noise and bird hazard areas; and
- Rathcoole Village ACA

Consultations

Roads	Requests Additional Information.
Housing	No objection, subject to conditions.
Public Realm	Requests Additional Information.
Water Services	Requests Additional Information.

External

An Taisce	Provided comments (see below).
Irish Water	Requests Additional Information.
Department of Housing	Requests Additional Information.
Department of Defence	

An Taisce

- Notes that public open space has been divided into two by the access road.
- Seeks protection of the protected structure.

Submissions/Observations/Representations

Third party observations and representations were received from Cllr Francis Timmons, the Rathcoole Community Council, and other individual neighbours.

Rathcoole Community Council

- Supportive of backland developments.
- Welcomes design.
- No multi-unit developments should be permitted that will increase peak traffic congestion in Rathcoole until such time as a Traffic and Transport study is completed.
- Recent developments will exceed the development anticipated in the Rathcoole area for 2022 – 2028.
- No Dept. of Defence consultation.

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- Upgrade of Tay Lane sewage pumping station required to cater for any additional demand prior to development in Rathcoole.
- Proposed entrance is inappropriate. Access from Courthouse apartments complex would be safer.
- Pedestrian access through to Forest Hills would be narrow and suffer from lack of passive surveillance.
- Prefer for site to be developed for a commercial or medical centre use.
- Notes lack of a local development plan.
- Notes potential for inward noise impact on potential occupants.

Individual Submissions

- Development Plan for Rathcoole required.
- Traffic Study for Rathcoole required.
- Investment in retail/commercial and community amenities required in Rathcoole.
- Development should be delayed until amenities are delivered.
- Rathcoole is listed as a 'Moderate Self-sustaining Growth Town'
- Design of houses is out of character with the area.
- Design of houses is inappropriate for the ACA, both in form and material function, and would have a negative impact on the setting of the protected structure.
- Unacceptable loss of privacy for neighbours, due to overlooking of rear gardens.
- Potential footfall and security risk arising from pedestrian access to Forest Hills.
- Queries whether application to Forest Hills Residents' Association has been made for pedestrian throughway.
- Direct overlooking from units 9-12 to rear garden of 9 Stoney Lane.
- Notes impact on traffic, lack of traffic study for area, and existing congestion.
- Tight site will have slow access and egress for emergency vehicles. Traffic congestion
- Traffic hazard due to location of proposed access in proximity to Courthouse Apts. And Stoney Lane accesses on Main Street.
- Inadequate car parking.
- Traffic hazard arising from visibility at access.
- Can site cope with bin lorries and emergency vehicles?
- Upgrade of Tay Lane Sewage station has not been carried out.
- Flood risk to Main Street.
- Rainwater from Stoney Lane gathers at junction with Main Street.
- Stoney Lane prone to flooding.
- Lack of SUDs
- Lack of biodiversity
- Applicant has cut back the natural boundary with surrounding sites.

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- Comments in relation to ownership of walls to rear of Stoney Lane.
- Comments seeking that a new wall, built within the boundary of the site, be built.
- No inward noise survey done. Sources of noise include pub, N7, and aviation.

Planning History

SD16A/0171: Construction of **a total of 12 houses**, namely, 8 houses (3-storey, 4 bedroom semi-detached houses) and 4 houses (3-storey, 3 bedroom semi-detached houses) at the back of Protected Structure RPS No. 323 with associated car parking spaces. The development also includes the demolition of shed & workshop located to the rear of the Protected Structure RPS. No. 323 and the provision of 18 new car parking spaces, the construction of a new access road from Main Street and all ancillary site development works and services connections.

Decision: **GRANT PERMISSION.**

SD16A/0171/EP: Application for extension of permission of the above. **REFUSED** in February 2022 as works had not yet commenced.

SD10A/0166: The retention of the change of use of a portion (measuring 35sq.m. approximately) of the existing dwelling (which is a Protected Structure) to use as a taxi/hackney office/reception; the erection of signage on the premises; internal alterations to the premises; and all other associated ancillary works. The development proposed to be carried out consists of the formalised use of an area of the forecourt of the premises as a taxi/hackney queuing area/rank; and all other associated ancillary works.

Decision: **GRANT PERMISSION AND RETENTION**

Planning Enforcement

None.

Pre-Planning Consultation

None.

Relevant Policy

National Policy

The relevant policy documents are detailed below. The Planning Authority are of the opinion that of most significant relevance is the National Planning Framework (NPF). In this regard, National Strategic Outcome 1 of the NPF refers to and, stresses the importance, of 'Compact Growth'. The NPF states,

'From an urban development perspective, we will need to deliver a greater proportion of residential development within existing built-up areas of our cities, towns and villages and

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ensuring that, when it comes to choosing a home, there are viable attractive alternatives available to people.'

The NPF indicated that the delivery of compact growth will be through National Policy Objective 2a, which states,

'A target of half (50%) of future population and employment growth will be focused in the existing five Cities and their suburbs.'

and National Policy Objective 3a, which states,

'Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.'

The National Planning Framework also includes a specific Chapter, No. 6, entitled 'People, Homes and Communities'. It includes 12 objectives among which Objective 27 seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages. Objective 33 seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

Other Ministerial Guidelines and Policy

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

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

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

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

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)

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

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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

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

Architectural Heritage Protection – Guidelines for Planning Authorities, Department of Arts, Heritage and the Gaeltacht (2011).

The Framework and Principles for the Protection of Archaeological Heritage, Department of Arts, Heritage, Gaeltacht and the Islands (1999)

Departmental Circulars, Department of Housing, Planning and Local Government (2020) – as listed:

- PL02/2020: Covid-19 Measures
- PL03/2020: Planning Time Periods
- PL04/2020: Event Licensing
- PL05/2020: Planning Time Periods
- PL06/2020: Working Hours Planning Conditions
- PL07/2020: Public Access to Scanned Documents
- PL08/2020: Vacant Site Levy
- Circular NRUP 02/2021 - Residential Densities in Towns and Villages

Circular Letter NRUP 03/2021 – s.28 Guidelines on the Regulation of Institutional Investment in Housing

South Dublin County Development Plan 2022 – 2028

Chapter 2 Core Strategy and Settlement Strategy

Policy CS1 Strategic Development Areas

Section 2.6 Total Land Capacity within Strategic Development Areas

Table 2.8 Total Land Capacity within Strategic Development Areas

Table 2.9 Capacity of undeveloped lands within South Dublin

Policy CS5 Lands for Employment

Section 2.7 Settlement Strategy

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Policy CS6 Settlement Strategies – Strategic Planning Principles

Section 2.7.1 Dublin City and Suburbs

Section 2.7.1: Tallaght

Policy CS7 Promote the consolidation and sustainable intensification of development within the Dublin City and Suburban settlement boundary.

Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town

“Rathcoole has limited public transport provision and social services to date. Some improvements will be made as BusConnects brings improved services and overall accessibility to Celbridge, Dublin City Centre, Grangecastle, Hazelhatch train station and Saggart Luas Stop. It is important that Rathcoole develops at an incremental pace, based on the delivery of social, physical and transport infrastructure and services. The capacity of zoned lands is considered to be sufficient to meet long term demand for the settlement.”

Policy CS10 Rathcoole

Chapter 3 Natural, Cultural and Built Heritage

Policy NCBH1 Overarching

Policy NCBH2 Biodiversity

Policy NCBH5 Protection of habitats and species outside of designated areas.

Section 3.4.2 Archaeology

Policy NCBH13 Archaeological Heritage

Section 3.5.2 Protected Structures

Policy NCBH19 Protected Structures

NCBH19 Special Local Objective 3: “To protect Glebe House RPS Ref. 313 (Former Mary Mercer Trust Charter School for Girls), Rathcoole”

Section 3.5.3 Architectural Conservation Areas

1. Rathcoole Village

Policy NCBH20 Architectural Conservation Areas

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

Policy NCBH22 Features of Interest

Section 3.6 Architectural Conservation, Adaptability and Placemaking

Policy NCBH23 Architectural Conservation and Design

NCBH23 Objective 3

NCBH Objective 4

NCBH23 Objective 7

Policy NCBH24 Adapting and Reusing Historic Buildings

Policy NCBH25: Placemaking and the Historic Built Environment

NCBH25 Objective 3: To support certain appropriate backland development in villages

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Policy NCBH26: Climate Change, Adaptation and Energy Efficiency in Tradition and Historic Buildings

Chapter 4 Green Infrastructure

Policy GI1 Overarching

GI1 Objective 4

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

Policy GI2 Biodiversity

Strengthen the existing Green Infrastructure (GI) network and ensure all new developments contribute towards GI, in order to protect and enhance biodiversity across the County as part of South Dublin County Council's commitment to the National Biodiversity Action Plan 2021-2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF) and the Eastern and Midlands Region Spatial and Economic Strategy (RSES).

Policy GI4 Sustainable Drainage Systems

Require the provision of Sustainable Drainage Systems (SuDS) in the County and maximise the amenity and biodiversity value of these systems.

GI4 Objective 3:

To require multifunctional open space provision within new developments to include provision for ecology and sustainable water management.

GI4 Objective 4:

To require that all SuDS measures are completed to a taking in charge standard.

Section 4.3.1 Components of the GI Network

Figure 4.4. Green Infrastructure Strategy Map

Chapter 5 Quality Design and Healthy Placemaking

Policy QDP1 Successful and Sustainable Neighbourhoods

Policy QDP2 Overarching – Successful and Sustainable Neighbourhoods

Policy QDP3 Neighbourhood Context

QDP3 Objective 2: special character of villages

QDP3 Objective 3: design standards and context in villages

QDP3 Objective 5: appropriate height in villages

Policy QDP4 Healthy Placemaking

Policy QDP5 Connected Neighbourhoods

Policy QDP6 Public Realm

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QDP6 Objective 2: public realm improvements in villages (SDCC initiatives)
QDP6 Objective 3: public realm improvements in villages
Policy QDP7 High Quality Design
Policy QDP8 High Quality Design – Building Height and Density
Policy QDP8 Objective 2
Policy QDP9 High Quality Design - Building Height and Density
Policy QDP10 Mix of Dwelling Types

Chapter 6 Housing

Policy H1 Housing Strategy and Interim Housing Need and Demand Assessment
Policy H7 Residential Design and Layout
Policy H8 Public Open Space
Policy H9 Private and Semi-Private Open Space
Policy H10 Internal Residential Accommodation

Chapter 7 Transport and Movement

Policy SM1 Overarching – Transport and Movement
Table 1 7.1 Cycle South Dublin Routes and Projects
Policy SM2 Walking and Cycling
SM2 Objective 12: Signage in villages
SM2 Objective 17: Cycling facilities in villages
Policy SM3 Public Transport – General
Policy SM3 Public Transport – Bus
Policy SM3 Public Transport – Rail, Transport Interchange and Park and Ride
Table 7.5 Six Year Road Plan
Policy SM5 Street and Road Design
Section 7.9 Transport Studies and Traffic Management
Policy SM6 Traffic and Transport Management
SM6 SLO 1: To carry out a traffic and transport study for Rathcoole, Saggart and Newcastle and the surrounding areas following the publication of the GDA Strategy review to 2042 which will clarify the context within which the road network in the area will function and to include a review of HGV movement.

Policy SM7 Car Parking and EV Charging

SM7 Objective 7: Nature of parking and parking restrictions in village centres

Chapter 8 Community Infrastructure & Open Space

Policy COS5 Parks and Public Open Space – Overarching
Section 8.7.3 Quantity of Public Open Space
Policy COS7 Childcare Facilities

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Policy COS8 Primary and Post Primary Schools

COS8 SLO1: To identify a site for the appropriate location of a new post primary school within the Neighbourhood Area of Citywest / Saggart / Rathcoole / Newcastle to provide for the needs identified for the catchment area by the Department of Education.

Policy COS10 Libraries

COS10 Objective 2: Support a new library in the Rathcoole environs

Chapter 10 Energy

Policy E3 Energy Performance in Existing and New Buildings

Policy E4 Electric Vehicles

Policy E5 Low Carbon District Heating Networks

Chapter 11 Infrastructure and Environmental Services

Section 11.8 Airports and Aerodromes

Policy IE8 Environmental Quality

Policy IE9 Casement Aerodrome

Policy IE13 Noise

Chapter 12 Implementation and Monitoring

Section 12.3.5 Landscape Character Assessment

Rathcoole – Historic Urban landscape type

Assessment

The main issues for consideration are as follows:

- Zoning and council policy
- Settlement policy
- Architectural Conservation
- Archaeology
- Quality design and healthy placemaking
- Residential amenity
- Social and Affordable Housing
- Natural heritage, open space and green infrastructure
- Sustainable movement
- Drainage
- Aviation safety

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Zoning and Land-Use Policy

Permission was granted on the site for 12 houses (SD16A/0171) for a very similar layout. That permission has expired.

The site is subject to two zoning objectives. The northern portion of the site, around the protected structure, is zoned 'VC,' "To protect, improve and provide for the future development of Village Centres. The remainder and majority of the site is zoned 'RES,' "to improve and/or protect residential amenity." The proposed use is residential and is permitted in principle in both cases, subject to all other relevant policies and the impact on adjoining residential properties.

Settlement Policy

The South Dublin County Development Plan 2022 – 2028 commits South Dublin County Council to undertaking a Traffic Study in Rathcoole during the lifetime of the plan. The County Development Plan also advises that residential development in the area should be provided in tandem with appropriate amenities. The Plan also supports infill development in the village core.

The proposed development is for residential development only, on a site which currently accommodates an office within the protected structure. The houses are located in the 'RES' zoned area. It is considered that the delivery of 12 no. houses may be acceptable subject to proper provision of appropriate improvements to the public realm and provision of useful public open space, and that there is an opportunity for an intervention of that sort on the site. It is also noted that the County Development Plan seeks the provision of a library and a post-primary school in Rathcoole.

Residential Density

The proposed residential density is 32 dwellings / ha. This is on the lower end of what is acceptable in a central site in a small town but is considered acceptable as per Planning Circular NRUP 02/2021 in certain circumstances. It is considered in this case that, having regard to County Development Plan policies regarding the development of Rathcoole and amenities within Rathcoole, the proposed density can be considered acceptable.

Architectural Conservation

The building occupying the northern portion of the site is a protected structure (RPS. No. 323). This currently accommodates offices. The use is not proposed to change. Demolition of sheds to the rear are proposed as part of the development – these are recent constructions.

The SDCC Architectural Conservation Officer requests further information and has submitted the following report:

Protected Structure

A detached five-bay, two-storey house c.1820, Main Street, Rathcoole is referred to in the Council's Record of Protected Structures - Schedule 2 of the South Dublin County

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Development Plan 2022-2028 under Map Ref. No. 323. Under Section 2 of the Planning and Development Act 2000, the term 'structure' means "any building, structure, excavation, or other thing constructed or made on, in, or under any land, or any part of a structure so defined, (a) where the context so admits, includes the land on, in or under which the structure is situate, and (b) in relation to a protected structure or proposed protected structure, includes (i) the interior of the structure, (ii) the land lying within the curtilage of the structure, (iii) any other structures lying within that curtilage and their interiors, and (iv) all fixtures and features which form part of the interior or exterior of any structure or structures". Therefore, the entire site is a protected structure, including all existing buildings on site including their exteriors, interiors, fixtures and fittings. The Protection also extends to the lands of the site and as such come under the provisions of the Planning and Development Act 2000.

Architectural Conservation Area

Rathcoole Village is designated as an Architectural Conservation Area in accordance with Part IV of the Planning and Development Act (2000) as such related policy is included in South Dublin County Development Plan 2022-2028.

Appraisal

This is an application for the construction of 12 dwellings comprising of eight, 2-storey with attic level accommodation to the rear of an existing Protected Structure, (RPS Ref. 323) detailed above. The proposed development includes for the demolition of a shed and workshop at the rear of the Protected Structure to facilitate the new back land development. The shed and workshop structures are of modern construction and/or of no architectural merit. The proposed development consists of development within the curtilage of the existing house (Protected Structure, RPS Ref.323) however given the proposed location and set back from the rear of the existing Protected Structure there is no direct visual impact identified. The proposed dwellings are not located right onto Main Street and although the new development may be viewed from Main Street depending on the viewpoint there will be no direct visual impact on the character of the Rathcoole ACA. However, it is considered that the proposed development within the curtilage of the existing Protected Structure is an opportunity to improve the overall setting to the front and rear of the Protected Structure. In order to improve the setting of the Protected Structure and streetscape setting a landscape plan that provides new soft planting and trees to the front site and the rear area of the Protected Structure should be included. It is noted that the proposed front boundary wall will be improved with the insertion of granite capping and iron railings with planting along the wall, but it is felt more planting and soft landscaping is required to remove the amount of hard surface and improve the overall landscape setting.

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It is proposed to remove the existing mesh gates to the east of the site to provide new entrance and access point to the proposed new housing. The insertion of new entrance piers at this location is acceptable and it is agreed that the removal of the existing mesh gates is a positive thing. It is also proposed to provide a new entrance pier to the west of the site for an access to rear parking behind the Protected Structure, one of the piers is extremely close to the existing building and therefore this needs to be addressed. The need for gate piers at this location should be re-examined.

The proposed dwellings are modern in form and design; however, it is felt that the materials and finishes should be revised to take account of the site context and reflect the existing materials and building stock within the Architectural Conservation Area of Rathcoole Village. It is therefore considered that revised materials should be submitted reflecting the design rationale and site context. Perhaps a more modest modern design using simple materials and colour palette given its location to the rear of a Protected Structure and within a rural village setting.

Recommendation

It is recommended that in order to address the above items raised in the appraisal that the following items be requested as Additional Information;

- *The proposed development includes for the demolition of a shed and workshop at the rear of the Protected Structure to facilitate the new back land development. The shed and workshop structures are of modern construction and/or of no architectural merit, however it is considered that details should be provided on how the Protected Structure will be safeguarded during the proposed demolition and proposed construction of the new development. A safety statement should be submitted detailing how the Protected Structure will be protected and safeguarded during the proposed demolition and construction works. Appropriate measures should be put in place in order to put ensure the Protected Structure is safeguarded and protected at all times.*
- *It is considered that the proposed development within the curtilage of the existing Protected Structure is an opportunity to improve the overall setting to the front and rear of the Protected Structure. In order to improve the setting of the Protected Structure and streetscape setting, a landscape plan that provides new soft planting and trees to the front site and the rear area of the Protected Structure should be submitted. It is noted that the proposed front boundary wall will be improved with the insertion of granite capping and iron railings with planting along the wall, but it is felt more planting and soft landscaping is required to remove the amount of hard surface and improve the overall landscape setting of the front site and rear site of the Protected Structure.*

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- *It is proposed to provide a new entrance pier to the west of the site for access to rear parking behind the Protected Structure, one of the piers is extremely close to the existing building and therefore this needs to be addressed. The need for gate piers at this location should be re-examined.*
- *The proposed dwellings are modern in form and design; however, it is felt that the materials and finishes should be revised to take account of the site context and reflect the existing materials and building stock within the Architectural Conservation Area of Rathcoole Village. Perhaps a more modest modern design using simple materials and colour palette given its location to the rear of a Protected Structure and within a rural village setting should be considered. A revised design and the use of materials which reflects the design rationale and site context in providing a high quality housing development at this location.*

Planning Department Conclusions

The above recommendations are noted. It is considered appropriate that soft landscaping to the back of the protected structure and public realm improvements to the front are incorporated into the development. This may require a reconfiguration / re-conception of the residential access arrangements and parking arrangements to the rear of the protected structure, to reduce the amount of hard surface carriageway area and to integrate the access and parking functions. This is explored in the open space and sustainable movement sections below.

The above items should be put to the applicant as a **request for additional information**.

In relation to the Conservation Officer's comments on the proposed house types, these are near identical to the house types previously approved in the preceding permission for the site. As the policy framework is substantially unchanged in relation to built heritage, no amendments to the house types are sought in the interests of consistency.

Archaeology

The applicant has submitted a desktop archaeological study. The Department of Housing, Local Government and Heritage has recommended that an Archaeological Impact Assessment be carried out prior to a grant of permission. This was previously a condition of permission; however, it is sought prior to a grant of permission, in accordance with best practice, so as to enable a redesign in the event of archaeological discovery. It is appropriate to request this as **additional information**.

Quality Design and Health Placemaking

Urban Design

The applicant has provided an Urban Design Statement with the application. The general layout of the scheme as proposed is broadly acceptable, with houses oriented back-to-back with adjoining

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houses to the east, and a pedestrian connection provided between Main Street and the Forest Hills area to the south (in line with Policy CS10 Objective 1).

It is considered however that there are a number of details upon which the scheme is weak and should be improved. These are pedestrian safety, public open space, the setting of the protected structure, and the alignment and function of the access road alongside a new car park. These issues are dealt with in other sections of this report.

Visual Impact and Character

The 12 no. proposed dwellings are each 2.5 storey with half hipped roofs and proposed to be finished in brick and render. A 22m separation distance is proposed to be provided between the rear elevations of units 1-8 and the houses on Stoney lane. There are no windows proposed to habitable rooms at second floor level to the rear. It is therefore considered that there are no issues regarding overlooking or loss of privacy arising from units 1 – 8.

Units 9 – 12 would have a different orientation, and there is a question of overlooking as unit 12 would side onto the rear gardens of Stoney Lane. In an urban context, and given the oblique angles involved, the potential for overlooking is considered to be acceptable, subject to the hallway window of unit 12, located on its eastern elevation, being made opaque by **condition**. It should be noted however that a reorientation of units 9 to 12 is being sought as per below sections, and this issue would not arise in that case.

Build Height

The proposed houses would represent an increase on the height of some 2-storey developments in the area; however, the Courthouse apartments to the west are taller. additional site sections showing the relationship with surrounding residential buildings would enable a clearer understanding of this; however, it is considered that the additional height is not excessive and would not unduly impact the landscape or urban setting of Rathcoole.

Village Amenities

The South Dublin County Development Plan 2022 – 2028 contains a number of policies aimed at the retention and improvement of streetscapes at the public realm in historic village centres in the county. The Plan also provides for a reduction in road signage, introduction of bicycle parking facilities and to ensure efficient use of car parking facilities, in village centres as appropriate. The relevant guidance is:

- Policy NCBH23 Objectives 3, 4, 5, and 6;
- Policy QDP3 objective 2;
- Policy QDP6 objectives 2, 3 and 5;
- Policy EDE13 Objective 2;
- Policy SM2 Objectives 12 and 17; and

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- Policy SM7 Objective 7.

The proposed development does not include any public realm improvements to the front of the site, nor are changes to on-street parking sought. The applicant should be requested to propose public realm improvements and to provide an urban design rationale for their proposals, as part of **additional information**. The County Development Plan envisages some coordination between developers and the council, and this can be incorporated into a **condition of permission** as necessary.

Residential Amenity

Internal Residential Accommodation

The houses each comply with the 'Quality Housing for Sustainable Communities – Best Practice Guidelines' (2007). The proposed rear gardens meet the standards provided for in the South Dublin County Development Plan 2022 – 2028.

Overall, the proposed development would provide an adequate standard of private amenity for potential residents.

Social and Affordable Housing (Part V)

The Housing Department has submitted a report stating no objection, subject to standard conditions. This is acceptable.

Natural Heritage, Open Space and Green Infrastructure

The Public Realm Department has noted several concerns with the proposed development, including non-compliance with the South Dublin County Development Plan 2022 – 2028 or other policy/guidelines on children's play, open space provision, green infrastructure, sustainable drainage, and provision of street trees. The report proposes to deal with these issues by condition. A request for additional information is a more appropriate manner to deal with these issues.

As is noted elsewhere in this report, the provision of public open space in the development could be improved by way of changes to layout; ultimately, the applicant should demonstrate whether the County Development Plan standard of 2.4 Ha. per 1,000 of population is being met in the proposed development.

The applicant should be asked to provide **additional information** in relation to:

- Provision of a playground / play area;
- Landscape plan details
- SUDs details

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- Green space factor calculations
- Green infrastructure details
- Taking in charge
- Provision of public open space or contribution in lieu.

Biodiversity

The Public Realm Department has proposed that bat boxes and hedgehog runs be provided as part of the final development. This can be a **condition of permission**.

Sustainable Movement

The Roads Department has recommended additional information as follows:

1. Applicant to provide a stage 1 road safety audit with regard to the estate entrance.
2. Applicant to submit a road layout drawing which demonstrates an estate entrance and estate access road that has regard for pedestrians and vulnerable footpath users. Layout to be fully dimensioned, include road-markings/signage, kerb radii, road widths and sightlines.
3. Applicant to provide a road layout drawing that shows a formal road and footpath delineated with continuous concrete kerbing (that is not staggered), and that runs from estate entrance all the way through the estate, of minimum width 1.8m.
4. Applicant to provide AutoTRAK analysis demonstrating:
 - a. Emergency vehicle access/egress/turning throughout the site
 - b. How cars egress from the spaces outside No.12Applicant to also consider widening access road on bends that would allow for the safe passage of traffic (including emergency vehicles) through the estate.
5. Applicant to provide a layout showing all perpendicularly parked cars having a 6m reversing distance clearance.
6. Applicant to provide surface/lining details re the shared pedestrian and vehicular access.

The Roads Report makes clear that a primary concern is the safety at the vehicular access to the development.

Following further consultation with the Roads Department, it is evident that there are a number of issues with the car parking proposals on the site. Each house is provided with 2 parking spaces – the maximum amount allowed for under the County Development Plan. Additionally, 18 parking spaces are provided in a new car park to the rear of the protected structure – 10 of these are identified as visitor spaces for the residential development. The application cover letter and drawings do not provide an explanation for the additional 8 parking spaces. These spaces may be being provided for the office use within the protected structure. It is considered that the number of parking spaces being provided is excessive, being above maximum standards for residential development, and providing separate parking spaces for two complementary uses (residential and office).

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The layout of the parking and the access road is a concern. The parking is provided in a separate car park, while the access road sweeps around this car park, bisecting an area of open space. The total surface area of vehicular carriageway is excessive, and this could be more efficiently organised to maximise the quantity and quality of public open space.

Third parties have raised the prospect of alternative access being provided via the courthouse apartments. The courthouse scheme has not been taken in charge, but an access through here would reduce the vehicular accesses onto Main Street and may be a more appropriate way to intensify residential development in the village. Alternatively, if vehicular access were provided on the other side of the protected structure (the western side), the access road would not need to traverse the site from east to west.

There are a number of issues with regards to safety, layout and provision of parking. These interact with concerns from the Architectural Conservation Officer, that the setting of the protected structure be enhanced to the front and rear – in particular with a landscaped setting to the rear.

Pedestrian Permeability

The pedestrian footpath through the development would facilitate a connection between Main Street and Forest Hills, a residential area to the south. Forest Hills has not been taken in charge and the realisation of this connection would require the consent of the management company there. Some observations have objected to this aspect of the development, due to the potential for anti-social behaviour.

It is apparent from the layout that the southern stretch of the footpath, to the west of unit No. 9, would be narrow, closed in, and would not be overlooked by any adjoining houses. This would not be a safe connection and would attract anti-social behaviour. Nevertheless, this layout can be improved by way of re-orienting units 9 – 12 and maintaining an open street character throughout the development.

The provision of a pedestrian connection through this site would, in principle, be welcomed and would be in line with the County Development Plan policy on improving and facilitating permeability for active travel. The provision of a well-surveilled pedestrian/cycle linkage would represent a significant improvement on the preceding planning permission for the site.

The applicant should be requested to address these issues by way of **additional information**.

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Drainage

Water

Irish Water has sought **additional information** and specified that, as part of their response, the applicant should lodge a letter of confirmation of feasibility from Irish Water, in relation both to water supply and wastewater. This is considered to be appropriate. Numerous submissions have referred to the need to improve the Tay Lane pumping station prior to development in Rathcoole (Irish Water has not specifically referred to this).

The Water Services report recommends a request for additional information in order that further details may be provided regarding the proposed detention basin and attenuation calculations. The Public Realm Department's report additionally contests that no underground attenuation should be utilised until natural SUDs options have been exhausted (green roofs, blue roofs, permeable paving, rills, channels, rain gardens, etc.). It is appropriate to request **additional information** in relation to the nature and the capacity of drainage systems proposed.

Aviation Safety

The site is located in the approach zone and noise zone of Casement Aerodrome. The Department of Defence has recommended that all crane activity be coordinated with the Air Corps Air Traffic Services, and that a wildlife aviation impact assessment should be carried out and mitigation measures implemented during construction. These matters can be dealt with by **condition**.

Policy IE13 of the County Development Plan requires that residential uses in this area ensure that any noise are subject to an appropriate noise assessment and mitigation measures to protect residential amenity. The applicant should provide such an assessment and mitigation measures by way of **additional information**.

Screening for Environmental Impact Assessment

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

Screening for Appropriate Assessment

Having regard to:

- Nature and scale of the works;
- Location of the works within a modified landscape and relative to any designated site;
- Lack of any hydrological connectivity to any aquatic receptors that link to a European site;

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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.

Other Considerations

In order to adequately assess the proposed development for bonds & contributions, the applicant should clearly identify how many additional car parking spaces are being proposed as part of the development and assess them against the standards contained in the South Dublin County Development Plan 2022 – 2028. They should also be requested to provide a revised schedule of accommodation as per any revisions to the proposed development. This should be done by way of **additional information**.

Conclusion

The proposed development is located on a site which previously held permission from 2016. The principle of residential development in the village of Rathcoole is acceptable subject to commensurate provision of services and amenities, and improvements to the village core as per various policies of the County Development Plan. The proposed development does not accord with the South Dublin County Development Plan 2022 – 2028 in relation to car parking and public open space, and additional issues arise in relation to architectural conservation, village amenities, aviation safety and noise, and the layout of parking, streets and footpaths in the infill development. The design should be revisited and improved as per the following request for additional information.

Recommendation

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

1. Architectural Conservation.

(A) The proposed development includes for the demolition of a shed and workshop at the rear of the Protected Structure to facilitate the new back land development. The shed and workshop structures are of modern construction and/or of no architectural merit, however it is considered that details should be provided on how the Protected Structure will be safeguarded during the proposed demolition and proposed construction of the new development. Details around how the Protected Structure will be protected and safeguarded during the proposed demolition and construction works is requested.

(B) It is considered that the proposed development within the curtilage of the existing Protected Structure is an opportunity to improve the overall setting to the front and rear of the Protected Structure. In order to improve the setting of the Protected Structure and streetscape setting, a landscape plan that provides new soft planting and trees to the front

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site and the rear area of the Protected Structure should be submitted. It is noted that the proposed front boundary wall will be improved with the insertion of granite capping and iron railings with planting along the wall but it is felt more planting and soft landscaping is required to remove the amount of hard surface and improve the overall landscape setting of the front site and rear site of the Protected Structure.

(C) It is proposed to provide a new entrance piers to the west of the site for access to rear parking behind the Protected Structure, one of the piers is extremely close to the existing building and therefore this needs to be addressed. The removal of these gate piers should be considered.

2. Roads.

The applicant is requested to provide:

(A) a stage 1 road safety audit with regard to the vehicular access/egress point.

(B) a rationale for the choice of vehicular access location, and to consider if this is the safest access point. Alternative access points include access from the west (via Courthouse apartments access street - not taken in charge), and from the north-west (via western access around protected structure).

3. Street Layout.

In order to address the issues listed below, the applicant is requested to provide: a revised street layout and surface material treatment details, including as necessary works to the public realm on Main Street. The layout should be fully dimensioned, include road-markings/signage, kerb radii, road widths and sightlines, surface and lining details:

(A) There would be poor visibility at the vehicular access junction, with vehicles exiting without full sight of pedestrians crossing. A revised layout should prioritise pedestrian movement, comfort and safety as reflects the village centre setting (reflecting also the public open space amenity to the rear if that is proposed).

(B) The access street bisects the area of potential public open space, and is routed around a new car park. Notwithstanding the request for detail on the car park, it is considered that the layout duplicates vehicular roadspace unnecessarily, to the detriment of public amenity space. Additionally the access road is provided with loose corners. The access street and parking should be integrated with one carriageway provided, and designed so as to maximise the quality and quantity of a single useable green space within the site.

(C) The pedestrian footpath contains a number of staggered turns, which would provide difficulties for lesser able pedestrians and in design terms relegates the pedestrian to a peripheral consideration. Applicant to provide a road layout drawing that shows a formal road and footpath delineated with continuous unstaggered kerbing, and that runs from the vehicular access with a minimum width of 1.8 m throughout the development.

(D) The pedestrian connection to Forest Hills is welcome in principle and would open up permeability in the village core. The footpath would suffer from a lack of passive

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surveillance and would have a closed, narrow, alleyway character, for that stretch to the west of unit No. 9. The footpath should be widened and opened up to passive surveillance. This can be achieved with the reorientation and/or reconfiguration of units 9 - 12 to align with units 1 - 8, with provision of a turning circle as appropriate for traffic.

4. Roads - Swept Path Analysis.

It is unclear if certain vehicles can access and move around the development. The applicant is requested to provide swept-path analysis demonstrating:

- i. Emergency vehicle access/egress/turning throughout the site
- ii. How cars egress from parking at No. 12 (note: provide similar indications if layout is revised).
- iii. how perpendicularly parked cars can reverse into and/or out of car parking spaces / driveways, in any instance where a 6m reversing distance clearance, is not being provided.

5. Footpath.

The site to the south is not in the ownership of South Dublin County Council. The applicant should consult with the owner(s) (which may be a management company) of the lands to the south and provide the result of these consultations as additional information. If possible, the applicant should obtain consent from the adjoining land owner for the full connection through the southern boundary of the site.

6. Public Realm - Play Areas.

The applicant is requested to submit a detailed Play Rationale and Layout Plan (separate to, but related to the Landscape Masterplan), using natural and nature-based solutions, to provide informal, impromptu and spontaneous play opportunities, along with play equipment that provides appropriate challenges for multiple age groups. 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,
- 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).

The applicant should show compliance with the following policy in the South Dublin County Development Plan 2022 – 2028:

- Policy COS4 Objective 6;
- Policy COS5 Objectives 19 to 28;
- Section 12.6.10 guidance on Children's Play Areas (noting requirements for schemes of more than 10 units and predominantly 3+ bedroom units).

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7. Public Realm - Landscape Plan and Details.

The applicant is requested to provide additional information and consider a possible re-design to address the following issues:

- (a) The applicant has not provided details as to the levels and gradients within the proposed public open space areas. The developer is requested to submit level details for the open space areas, this shall include cross section drawings where applicable.
- (b) As required under the current 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.
- (c) There is a lack of street tree planting. The applicant is requested to provide a standalone plan that clearly identifies street trees to be planted within the Public Realm and those that contain SuDS Features. On-street car parking to the north of the development 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.

8. Public Realm - Public Open Space.

(A) The applicant should demonstrate compliance with the following policies, objectives and guidance in the South Dublin County Development Plan 2022 - 2028:

- Policy H8: Public Open Space
- Section 8.4.1 in particular as it relates to public open space
- Policy COS5, COS5 Objective 4, 5, 6 and 7, and Table 8.2 of the Plan, as they relate to the required provision (or contributions in lieu of) public open space.

(B) The revised site layout should maximise the quality of the public open space and enlarge it by way of reducing the spatial impact of access and parking arrangements.

9. Green Infrastructure.

(A) In compliance with Policy GI5 Objective 4 and section 12.4.2 of the County Development Plan, the applicant is requested to submit A Green Space Factor (GSF) worksheet for the proposed development, detailing how they have achieved the appropriate the minimum Green Space Factor (GSF) scoring established by their land use zoning. The minimum required score for the 'RES' and 'VC' zones is 0.5. A worksheet can be obtained from the SDCC Public Realm Department.

Developers can improve their green factor score by retaining existing landscape features and incorporating new landscape features and GI interventions. Completed Green Space Factor (GSF) worksheets should be submitted to SDCC with the Green Infrastructure Plan

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and Landscape Plan for a proposed development.

(B) In compliance with section 12.4.2 of the County Development Plan, the applicant is requested to submit a Green Infrastructure Plan which should include the following:

- Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;
- Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;
- Indicate how the development proposals link to and enhance the wider GI Network of the County;
- Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site;
- Proposals for identification and control of invasive species.
- an overall site summary quantifying and detailing the following: tree and hedgerow removal; tree and hedgerow retention; and new tree and hedgerow planting.

10. Sustainable Movement - Car Parking.

The applicant has not provided an explanation for the provision of car parking spaces 1 to 8 to the rear of the protected structure. It is unclear if these are proposed to serve the office premises, the village in general, or a combination. The 10 spaces (sometimes counted as 9 in the applicant's documents) proposed as visitor spaces to the residential area are not in keeping with the South Dublin County Development Plan 2022 - 2028; though there may be potential for mixed function spaces which would serve complementary uses (office and residential visitors) at different times of the day. The applicant shall provide a written rationale and revised plans as necessary to address these points.

11. Taking in Charge.

The applicant is requested to provide a Taking in Charge Plan to demonstrate which parts of the scheme are to be taken in charge.

12. Archaeology.

(A) The applicant is requested to engage the services of a suitably qualified Archaeologist to carry out the Archaeological Impact Assessment (AIA) which should include a programme of Archaeological Test Excavation to respond to this request for Further Information. No sub-surface work shall be undertaken in the absence of the archaeologist without their express consent.

(B) The archaeologist shall inspect the proposed development site (PDS) and detail the historical and archaeological background of the site and the boundary walls (consulting appropriate documentary sources) and review all cartographic sources and aerial photographs for the area.

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(C) The Archaeological Test Excavation must be carried out under licence from the Department of Housing, Planning and Local Government, and in accordance with an approved method statement; note a period of 5-6 weeks should be allowed to facilitate processing and approval of the licence application and method statement.

(D) Test trenches shall be excavated at locations chosen by the archaeologist, having consulted the site drawings. Excavation is to take place to the uppermost archaeological horizons only, where they survive. Where archaeological material is shown to be present, the archaeologist shall stop works pending further advice from the Department. Please note that all features/archaeological surfaces within the test trenches are to be hand-cleaned and clearly visible for photographic purposes.

(E) Having completed the work, the archaeologist shall submit a written report to the Department and the Planning Authority describing the findings of the AIA and the results of the Archaeological Test Excavation. The report shall comment on the degree to which the extent, location and levels of all proposed foundations, service trenches and other sub-surface works required for the development will affect the archaeological remains. This should be illustrated with appropriate plans, sections, etc.

(F) Where archaeological material is shown to be present, further mitigation measures will be required; these may include refusal, redesign to allow for preservation in situ, excavation and/or monitoring as deemed appropriate.

13. Village Amenities.

The proposed development does not include any public realm improvements to the front of the site, on Main Street, Rathcoole. The applicant is requested to propose public realm improvements and to provide an urban design rationale for their proposals, as part of additional information. The County Development Plan envisages some coordination between developers and the council, and this can be incorporated into a condition of permission as necessary. The applicant should demonstrate that the scheme complies with or can support the following policies and objectives of the County Development Plan:

- Policy NCBH23 Objectives 3, 4, 5, and 6;
- Policy QDP3 objective 2;
- Policy QDP6 objectives 2, 3 and 5;
- Policy EDE13 Objective 2;
- Policy SM2 Objectives 12 and 17; and
- Policy SM7 Objective 7.

14. Irish Water.

The applicant is requested to submit a Confirmation of Feasibility from Irish Water with regard to both water supply and wastewater connections for the proposed development.

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15. Noise.

The site is located within the Significant Noise Boundary of Casement Aerodrome. The principles of residential development is not contested at the site; however, appropriate noise assessment should be undertaken and mitigation measures to protect residential amenity should be proposed by way of additional information.

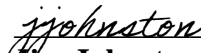
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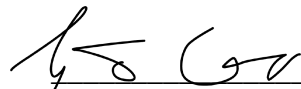
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REG. REF. SD22A/0323

LOCATION: Main Street, Rathcoole, Co. Dublin




Jim Johnston,
Senior Executive Planner



Gormla O'Corrain,
Senior 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: 03/10/2022



Mick Mulhern, Director of Land Use,
Planning & Transportation