

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0288 **Application Date:** 27-Jun-2022
Submission Type: Additional Information **Registration Date:** 11-Oct-2022

Correspondence Name and Address: Jude O'Loughlin, ndba architects Unit 5, Grand Canal Wharf, South Dock Road, DUBLIN 4

Proposed Development: Demolition of existing detached bungalow and construction of 2 No: 264sq.m detached two storey with developed roof space 4 bedroom plus study dwelling houses and associated site works

Location: St. Francis, Owendore Avenue, Rathfarnham, Dublin 14

Applicant Name: M. Hughes, A.Kilkenny & M.McCarville

Application Type: Permission

(CM)

Description of Site and Surroundings:

Site Area: Stated as 0.0717 Ha.

Site Description:

The application site is located on a laneway off Butterfield Avenue. The site reads as two separate residential plots and is partially subdivided; the site accommodates a single storey bungalow with rear garden. The rear garden is walled in, hence providing a natural division of the site (though this is not expressed to the front of the site). The southern half of the site reads as a vacant greenfield plot. There is a shed located against the back wall, on the southern side of the site.

The bungalow has a pitched roof with front-facing gable and a squared bay window in the front elevation. Access is provided via an open porch to the southern side, and to the rear of this porch is located a garage. A garden access door is built into wall skirting the building line to the north of the bungalow.

The site backs on to the garda station to the rear.

Proposal:

- Demolition of existing detached bungalow and
- Construction of 2 No 4-bedroom houses (264sq.m detached two storey with developed roof space 4 bedroom plus study)
- and associated site works

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Zoning:

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

Consultations:

Water Services	Requests Additional Information.
Roads	Requests Additional Information.
Parks	Requests Additional Information.
Irish Water	No objection, subject to conditions.

Submissions/Observations /Representations

None

Relevant Planning History

Subject Site

None.

Nearby Sites

SD04A/0219 at 25 Butterfield Crescent (Corner site opposite the subject site) – Permission **refused** by SDCC for Detached bungalow and double driveway at the rear, fronting to Owendore Avenue. Reasons for refusal:

1. Having regard to: (i) the location of the proposed dwelling to the rear of the existing dwelling in close proximity to the private rear gardens of the adjoining properties. (ii) inadequate private open space as the area shown on plans also accommodates parking, in contravention of Section 3.4.16.i of the Development Plan; and (iii) inadequate set back from the proposed frontage onto Owendore Avenue, It is considered that the proposed development is substandard would be seriously injurious to the residential amenity and would be inconsistent with the established pattern of development in the vicinity and depreciate the value of property in the vicinity. Therefore the proposed development would constitute a material contravention of the zoning objective which seeks to protect and/or enhance residential amenity, and thus would be contrary to the proper planning and sustainable development of the area.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

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

Chapter 3 Natural, Cultural and Built Heritage

Policy NCBH3 Natura 2000 Sites

NCBH3 Objective 3 (Appropriate Assessment)

Section 3.6 Architectural Conservation, Adaptability and Placemaking

Section 3.6.1 Adapting and Reusing Historic Buildings

Policy NCBH24: Adapting and Reusing Historic Buildings

Support and encourage the reuse and adaptation of historic, traditional, and older vacant and derelict buildings as a key component of promoting sustainable development and achieving compact growth and as a catalyst for the revitalisation of historic village and town centres.

NCBH24 Objective 1: To encourage the repurposing and reuse of older vacant and derelict structures, particularly within towns, villages and Architectural Conservation Areas.

NCBH24 Objective 2: To prohibit demolition or full replacement, where there are re-use options for historic buildings in order to promote a reduction in carbon footprint.

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

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

Policy GI4 Sustainable Drainage Systems

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

Chapter 6 Housing

Section 6.8 Residential Consolidation in Urban Areas

Policy H9 Private and Semi-Private Open Space

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

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

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

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Section 12.6.7 Residential Standards

(i) Housing

Table 12.20 Minimum Standards for Housing

Section 12.6.8 Residential Consolidation

(i) Infill Development

Development on infill sites should meet the following criteria:

- Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual;
- A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes.
- Larger sites will have more flexibility to define an independent character;
- While the minimum standards set will be sought in relation to refurbishment schemes it is recognised that this may not achieve a positive planning outcome, particularly in relation to historic buildings, ‘living over the shop’ projects, and tight (less than 0.25 Hectares) urban centre infill developments. In order to allow for flexibility, the standards may be assessed on a case-by-case basis and if considered appropriate, reduced in part or a whole, subject to overall design quality in line with the guidelines Sustainable Urban Housing: Design Standards for New Apartments, 2020;
- Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street;
- Where the proposed height is greater than that of the surrounding area a transition should be provided (See Chapter 5, Section 5.2.7 of this Chapter and Appendix 10: Building Height and Design Guide);
- Subject to appropriate safeguards to protect residential amenity, reduced public open space and car parking standards may be considered for infill development, dwelling subdivision, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops;
- Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking account of the structure's contribution to the visual setting or built heritage of the area;

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

- All residential consolidation proposals shall be guided by the quantitative performance approaches and recommendations under the 'Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guidelines to Good Practice (BRE 2011) and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' and / or any updated guidance;
- It should be ensured that residential amenity is not adversely impacted as a result of the proposed development; Delivery of Public Open Space and Contribution in Lieu shall be in accordance with the provisions set out under Section 8.7.4 of Chapter 8: Community Infrastructure and Open Space.

(iii) Backland Development

The design of development on backland sites should meet the criteria for infill development in addition to the following criteria:

- Be guided by a site analysis process in regard to the scale, siting and layout of development;
- Avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development in the area;
- Demonstrate that there is no undue overlooking, and that overshadowing is assessed having regard to 'Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guidelines to Good Practice (BRE 2011) and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' or any updated guidance;
- Access for pedestrians and vehicles should be clearly legible and, where appropriate, promote mid-block connectivity.

Relevant Government Guidelines and Policy

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

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).

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

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

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

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).

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Quality Design and Healthy Placemaking
- Built Heritage
- Sustainable Movement
- Green Infrastructure, Open Space and Natural Heritage
- Infrastructure and Environmental Services
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. Residential dwellings are 'Permitted in Principle' under this zoning objective, subject to the criteria presented under section 12.6.8 of the South Dublin County Development Plan 2022 – 2028 and any other relevant policies and objectives.

Quality Design and Healthy Placemaking

The proposal encompasses the demolition of the existing bungalow and provision of 2 detached houses. Though the planning notices refer to these as '2-storey with developed roof space', they could accurately be described as 3-storey. The houses are of the same design, flipped. Each unit is provided with a half hipped roof and front and rear dormer at second storey level. To the front, each unit is provided with a porch under canopy roof at ground level, and a bay window to the sitting room. To the rear, each unit is provided with a single-storey flat-roofed rear return, accommodating an open plan kitchen/living/dining area and separate utility room.

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Building Height

The proposed ridge line would be approx. 850mm higher than the ridgeline of the adjoining 2-storey house to the south, and approx. 4 metres higher than the roof of the bungalow dwelling to the north. The half hipped roof profile provides a minor transition in height and this mitigates the slight uplift proposed for the site in comparison to the adjoining 2-storey development. Given this context, and the 3-storey garda station to the rear, the proposed height is considered to be acceptable under the South Dublin County Development Plan 2022 – 2028 Building Height policies and objectives.

'Quality Housing for Sustainable Communities – Best Practice Guidelines' (2007)

Each proposed dwelling meets and exceeds the minimum standards provided for in the 2007 guidelines.

Private Open Space

The rear private open spaces would be 86 and 103 sq.m. in total, exceeding the minimum standards sought in the South Dublin County Development Plan 2022 – 2028.

Built Heritage

Sections 3.6 of the County Development Plan encourages the retention and re-use of older vacant buildings. The applicant has not provided a rationale for the full removal of the existing bungalow and delivery of an entirely new house in the same location.

It is considered in this instance that the existing bungalow does not have specific value as part of the visual setting or built heritage of the area. Nonetheless, in support of policies to reduce carbon footprint where re-use of a building is possible, in particular policy NCBH24 objectives 1 and 2, it is considered appropriate to seek **additional information** from the applicant on this point. The applicant should be requested to demonstrate how the existing structure of the bungalow might be re-used in full or (more likely) in part, as part of the redevelopment of the site – or to demonstrate why it should be demolished if re-use is impossible.

Sustainable Movement

The Roads Department report notes that the laneway is currently hazardous to pedestrians as it does not have dedicated pedestrian facilities. Such facilities stop at the subject site. The Roads Department also notes the need for 6m-long driveways to facilitate on-curtilage parking. The report **seeks additional information** as follows:

1. Applicant to submit a revised drawing showing the continuation of the footpath (that exists outside houses 1, 2 & 3 Owendore Avenue).
2. Applicant to submit a revised drawing showing a min 6m distance from front wall to building line at the front of the houses.
3. Applicant to provide an AutoTRAK analysis showing how vehicles will safely access and egress both sites.

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

This is considered to be appropriate.

Car Parking

In terms of car parking, the proposed houses are each provided with 3 car parking spaces. The site is located in Zone 2 for parking, due to existing services provided by the 15B and 15D buses at the Owendore Avenue bus stops, and the proposed 85 bus under Bus Connects.

As such, the development of 2 houses should provide for 3 car parking spaces, rather than 4, and this should be reflected in the **request for additional information**.

Green Infrastructure, Open Space and Natural Heritage

The Public Realm Department has recommended conditions in relation to the following:

1. Landscape Plan
2. Boundary treatments
3. SUDs

It is considered appropriate that boundary treatments and SUDs are dealt with by way of **additional information**.

In addition, the Public Realm Department has advised that the following additional information is required under the new County Development Plan:

1. Green Infrastructure- the applicant must show how they intend to reduce fragmentation of existing GI. They will need to provide a green infrastructure plan showing connections through the site and connections to wider GI network (see section 12.4.2).
2. The appropriate Greening Factor must be achieved for the relevant land use zoning (see Policy GI5, section 12.4.2 and related policies).
3. Suds – Applicant must use natural SUDS and above ground attenuation where possible. Design of Suds to start at existing site conditions ideally the applicant should provide a flow analysis of the existing site pre -development and how the proposed surface water drainage proposes to achieve the greenfield run off rate. These should Refer to SDCC SUDS Design Guide. (see Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3.)

It is considered appropriate to seek **additional information** on this basis.

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Public Open Space

The site would not be suitable for the provision of public open space as part of residential infill development

Noted that COS5 Objective 7 states

'To require at the sole discretion of the Planning Authority a pro rata contribution in lieu of provision of public open space where, due to the small size, configuration or location of a particular development or on sites with less than three units it is not possible to provide functional public open space on site.'

The subject proposal is less than three units and it is not possible to provide functional open space. The Planning Authority may charge a contribution in lieu as per Policy COS5 of the South Dublin County Development Plan 2022 – 2028. In this instances, given the scale of development and the extent of the site area, the Planning Authority uses its discretion to not seek a contribution.

Infrastructure and Environmental Services

Water Services has reviewed the application and has requested **additional information** as follows:

- 1.1 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Examples of SuDS can be found on South Dublin County Council Website at [sdcc-suds-explanatory-design-and-evaluation-guide.pdf](https://www.southdublin.ie/sdcc/sdds-explanatory-design-and-evaluation-guide.pdf)
- 1.2 The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:
 - Rain Gardens, Planter boxes with overflow connection to the public surface water sewer.
 - Permeable Paving
 - Grasscrete

The above can be incorporated into a request for additional information.

The Irish Water report states no objection, subject to standard conditions.

Screening for Appropriate Assessment

The applicant has not provided an Appropriate Assessment Screening Report.

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Table 1: Description of the project and site characteristics

Planning File Reference	SD22A/0157
Brief description of the project	See description of development.
Brief description of site characteristics	See site description.
Application accompanied by a NIS Y/N	No.

Table 2: Identification of European Sites which may be impacted by the project

European Site	List of Qualifying Interest/ Special Conservation Interest	Distance from proposed development (km)	Connections (Source- Pathway- Receptor)	Considered further in screening Y/N
South Dublin Bay SAC	4 Qualifying Interests ConservationObjectives.rdl (npws.ie)	6	Owendoher to Dodder to Liffey Rivers	Yes
South Dublin Bay and River Tolka Estuary SPA	14 Qualifying Interests ConservationObjectives.rdl (npws.ie)	6	Owendoher to Dodder to Liffey Rivers	Yes
Rockabilly to Dalkey Island SAC	2 Qualifying Interests ConservationObjectives.rdl (npws.ie)	13	Owendoher to Dodder to Liffey Rivers	Yes
Glenasmole Valley SAC	3 Qualifying Interests [6210] Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) [6410] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [7220] Petrifying springs with tufa formation (Cratoneurion)	6.9	Potential indirect hydrological connection via tributaries of the River Dodder. Indirect and upstream.	No
Wicklow Mountains SAC	13 Qualifying Interests ConservationObjectives.rdl (npws.ie)	6.5	No links	No
Wicklow Mountains SPA	2 Qualifying Interests - Merlin (Falco columbarius) [A098] Peregrine (Falco peregrinus)	6.6	No links	No

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive’s Order

	[A103] CO004040.pdf (npws.ie)			
South Dublin Bay SAC	4 Qualifying Interests ConservationObjectives.rdl (npws.ie)	>15km	No.	No
South Dublin Bay and River Tolka Estuary SPA	14 Qualifying Interests ConservationObjectives.rdl (npws.ie)	>15km	No.	No

Table 3: Assessment of Likely Significant Effects

Identify all potential direct and indirect impacts (alone or in combination) that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project:	
Likely Impacts	Possible Significance of Impacts (duration, magnitude etc.)
Construction phase e.g. <ul style="list-style-type: none"> • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping • Dust, noise, vibration • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	There is no potential for likely significant effects on any European site in view of their conservation objectives, as a result of the proposed development.
Operational phase e.g. <ul style="list-style-type: none"> • Human Habitation. 	There is no potential for likely significant effects on any European site in view of their conservation objectives, as a result of the proposed development.
In-combination/Other	Potential impacts may arise in combination with increased human habitation within the catchment area of Dublin Bay – this has been subject to SEA screening. Significant impacts would not arise from this development.

Are ‘mitigation’ measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?
No

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Table 4: Screening Determination Statement

Assessment of significance of effects:		
Describe how the proposed development (alone or in-combination) is/is <u>not likely</u> to have <u>significant</u> effects on European site(s) in view of its conservation objectives.		
Conclusion:		
	Indicate (X)	Recommendation
It is clear that there is no likelihood of significant effects on a European site	X	The proposal can be screened out. Appropriate assessment not required.
It is uncertain whether the proposal will have a significant effect on a European site		Request further information to complete screening Request NIS Refuse permission
Significant effects are likely		Request NIS Refuse permission
Completed by	CM	
Date	22 nd August 2022	

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 real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Conclusion

Having regard to the South Dublin County Development Plan 2022 – 2028 settlement and infill development policies, the proposed development of the site for 2 dwellings is acceptable in principle. Having further regard to policies and objectives relating to re-use of vacant buildings, reduction of carbon footprint, sustainable movement, green infrastructure and open space, it is considered necessary to request additional information and to give the applicant an opportunity to amend the proposed development to support the council's policies and to support the sustainable redevelopment of the site and the proper planning of the area.

Recommendation

Request Further Information.

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Further Information

- Further Information was requested on 22/08/2022.
- Further Information was received on 11/10/2022.

No submissions/observations on the further information have been made.

Further information

The following Further Information was requested.

Item 1: Re-use of Older Buildings

The South Dublin County Development Plan 2022 - 2028 seeks the retention and re-use of older vacant buildings (see section 3.6 and policy NCBH24, and NCBH24 objectives 1 and 2) . The applicant has not provided a rationale for the full removal of the existing bungalow and delivery of an entirely new house in the same location.

In support of policies to reduce carbon footprint where re-use of a building is possible, in particular policy NCBH24 objectives 1 and 2, the applicant is requested to demonstrate how the existing structure of the bungalow might be re-used in full or (more likely) in part, as part of the redevelopment of the site, or to demonstrate why it should be demolished if re-use is impossible.

Item 2: Sustainable Movement.

The applicant is requested to provide revised plans showing:

- (a) the provision of car parking for 3 vehicles to serve the two dwellings.
- (b) the continuation across the front of the site, of the footpath that runs in front of Nos. 1, 2 and 3 Owendore Avenue. This shall be proposed to be taken in charge.
- (c) a revised drawing showing a min 6m distance from front wall to building line at the front of the houses.
- (d) swept-path analysis showing how vehicles will safely access and egress the site.

Item 3: Boundary Treatment.

The applicant is requested to submit elevation drawings specifying the proposed boundary treatment to the front of the site.

Item 4: SUDS (Sustainable Drainage Systems).

(A) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.

(B) In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.

(C) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

(D) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

Note: If tree pits are proposed, SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

(E) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m³ . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.

Item 5: Green Infrastructure.

The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:

(a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.

(b) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective.

Further Consultations

Roads Department – No objection subject to **conditions**.

Parks Department – No objection subject to **conditions**.

Irish Water – **Clarification of Further Information** recommended.

Surface Water Drainage – **Clarification of Further Information** recommended.

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Further Submissions/Observations

None received.

Assessment

Item 1: Re-use of Older Buildings

The applicant has submitted a cover letter in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

We respectfully submit that the existing bungalow on this site is not a property to which the Development Plan Policy Objective NCBH24 Objective 1 can reasonably be applied as it is not within "...towns, villages and Architectural Conservation Areas." We further submit that the bungalow is not a property to which the Development Plan Policy Objective NCBH24 Objective 2 can reasonably be applied as it is not an "*historic building*" in the real sense. Furthermore, the application of the policy outlined in Section 3.6.1 to this proposal would be inappropriate as it would not assist in achieving "*compact growth*" nor could it be considered to "*protect the special physical, social, economic and cultural value of built heritage assets*".

The existing bungalow on the site is of mid-20th Century, medium to low quality construction with asbestos-cement roof slates and numerous lean-to shed and garage extensions. Our client has commissioned an asbestos report which has identified a considerable extent of potentially hazardous material, over and above the roof slates referred to above. All of this material will have to be carefully removed and disposed of appropriately. We enclose a copy of the report received.

While our client understands and accepts the merits of Policy NCBH24, under the given circumstances our client is willing to commit to conservation and re-use, where possible and appropriate, of those elements or construction materials that can safely be retained on site. We do submit however that at construction stage it may not turn out to be possible to retain enough of the existing dwelling to avoid the requirement for planning permission for its demolition.

The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Item 2: Sustainable Movement.

The applicant has submitted a cover letter in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

- (a) We submit, on our client's behalf that given the nature of the proposal; being for 2 No. family sized detached dwellings, and the location of the site at the end of a 'cul-de-sac' with only pedestrian access through to Butterfield Avenue, the provision of shared are off-curtilage parking would be inappropriate and extremely difficult to achieve. We submit that the proposal of 2 No. spaces, in-curtilage' is more appropriate and in combination with the addition of the extended footpath is a preferable solution for the development in this location.
- (b) Our enclosed drawing no. 21/035/PA100Rev1 indicates the continuation of the footpath along Owendore Avenue across the front of the site.
- (c) Our enclosed drawing no. 21/035/PA100Rev1 indicates the dimensions achieved from the front wall of the proposed houses all of which are in excess of 6m.
- (d) We enclose six copies of Drawing No. 22-253-C02 prepared by our client's consulting engineers RS Consulting Engineers indicating the autotrack swept path analysis for access and egress of the development.

Based on review of the additional information received the Roads Department have recommended no objections subject **to conditions**. An extract taken from the Roads report states the following:

Additional Information Requested by SDCC:

2. Sustainable Movement.

The applicant is requested to provide revised plans showing:

- (a) the provision of car parking for 3 vehicles to serve the two dwellings.
- (b) the continuation across the front of the site, of the footpath that runs in front of Nos. 1, 2 and 3 Owendore Avenue. This shall be proposed to be taken in charge.
- (c) a revised drawing showing a min 6m distance from front wall to building line at the front of the houses.
- (d) swept-path analysis showing how vehicles will safely access and egress the site.

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Applicant Submitted Response:



Roads Department Assessment:

Requirements of the AI have all been met.

*No Roads objections subject to the following **conditions**:*

- 1. Prior to commencement, the applicant shall provide a revised drawing confirming the minimum 6 meter car-parking clearance between front wall and building line.*
- 2. The boundary walls at both vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
- 3. The existing vehicular access point shall be limited to a width of maximum 4.2m wide for the proposed development.*
- 4. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.*
- 5. Any gates shall open inwards and not out over the public domain.*
- 6. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item. It is considered appropriate to attach the above **conditions** in the event of a grant apart from **condition** no.6 as it is not enforceable.

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Item 3: Boundary Treatment.

The applicant has submitted a cover letter in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

We enclose six copies of our revised drawing no. 21/035/PA100Rev1 which also indicates the proposed boundary treatment which is designed to match the existing public realm in Butterfield Crescent and Owendore Avenue.

Based on review of the additional information submitted the Parks Department have issued a report recommending no objections subject to **conditions** regarding this item for boundary treatment. An extract taken from the Parks report states the following:

2. Boundary treatments

Prior to commencement a scheme for the siting and design of all boundary treatments shall be submitted for the approval of the local planning authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied.

REASON: In order to ensure high quality landscaping for the boundaries of the site in the interests of visual amenity and to safeguard the residential amenity of neighbouring occupiers, in accordance with the policy and objective contained within the current County Development Plan 2022-2028.

It is considered appropriate to attach the above **condition** in the event of a grant. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

Item 4: SUDS (Sustainable Drainage Systems).

The applicant has submitted a cover letter in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

We enclose six copies of drawings nos. 22-253-C01 & C02 and six copies of Engineers' Report of RS Consulting Engineers in response to this request and outlining compliance with SuDS requirements.

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Based on review of the additional information submitted the Parks Department have issued a report recommending no objections subject to **conditions** regarding this item for SUDs. An extract taken from the Parks report states the following:

4. SUDS

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

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

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

It is considered appropriate to attach the above **condition** in the event of a grant.

Based on review of the additional information submitted Surface Water Drainage have issued a report recommending **Clarification of Additional Information**. Notwithstanding the Surface Water Drainage report it is considered that the items identified may be dealt with by way of **condition** in the event of a grant. An extract taken from the Surface Water Drainage report states the following:

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Surface Water Report: *Clarification of Further Information required:*

1.1 The applicant has proposed two types of permeable paving. One type of paving is referred to as Type A and is permeable and acceptable.

Another type of paving proposed is referred to as Type B and does not allow surface water infiltration and is not acceptable.

The applicant shall submit a revised drawing in plan and cross-sectional view showing that all permeable paving does allow surface water infiltration.

1.2 The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- *Rain Gardens, Planter boxes with overflow connection to the public surface water sewer.*
- *Permeable Paving*
- *Grasscrete*
- *Flood Risk*
- *The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*
- *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

Water Report: *Referred to IW*

Foul Drainage Report: *Referred to IW*

The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Item 5: Green Infrastructure.

The applicant has submitted a cover letter in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

We note and welcome the recent introduction of 'Greening Infrastructure' requirements and 'Greening Space Factors' in the context of new developments in the county. This application for two houses, on an infill site, is at the lowest limit for the inclusion of these requirements. In that context we have studied these new requirements and would submit the following in response;

(a) The nature of this proposal being on a single fronted, land-locked infill site is such that the potential for reducing fragmentation of existing green infrastructure is virtually zero. With existing residential properties on either side and the local police station directly behind there is neither potential to reduce fragmentation nor provide any connections through to the wider GI network. While the site benefits from being proximate to the GI Network provided by the Owendoher and Dodder Rivers it is nonetheless fully physically detached from these amenities and therefore unable to contribute any connection.

(b) The appropriate Greening Factor for the development site is 0.5. On a site for site basis the proposed houses cover approx. 46% or nearly half of the sites, meaning that the rest of the sites, parking areas, patio and garden, would have to be covered in 'Preserved hedgerow' in order to be able to meet the required standard. We have not been able to access the 'Green Factor Worksheet' in order to determine the exact factor we have achieved but based on our calculations and the formula set out in the Guidance Note we estimate a Factor of 0.25 can be achieved with the modest extent of soft landscaping proposed. We respectfully submit that this be considered a reasonable provision under these circumstances.

Based on review of the additional information submitted the Parks Department have issued a report recommending no objections subject to **conditions** regarding this item for Green Infrastructure. An extract taken from the Parks report states the following:

5. Green Infrastructure

The applicant is requested to submit a Green Infrastructure Plan which shall be submitted as part of the suite of Landscape Plans that are required for a development. The Green infrastructure Plans should include the following information:

- *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.*

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

- *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 where appropriate, for the site*

REASON: In order to ensure the protection and enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the design process in accordance with relevant policies of the CDP 2022-2028.

5. Green Space Factor (GSF)

A Green Space Factor (GSF) Worksheet shall be submitted by the applicant for the proposed development detailing how they have achieved the appropriate the minimum Green Space Factor (GSF) scoring established by their land use zoning. Minimum required scores for different land use zonings are included in Table 1 below.

Table 1: Minimum Green Space Factor Scores for Land Use Zonings.

Zoning	Minimum Score
Res	0.5
RES-N	0.5
SDZ	0.5
REGEN	0.5
TC	0.5
DC	0.5
VC	0.5
MRC	0.5
LC	0.5
EE	0.5
RW	0.5
HA-DM	0.7
HA-LV	0.7
HA-DV	0.7
OS	0.7
RU	0.7

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

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 and Landscape Plan for a proposed development. See link to the Green Space Factor Worksheet: Related Documents - SDCC

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

It is considered appropriate to attach the above **conditions** in the event of a grant. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

Other Considerations

Development Contributions

- Construction of 2 No 4-bedroom houses (2x264sq.m detached two storey with developed roof space 4 bedroom plus study).
- Assessable area is 528sq.m.

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Development Contributions

Planning Reference Number	SD22A/0288
Summary of permission granted & relevant notes:	Residential - 2 no. detached houses 528sq.m.
Are any exemptions applicable?	Yes
If yes, please specify:	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). This exemption will not apply to development for which retention permission is sought.
Is development commercial or residential?	Residential
Standard rate applicable to development:	104.49
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€104.49
Area of Development (m2)	528
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	528
Total development contribution due	€55,170.72

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – 2 no. houses	528
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0717

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 11/10/2022, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Restriction on Use.
The house(s) shall be used as a single dwelling unit and shall not be sub-divided by way of sale or letting (including short-term letting) or otherwise nor shall it be used for any commercial purposes.
REASON: To prevent unauthorised development.
3. Drainage - Surface Water.
The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:
 - (a) Fully detailed foul and surface water drainage plans for the proposed development as

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

approved showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(c) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

(d) The soakaway design to be submitted shall be certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance and shall include documented evidence of infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365.

The revised plans shall provide for a soakaway to be located within the curtilage of the property and this shall be:

(i) at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.

(ii) at least 5m from the nearest road boundary and not within 3m of the boundary of the adjoining site.

(iii) a minimum of 10m from any sewage treatment percolation area.

(iv) at least 10m from any stream / river / flood plain.

In addition only rainwater shall be discharged to soakaways.

(e) The applicant shall obtain a Confirmation of Feasibility letter from Irish Water for the proposed watermain connection.

(f) The applicant or developer shall enter into water connection agreement(s) with Irish Water.

(g) The applicant shall obtain a Confirmation of Feasibility letter from Irish Water for the proposed waste water connection.

(h) The applicant or developer shall enter into waste water connection agreement(s) with Irish Water.

(i) The applicant has proposed two types of permeable paving. One type of paving is referred to as Type A and is permeable and acceptable. Another type of paving proposed is referred to as Type B and does not allow surface water infiltration and is not acceptable. Prior to commencement of development the applicant shall submit a revised drawing in plan and cross sectional view showing that all permeable paving does allow surface water infiltration.

(j) The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Grasscrete

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

(k) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(l) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

4. Minimise Air Blown Dust.

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

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

5. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

6. External Finishes.

All external finishes shall harmonise in colour or texture that is complementary to the house or its context.

REASON: In the interest of visual amenity.

7. (a) Green Infrastructure.

Prior to commencement of development the applicant shall submit to the Planning Authority for written approval a Green Infrastructure Plan which shall be submitted as part of the suite of Landscape Plans that are required for a development. The Green infrastructure Plans shall include the following information:

- 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.

- 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 where appropriate, for the site

(b) Green Space Factor (GSF).

Prior to commencement of development the applicant shall submit to the Planning Authority for written approval 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. Minimum required scores for different land use zonings are included in Table 1. 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 shall be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for the proposed development. See link to the Green Space Factor Worksheet: Related Documents - SDCC.

REASON: In order to ensure the protection and enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the design process in accordance with relevant policies of the CDP 2022-2028.

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

8. SUDS

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

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

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

9. Boundary Treatment.

Prior to commencement a scheme for the siting and design of all boundary treatments shall be submitted for the approval of the local planning authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied.

REASON: In order to ensure high quality landscaping for the boundaries of the site in the interests of visual amenity and to safeguard the residential amenity of neighbouring occupiers, in accordance with the policy and objective contained within the current County Development Plan 2022-2028.

10. Roads Requirements.

- (a). Prior to commencement, the applicant shall provide a revised drawing confirming the minimum 6 meter car-parking clearance between front wall and building line.
- (b). The boundary walls at both vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

order to improve forward visibility for vehicles.

(c). The existing vehicular access point shall be limited to a width of maximum 4.2m wide for the proposed development.

(d). Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

(e). Any gates shall open inwards and not out over the public domain.

REASON: In the interest of proper planning and sustainable development.

11. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €55,170.72 (fiftyfive thousand one hundred and seventy Euros and seventy two cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

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

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

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

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

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

Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.


Comhairle Chontae Atha Cliath Theas

PR/1393/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0288

LOCATION: St. Francis, Owendore Avenue, Rathfarnham, Dublin 14



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 07/11/22



Gormla O'Corrain,
Senior Planner