

Comhairle Chontae Atha Cliath Theas

PR/1410/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0357 **Application Date:** 13-Sep-2022
Submission Type: New Application **Registration Date:** 12-Sep-2022

Correspondence Name and Address: Tom Phillips & Associates 80, Harcourt Street, Dublin 2

Proposed Development: The proposed development comprises amendments to a Strategic Housing Development scheme permitted under ABP Ref. ABP-308088-20. consisting of modifications to the previously permitted development (ABP Ref. ABP- 308088-20), comprising: replacement of 2 one bedroom unit with 1 two bedroom unit and an entrance lobby / concierge at ground floor level within permitted Block C; replacement of 3 three bedroom units with 3 two bedroom units and additional residential amenity spaces at first, third and fifth floor levels within permitted Block C; replacement of 2 two bedroom units with 2 one bedroom units and additional residential amenity spaces at ground and third floor levels within permitted Block D; and the provision of an enlarged stretcher lift through all floor levels of permitted Blocks C and D. The total number of residential units proposed will decrease from 224 to 223 as a result of the proposed amendments; The proposed development will also consist of: amendments to the permitted car parking areas at basement levels resulting in a total loss of 29 car parking spaces (151 car parking spaces are provided in total at basement level); the provision of c. 275sq.m of residential amenity space (incl. reception, office, staff amenities, multi-purpose spaces, meeting rooms and lobbies) at basement level of permitted Block C and D; minor elevation amendments to permitted Block D; the provision of a new external stair well to the eastern elevation of permitted Block D providing access from the ground floor level to the basement level; reduction of the roofed area above the basement ramp of permitted Block A and B; the provision of sprinkler tank rooms, landlord plants, comms room and attenuation tanks at basement level of permitted Blocks A, B, C and D; the provision of PV solar panel

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at all roof levels; amendments to hard and soft landscaping areas; and all associated site excavation and development works above and below ground.

Location: Garters Lane, Saggart, Co. Dublin
Applicant Name: Cape Wrath ULC
Application Type: Permission

(CS)

Description of Site and Surroundings

Site Area: stated as 1.18 Hectares on the application form.

Site Description

The site is located immediately north of the Saggart Luas stop and is bounded to the west by Garter's Lane. The adjacent lands to the north and east are the subject of recent permissions and construction has begun on some of these lands. The site and neighbouring sites are otherwise unused open spaces.

Proposal

Permission is being sought for the following amendments to permitted SHD ABP-308088-20 consisting of:

- The total number of residential units proposed will decrease from 224 to 223 as a result of the proposed amendments. (i.e., **Reduction of 1 unit**)

14. In the case of residential development provide breakdown of residential mix.

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							
Apartments	0 No.	82 No.	123 No.	18 No.	0 No.	0 No.	223 No.

- Replacement of 2 one bedroom unit with 1 two bedroom unit and an entrance lobby/concierge at ground floor level within permitted Block C.
- Replacement of 3 three bedroom units with 3 two bedroom units and additional residential amenity spaces at first, third and fifth floor levels within permitted Block C.

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- Replacement of 2 two bedroom units with 2 one bedroom units and additional residential amenity spaces at ground and third floor levels within permitted Block D.
- Provision of an enlarged stretcher lift through all floor levels of permitted Blocks C and D.
- The proposed development will also consist of amendments to the permitted car parking areas at basement levels resulting in a total **loss of 29 car parking spaces** (151 car parking spaces are provided in total at basement level). SHD ABP. Ref. 308088-20 originally permitted 180 car parking spaces at basement level and 11 spaces at surface level.

<i>Number of car-parking spaces to be provided</i>	Existing: NA	Proposed: 162	Total: 162
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- The provision of c. 275sq.m of residential amenity space (incl. reception, office, staff amenities, multi-purpose spaces, meeting rooms and lobbies) at **basement level of permitted Block C and D.**
- **Minor elevation amendments to permitted Block D;** the provision of a new external stair well to the eastern elevation of permitted Block D providing access from the ground floor level to the basement level; reduction of the roofed area above the basement ramp of permitted Block A and B;
- The provision of sprinkler tank rooms, landlord plants, comms room and attenuation tanks at basement level of permitted Blocks A, B, C and D.
- The provision of **PV solar panel at all roof levels;** amendments to hard and soft landscaping areas; and all associated site excavation and development works above and below ground.
- In summary the proposed amendments will provide additional internal residential amenity spaces within permitted Blocks C and D and useable landscaped open spaces for residents. The overall gross floor area will increase by 275sq.m. (19,498sq.m. to 19,773sq.m.).
- The overall building footprint, height and gross floor area will be retained from what is permitted on site as per SHD ABP. Ref. 308088-20.
- Proposed works measure 275sq.m (shared res. Amenity space – non-habitable).

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Zoning

The lands are zoned Objective 'RES-N' in the South Dublin County Development Plan, *'to provide for new residential communities in accordance with approved area plans.'*

The subject lands are located within the development boundary of the Fortunestown Local Area Plan 2012 (extended by South Dublin County Council in 2017).

Consultations

Roads Department – **Additional Information** recommended

Surface Water Drainage – **Additional Information** or grant with **conditions** recommended.

Irish Water – no objection subject to **conditions**.

Parks Department – Grant with **conditions**.

Defence Forces – No report received

SEA Sensitivity Screening

Overlap identified with the following layers

- Areas of Archaeological Potential 2016
- Record of Monuments and Places 2016
- SFRA A 2016
- SFRA B 206

Submissions/Observations /Representations

None received.

Relevant Planning History

SHD3ABP-308088-20: Permission granted by the Bord for: 224 apartment units arranged in 4 blocks and all associated public open spaces, communal amenity spaces and private amenity spaces comprising terraces/balconies. The proposed blocks are arranged over 2 single level basements (accessed via 2 vehicular ramps to east of the site) and comprise 5 to 6 storey blocks with an 8 storey element as part of Block A. Vehicular access to serve the proposed development will be provided via a new access at Garters Lane and will also provide access to lands to the east (development permitted under ABP ref PL06S.305563). Permission is also sought for 191 car parking spaces (180 at basement level and 11 at surface level); 470 bicycle parking spaces (290 at basement level at 180 at surface level); 1 ESB substation; 1 cycle store, hard and soft landscaping, pedestrian and cycle links, boundary treatments, public lighting, bin storage areas at basement, surface water drainage infrastructure and attenuation tanks, and all associated site development and infrastructure works.

Decision: **GRANT PERMISSION.**

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SD03A/0322: Permission **refused** for 76 no. 2 bed Golf Apartments in one block, 3 storey to eaves level and one additional storey in roof space, with car parking and associated site works.

Decision : **REFUSE PERMISSION.**

SD04A/0977: 60 no. golf lodges / apartments in two no. blocks of 30 Golf Lodges / Apartments. Each block has 2 and 3 storey elevations, at site on northern side of the junction at Fortunestown Lane / Garters Lane, Saggart, Co. Dublin with parking for 90 car parking spaces with access of Garters Lane, with associated site works. The site is on the site of a recorded monument and places (area of archaeological potential) with protected structure status.

Decision: **REFUSE PERMISSION.**

Adjoining Sites

ABP-300555-19: to the north of the site, along Garter's Lane - A residential development comprising: 526 residential units and all associated site and development works as follows: - 274 3-bed 2 storey terraced units, 185 4-bed 2 and 3 storey terraced and end of terrace units, 67 2-bed apartment/duplex units (37 2-storey, 2 bed terraced duplexes, 18 1-storey 2 bed terraced apartments and 12 1 storey 2 bed end of terrace apartments). The development also provides for a district park (4.58 ha) and a neighbourhood park (0.71 ha) in accordance with the Fortunestown Local Area Plan 2012.

ABP-305563-19: at site to east, on Fortunestown Lane – Permission **granted** for 488 apartment units comprising 118 1-bed units, 327 no. 2-bed units and 43 no. 3-bed units arranged in 5 blocks (Blocks A to E) and all associated public open spaces comprising landscaped courtyards and communal amenity spaces and private amenity spaces comprising terraces/balconies. The proposed Blocks A and B and Blocks C, D and E are arranged over separate single levels basements and comprise 5 storey blocks with a 9 storey element in Block B.

In relation to phasing, the Board required that a public plaza linking the Luas stop to lands to the north, and a flood conveyance channel, be provided in phase 1 of development.

Decision: **GRANT PERMISSION.**

It is noted that the subject lands are located within the development boundary of the Fortunestown Local Area Plan 2012 (extended by South Dublin County Council in 2017). However, it is noted that this LAP expired on 13th May 2022.

Relevant Enforcement History

No recent relevant enforcement history recorded.

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Pre-Planning Consultation

No pre-planning recorded for this current application seeking amendments to SHD ABP. Ref. 308088-20. However, it is noted that pre-planning took place for the original application SHD ABP. Ref. 308088-20. See below.

SHD1SPP029/19

A S.247 pre-application meeting was held with South Dublin County Council on 23rd January 2020 in relation to a development comprising: Mixed-use scheme of 166 apartment units (45 1-bed, 105 2-bed and 16 3-beds) in 3 blocks (4 to 6 storeys in height), a primary care centre of c. 3,500sq.m in a 5 storey block, and retail units (c. 250sq.m) on an overall site area of c. 1.2 hectares.

SHD2ABP-307086-20

South Dublin County Council engaged with the applicant and An Bord Pleanála in tripartite pre-application consultation on the following development:

Development comprising of 224 apartments in 4 blocks ranging from 5 to 8 storeys all over basement level car park (2 separate basement). The scheme provides for vehicular access via Garters Lane to the west and will also allow for access from the permitted development to the east.

South Dublin County Council provided written commentary and participated in a remote consultation meeting on 26th June 2020.

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

Policy QDP7: High Quality Design – Development General

Policy QDP7: High Quality Design – Street Frontage

Policy SM2: Walking and Cycling

Policy SM7: Car Parking and EV Charging

9.4.2 Retail Hierarchy

Table 9.1 Retail Hierarchy

9.4.4 Additional Retail Floorspace and Sequential Growth

Policy EDE8: Retail - Overarching

Seek to ensure adequate retail provision at suitable locations in the County, having regard to the sequential approach, and protect the vitality and viability of existing centres in accordance with the retail framework provided by the Retail Planning Guidelines for Planning Authorities (2012, or any superseding guidelines) and EMRA RSES Retail Hierarchy.

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EDE8 Objective 1:

To have regard to the Retail Planning Guidelines for Planning Authorities, DOECLG (2012) and the EMRA RSES Retail Hierarchy (or subsequent guidance) in defining the role of retail centres and in determining planning applications for retail development.

EDE8 Objective 3:

To support new retail provision in the County to meet the needs of the County's population and to direct new retail floor space into designated retail centres in accordance with the County Retail Hierarchy, so that centres can maintain and expand their retail offer.

EDE8 Objective 4:

To support the viability and vitality of the existing retail centres in the County, in particular in town, village and district centres and to facilitate a competitive and healthy environment for the retail industry, while reinforcing sustainable development.

12.3.1 Appropriate Assessment

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.5.3 Density and Building Heights

12.5.4 Public Realm: (At the Site Level)

12.5.6 Shopfront Design

12.7.1 Bicycle Parking / Storage Standards

12.7.4 Car Parking Standards

12.9.5 Retail Development

12.10.1 Energy Performance in New Buildings

12.11.1 Water Management

12.11.3 Waste Management

12.11.4 Environmental Hazard Management

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Relevant Government Guidelines

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

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

Retail Planning Guidelines for Planning Authorities, DOECLG (2012)

Retail Strategy for the Greater Dublin Area 2008-2016, Regional Planning Guidelines Office (2008)

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

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

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Services and Drainage;
- Environmental Health;
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The lands are zoned Objective 'RES-N' in the South Dublin County Development Plan, '*to provide for new residential communities in accordance with approved area plans*'.

The subject lands are located within the development boundary of the Fortunestown Local Area Plan 2012 (extended by South Dublin County Council in 2017). However, it is noted that this LAP expired on 13th May 2022.

Principle of Development

The Planning Authority welcomes the provision of residential development at close proximity to the Saggart Luas Stop. It is considered that the provision of residential development complies with the 'RES-N' land-use zoning objective.

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Visual and Residential Amenity

Under the SHD process An Bord Pleanála granted planning permission for 224 no. apartment units arranged in 4 no. blocks (Blocks A to D), broken down as follows:

- 82 no. 1 bed units.
- 121 no. 2 bed units and 21 no. 3 bed units.
- 21 no. 3 bed units.

3.0 PARENT PERMISSON (ABP. Ref. ABP-308088-20)

As discussed above, the relevant planning permission pertaining to the development site is ABP Ref. 308088-20 ('Parent Permission'). In summary, An Bord Pleanála granted planning permission on the 21st December 2020 for 224 No. apartment units (82 No. 1 bed units, 121 No. 2 bed units and 21 No. 3 bed units) arranged in 4 No. blocks (Blocks A to D), broken down as follow:

- Block A (6 to 8 storeys) comprised 48 No. apartment units (18 No. 1-bed, 24 No. 2-bed and 6 No. 3-bed units);
- Block B (6 storeys) comprised 60 No. apartment units (30 No. 1 bed, 20 No. 2-bed and 10 No. 3 bed units);
- Block C (6 storeys) comprised 72 No. apartment units (13 No. 1-bed, 54 No. 2-bed and 5 No. 3-bed units); and
- Block D (4 to 5 storeys) comprised 44 No. apartment units (21 No. 1 bed and 23 No. 2-bed).

The proposed amendments to the permitted SHD development will involve revisions to the internal layout through all floor levels of Block C and D, The overall permitted height of the buildings will be maintained while the external appearance will be subject to minor changes. Minor amendments to the outdoor landscaped spaces are also proposed. The applicant has submitted an Architectural Design Statement for the amendments being sought to the SHD.

Proposal to reduce number of units by 1 no unit. (replacement of 2 no. one bedroom unit with 1no. two bedroom unit)Block C

The total number of residential units (apartments) proposed will decrease from 224 to 223 as a result of the proposed amendments. Therefore, the proposal will reduce the number of units by 1 no. unit. This will be provided for by the replacement of 2 no. one bedroom unit with 1no. two bedroom unit and an entrance lobby/concierge at ground floor level within permitted Block C. The Schedule of accommodation for this current application seeking amendments to the SHD shows that the 1 no. 1 bedroom ground floor apartment unit now proposed to replace the previously permitted 2 no. two bedroom units will measure a gross floor area of 46.5sq.m. This would comply with the required 45sq.m. minimum overall apartment floor area for 1 bedroom apartments as per the *Sustainable Urban Housing: Design Standards for New Apartments, December 2020*. The proposed amendment

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to reduce the number of units by 1 i.e., from 224 no. units to 223 no. units is considered to be acceptable.

Sustainable Urban Housing: Design Standards for New Apartments, December 2020.

Appendix 1

Required Minimum Floor Areas and Standards

Minimum overall apartment floor areas

Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*

* Figures in brackets refer to 1995 guidelines

**Permissible in limited circumstances

Schedule of Accommodation SD22A/0357

APARTMENT BLOCK C - 6 STOREY	Unit type	GFA sqm	Ground Floor		First Floor		Second Floor		Third Floor		Fourth Floor		Fifth Floor		TOTAL	
			No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	No. units	GFA [sqm]	Total No. units	Total GFA
1 bed apt - Single Aspect	1A	46.5	1	46.5	2	93	2	93	2	93	2	93	2	93	11	511.5
2 bed apt - Single Aspect	2A	71.5	5	367.5	5	367.5	5	367.5	5	367.5	5	367.5	5	367.5	30	2205
2 bed apt - Dual Aspect - Corner	2B2	76.63	1	76.63	1	76.63	1	76.63	1	76.63	1	76.63	1	76.63	6	459.78
2 bed apt - Dual Aspect - Corner	2C	76.16	2	152.32	2	152.32	2	152.32	2	152.32	2	152.32	2	152.32	12	913.92
2 bed apt - Dual Aspect - Corner	2D	80.39	1	80.39	1	80.39	1	80.39	1	80.39	1	80.39	1	80.39	6	482.34
2 bed apt - Dual Aspect - Corner	2F	80.43	1	80.43	1	80.43	0	0	1	80.43	0	0	1	80.43	4	321.72
3 bed apt - Dual Aspect - Corner	3B	101.2	0	0	0	0	1	101.2	0	0	1	101.2	0	0	2	202.4
Total Residential				803.77		850.27		871.04		850.27		871.04		850.27		5096.7
Communal Amenity Space						20.2				20.2				20.2		60.6
Total Circulation per floorplate				179.6		163.77		163.77		163.77		163.77		163.77		998.45
Totals			11	983.37	12	1094.2	12	1094.8	12	1094.2	12	1905.9	12	1034.2	71	7027

Replace 3 no. three bedroom units with 3 no. two bedroom units (Block C)

The proposal seeks amendments to replace 3 no. three bedroom units with 3 no. two bedroom units and additional residential amenity spaces at first, third and fifth floor levels within permitted Block C. The proposed schedule of accommodation above identifies in red where these changes will occur in Block C. The gross floor area for each two bedroom unit will be 80.43sq.m. This would comply with the required 73sq.m. minimum overall apartment floor area for a two bedroom apartment as per the *Sustainable Urban Housing: Design Standards for New Apartments, December 2020*. The proposed amendment to replace 3 no. three bedroom units with 3 no. two bedroom units with additional residential amenity spaces at first, third and fifth floor levels within permitted Block C is considered acceptable.

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Replace 2 no. two bedroom units with 2 no. one bedroom units (Block D)

The proposal seeks amendments to replace 2 no. two bedroom units with 2 no. one bedroom units and additional residential amenity spaces at ground and third floor levels within permitted Block D. The Schedule of accommodation for this current application seeking amendments to the SHD shows that the 1 bedroom apartments now proposed will each measure a gross floor area of 49.5sq.m. This would comply with the required 45sq.m. minimum overall apartment floor area for 1 bedroom apartments as per the *Sustainable Urban Housing: Design Standards for New Apartments, December 2020*. The proposed amendment to replace 2 no. two bedroom units with 2 no. one bedroom units and additional residential amenity spaces at ground and third floor levels within permitted Block D is considered acceptable.

Enlarged stretcher Lift (Block C & D)

The proposed amendment to provide for an enlarged stretcher lift through all floor levels of permitted Blocks C and D will not have a significant impact on the previously permitted SHD and is therefore considered to be acceptable.

Amendments to the permitted car parking areas at basement levels

The proposed development consists of amendments to the permitted car parking areas at basement levels resulting in a total **loss of 29 car parking spaces** (151 car parking spaces are provided in total at basement level). SHD ABP. Ref. 308088-20 originally permitted 180 car parking spaces at basement level and 11 spaces at surface level. This element of the proposal considered to be broadly acceptable and is discussed further in the Access & Parking section of the report.

Residential amenity space at basement level (Block C & D)

The provision of c. 275sq.m of residential amenity space (incl. reception, office, staff amenities, multi-purpose spaces, meeting rooms and lobbies) at basement level of permitted Block C and D. These changes are identified by the number 06 (proposed basement plan) below and are considered to be broadly acceptable in this instance. It is noted that the topography of the site means that the ground floor of Block D is elevated from street level on its eastern side effectively making the accommodation at basement level in effect undercroft accommodation with access to natural daylight and ventilation along the eastern facade.

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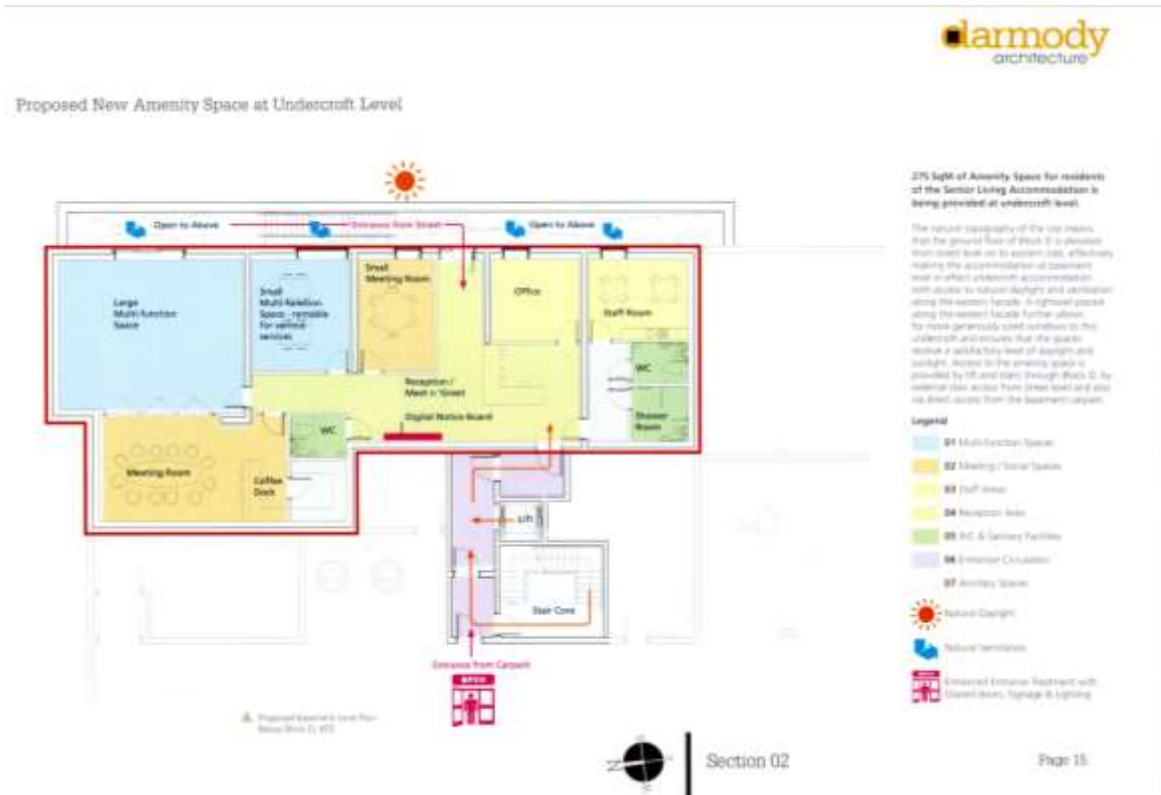
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Minor elevation amendments to permitted Block D

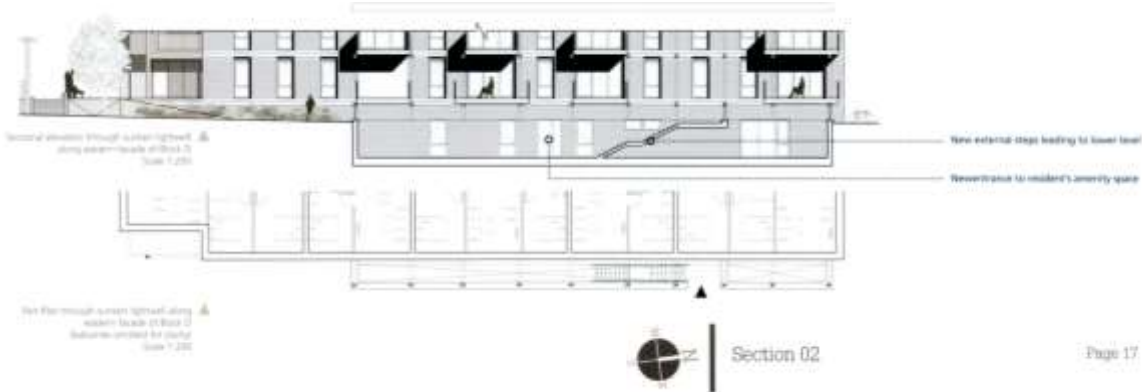
The proposal seeks minor elevation amendments to permitted Block D comprising of the provision of a new external stair well to the eastern elevation of Block D providing access from the ground floor level to the basement level. Access to amenity space will be provided by lift and stairs through Block D and by external stair access from street level and also via direct access from the basement car park. This amendment to the proposed SHD is considered to be acceptable.

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Block D East Elevation Changes



Reduction of the roofed area above the basement ramp of permitted Block A and B
This element of the proposal is considered to be broadly acceptable in this instance.

Changes to Basement Level (Blocks A,B,C & D)

The proposal seeks provision of sprinkler tank rooms, landlord plants, comms room and attenuation tanks at basement level of permitted Blocks A, B, C and D. This element of the proposal is considered to be broadly acceptable in this instance.

PV Solar Panels at all Roof Levels

The proposal seeks the provision of PV solar panels at all roof levels on all Blocks. This element of the proposal is considered to be acceptable and power output is estimated to be below 0.5MW.

The South Dublin Development Contributions Scheme 2016-2020 under section (xvi) states that, 'renewable energy development with a capacity up to 0.5MW will be exempt'. Therefore, the proposed development is exempt from development contributions. Assessable area is nil.

Amendments to hard and soft landscaping areas

This element of the proposal is considered to be broadly acceptable in this instance.

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Access and Parking

The Roads Department have reviewed the proposed development and have issued a report recommending **Additional Information** be requested or **conditions** to be attached in the event of a grant. An extract taken from the Roads report states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description

The proposed development will also consist of amendments to the permitted car parking areas at basement levels resulting in a total loss of 29 car parking spaces (151 car parking spaces are provided in total at basement level).

5.1.1 Amendments to Basement Levels

Within the permitted basement level beneath Blocks A and B, 7 No. car parking spaces will be removed to allow for the provision of a landlord plant, comms room, sprinkler tank, attenuation tank and the rearrangement of the Block B bin store. The roofed area above the ramp will be reduced resulting in a greater uncovered area.

Within the permitted basement level beneath Blocks C and D, 22 No. car parking spaces will be removed to allow for the provision of 275 sq m of amenity spaces for senior residents (incl. reception, office, staff amenities, multi-purpose spaces, meeting rooms and lobbies), landlord plant, comms room, sprinkler tank, attenuation tank and the rearrangement of the Block D bin store. The provision of a new external stair and sunken area at the eastern elevation of Block D will provide access from surface level to the aforementioned spaces at basement level.

Also proposed are minor amendments to the permitted bin stores, including the addition of lobbies.

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6.2.2 Car Parking Standards

As noted in Section 4.1.1 of this Report, the proposed amendments will reduce the number of permitted car parking spaces to serve the development by 29 No. spaces (a total of 162 No. spaces will be provided at surface and basement levels) Consequently, the car parking ratio will decrease from 0.94 to 0.68 under the subject application.

We note the following observation provided by SDCC's Roads Department at Pre-application Consultation Stage with respect to the original SHD scheme (SDCC Ref. SHD1SPP029/19), dated 12th May 2020:

'The proposal is to provide 210 No. vehicular parking spaces in this development. This is parking ratio of 210/224 = 0.94 spaces per unit. The roads department regards this parking provision to be too high taking into account the proximity of the Luas stop and several frequent multidirectional bus services. Also, the development is well served by retail, schools and employment hubs in the locality. The roads department believe the parking ratio should be in the region of 0.6 for this location.' (our emphasis.)

As such, we submit that the proposed reduction in car parking proposed is appropriate given the location of the proposed development proximate to the Saggart Luas stop.

We refer the Planning Authority to the enclosed *Traffic/Transport & Parking Overview* Cover Letter, prepared by NRB Consulting Engineers, which provides further commentary in relation to the proposed reduction in the car parking provision.

Car Parking: The maximum car parking provision in accordance with the SDCC Development Plan in table 11.24 calculate the maximum parking requirements of 207no. spaces. Following the stage 2 meeting with the Bord, the Applicant has re-examined the car parking ratio and reduced the parking provision to 180no. spaces. This reduces the parking ratio from 0.94 to 0.8 per unit. The Roads department is satisfied with this level of provision at this development.

Figure 1 from SHD stage 3

Access & Roads Layout:

The overall access has not been amended; however, the Garter Lane junction is very congested presently and there has been significant development in the area. It could warrant a new traffic analysis to ensure the proposed development will still have the same impact.

Permeability:

The permeability has not been altered.

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Car Parking:

The car parking ration has been reduced from 0.8 to 0.68. this level of parking is consistent with other developments in the area. considering the proximity to public transport links it would be acceptable to the roads department.

Bicycle Parking:

The bicycle parking provision is 95% of the apartment guidelines at 470no. spaces. The county development plan requires 1no. space per bedroom and 1no. visitor space per apartment. Requiring 605no. spaces. Roads are satisfied with the provision.

Roads recommend that additional information be requested from the applicant:

- 1. The applicant shall carry out a traffic and transport assessment to determine if the development will have an impact on the surround road network, if the development traffic flow exceeds the 5% threshold, then a junction analysis of the nearest junctions is required.*

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

- 1. A right turning Lane shall be constructed on Garters Lane into the development at the main vehicular access point.*
- 2. The proposed junction radii need to be 6.0m off the main link street to aid bin lorry and fire tender access.*
- 3. There shall be a dedicated cycle lane along the western boundary of the proposed development which complies with the National Cycling Manual.*
- 4. The proposed development shall make provision for the charging of electric vehicles. A total of 100% of the apartment car parking spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points, and 10% of the apartment car parking spaces must be provided with electric vehicle charging points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. REASON: In the interest of sustainable transport.*
- 5. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority*
- 6. Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan for the written agreement of the Planning Authority.*
- 7. SDCC reserve the right to request the applicant to install traffic calming at the applicant's expense at locations to be agreed until such time as the roads is taken in charge. In the interests of traffic safety.*

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8. *The items to be Taken in Charge shall be as per drawing PA-003. All items for Taking in Charge shall be constructed to SDCC Taking in Charge Standards.*

It is considered appropriate to request the above **Additional Information**.

Services and Drainage

Surface Water Drainage have issued a report recommending **Additional Information** be requested. Irish Water have issued a report recommending no objections subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

Surface Water

Surface Water Report: **Additional Information** required:

1.1 The use of concrete attenuation tanks is heavily discouraged by SDCC Drainage section. The applicant is required to submit a drawing and report providing alternative means of attenuating surface water through the use of SuDS (Sustainable Drainage Systems). Show on a drawing where attenuation is provided and what attenuation is provided in m³ for each SuDS element and attenuation system. Where SuDS has insufficient attenuation capacity only then shall surface water be attenuated by an arched type attenuation system.

Examples of SuDS include, and this is not an exhaustive list:

Green Roofs

Swales

Tree pits

Permeable paving

Grasscrete

Green area detention basins

Rain gardens

Planter boxes

Other such SuDS

1.2 The applicant is required to submit a drawing and report which goes into greater detail regarding the attenuation capacity provided on site. Details required will include a breakdown of the proposed attenuation capacity provided by drainage features given in units of m³. The applicant shall also clearly show in the aforementioned report and drawing the locations of "green podiums" as stated in the original attenuation calculations submitted.

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Flood Risk

No Objection

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

It is considered appropriate to request the above **additional information**.

Water

An extract taken from the Irish Water report states the following:

1. Water

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

- All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interest of public health and to ensure adequate water facilities.

Foul

2. Foul

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

- All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interest of public health and to ensure adequate water facilities.

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

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Environmental Health

The H.S.E. Environmental Health Officer has reviewed the proposed development and finds it acceptable subject to **conditions** including controls on construction noise and air blown dust.

Decision:

Noise pollution and air pollution restrictions will be necessary for the construction phase. The above proposal is acceptable to the Environmental Health Department subject to the following conditions:

Construction Phase

Noise

1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :

The use of machinery, plant, or equipment (which includes pneumatic drills, generators, and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday*
- Before 09.00 hours on Saturdays.*
- After 19.00 hours on weekdays, Monday to Friday.*
- After 13.00 hours on Saturdays.*
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.*

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.

Air Quality

During the construction / 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.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

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

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Other Considerations

Development Contributions

- The proposed development consists of amendments to SHD 308088-2.
- Amendments proposed do not increase the overall building footprint and do not increase the habitable area.
- The installation of solar photovoltaic (PV) panels system on all roofs of all Blocks are exempt from development contributions as power output is estimated to be below 0.5MW.
- Assessable area is nil.

Screening for Appropriate Assessment (AA)

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension.

Having regard to:

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

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

Screening for Environmental Impact Assessment (EIAR)

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:

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

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

- Requirements for Roads
- Requirements for Surface Water Drainage

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Recommendation

Request Additional Information.

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

1. The applicant is requested to carry out a traffic and transport assessment to determine if the development will have an impact on the surrounding road network, if the development traffic flow exceeds the 5% threshold, then a junction analysis of the nearest junctions is required.
2. (a). The use of concrete attenuation tanks is heavily discouraged by SDCC Drainage section. The applicant is requested to submit a drawing and report providing alternative means of attenuating surface water through the use of SuDS (Sustainable Drainage Systems). Show on a drawing where attenuation is provided and what attenuation is provided in m³ for each SuDS element and attenuation system. Where SuDS has insufficient attenuation capacity only then shall surface water be attenuated by an arched type attenuation system.

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Other such SuDS

(b). The applicant is requested to submit a drawing and report which goes into greater detail regarding the attenuation capacity provided on site. Details required will include a breakdown of the proposed attenuation capacity provided by drainage features given in units of m³. The applicant should also clearly show in the aforementioned report and drawing the locations of "green podiums" as stated in the original attenuation calculations submitted.

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REG. REF. SD22A/0357

LOCATION: Garters Lane, Saggart, Co. Dublin



Jim Johnston,
Senior Executive Planner

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

Date: 07/11/22



Gormla O'Corrain, Senior Planner