

# Comhairle Chontae Atha Cliath Theas

**PR/1414/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0136      **Application Date:** 06-May-2022  
**Submission Type:** Additional      **Registration Date:** 13-Oct-2022  
Information

**Correspondence Name and Address:** Magahy Broderick Associates 123, Lower Baggot Street, Dublin 2

**Proposed Development:** 3 new two and a half storey houses with vehicular access to each off St. Patrick's Cottages and a single storey extension and alterations to No. 51 Grange Park including a new vehicular entrance off St. Patrick's Cottages; sundry site works including closing up the two existing vehicular entrances off Whitechurch Road, landscaping, fencing and site works.

**Location:** Site bounded by St Patrick's Cottages, Whitechurch Road & Grange Park, Rathfarnham, Dublin 14

**Applicant Name:** John Lyons

**Application Type:** Permission

(CS/COS)

### **Description of Site and Surroundings:**

Site Area: Stated as 0.2503 Hectares

#### Site Description:

This backland back garden site is located in the established residential Grange Park estate in Rathfarnham. The subject site is bounded by St. Patrick's Cottages to the north and Grange Park to the south. The existing site contains a two storey, semi-detached dwelling with pitched roof and existing two storey side extension. There is a large area covered by trees and vegetation at the rear of the subject site outlined in red. The northern section of the subject site is bounded by St Patrick's Cottages Architectural Conservation Area (Saint Patrick's Cottages, Grange Road, Rathfarnham). It is also noted that there is a Protected Structure located to the north of the subject site on Whitechurch Road (RPS 258 The Mill House, Whitechurch Road, Rathfarnham). Loretto Primary School and Gaelcholaiste An Phiarsaigh are located in close proximity east of the subject site.

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#### Proposal:

The proposed development involves:

- 3 no. 3-bed, 2.5 storey terraced houses measuring a total of 431.5sq.m (each house c.143.83sq.m.).
- 3 no. new vehicular entrances to each house off St. Patricks Cottages.
- Single storey rear extension (25sq.m.) to No.51 Grange Park including for 1 no. new vehicular entrance off St. Patricks Cottages for No.51. (i.e., 4 no. new vehicular entrances off St. Patricks Cottages).
- Closing up of the 2 no. existing vehicular entrances off Whitechurch Road.
- All associated drainage, landscaping (including boundary treatment works, existing tree removal and planting of low level Griselinia hedge to front of new houses).
- Assessable area is 431.5sq.m.

#### Zoning:

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

#### Consultations:

*Irish Water:* **Additional Information** recommended.

*Surface Water Drainage:* **Additional Information** recommended.

*Roads Department:* **Additional Information** recommended or **conditions** to be attached in the event of a grant.

*Parks Department:* **Additional Information** recommended.

*Environmental Health:* acceptable subject to **conditions**.

*Architectural Conservation Officer:* **Conditions** to be attached in the event of a grant.

#### ***SEA Sensitivity Screening***

Indicates overlap with the following;

- SFRA A & SFRA B (2016).

It is noted that the northern section of the subject site is bounded by St Patricks Cottages Architectural Conservation Area (Saint Patrick's Cottages, Grange Road, Rathfarnham). It is also noted that there is a Protected Structure located to the north of the subject site on Whitechurch Road (RPS 258 The Mill House, Whitechurch Road, Rathfarnham).

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### Submissions/Observations

A number of third party submissions were received and are summarised as follows:

- Detrimental to character of the area of two storey residences in St. Patricks Cottages, Tara Hill and Grange Park.
- No attempt to blend proposed dwellings into the existing neighbourhood.
- Due to location, height and size the proposed development would have a significant overbearing impact on the adjoining property and St. Patricks Cottages.
- Proposal would seriously injure the amenity of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.
- New 4 no. proposed driveways on St. Patricks Cottages Road are imposing on what is now a clear footpath for residents. School children use the footpath to and from local schools and creches.
- Proposal would endanger public safety by reason of a traffic hazard.
- Proposed driveways only allow for 1 no. vehicle per house.
- Insufficient parking has been provided. There is not an option for on street parking taking into consideration where the 4 no. vehicle entrances are proposed.
- Set an undesirable precedent.
- Due to height/mass/bulk and its sheer physical proximity to properties north and west the proposed development would be visually overbearing and oppressive.

The submissions lodged with the application have been considered in the overall assessment of the development.

### Recent Relevant Planning History

**G2529:** Bedroom extension over garage.

Decision: **GRANT PERMISSION.** 28/02/1975.

### *Adjacent sites*

**SD19A/0369:** 'Spinoza', Convent Lane, Rathfarnham, Dublin 14.

Demolition of an existing, detached two storey house and stone rubble boundary wall and replacement thereof with 3 three storey, three bedroom detached houses with ancillary car parking provision benefitting from own vehicular accesses off Convent Lane, together with all associated drainage, landscaping (including boundary treatment works and tree removal) and associated site and development works.

Decision: **GRANT PERMISSION.**

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**SD14A/0138:** 39, St. Patricks Cottages, Rathfarnham, Dublin 14.

Construction of 1.5 storey, two bedroom house with integrated garage with half dormer windows and roof lights; demolition of shed and garage to make provision for private amenity space, to reduce the height of the boundary wall and provision of two pedestrian entrances and associated site works.

Decision: **GRANT PERMISSION.**

**SD08A/0182:** 25-26, Grange Road, Rathfarnham, Dublin 14.

Demolition of existing 1 no. 1 storey building and 1 no. 2 storey building together with outbuildings and construction of a 4 storey single apartment block (with top floor incorporated into the attic level) consisting of 7 no. apartments broken down into 4 no. 2 bedrooms apartments and 3 no. 1 bedroom apartments with proposed balconies facing east and roof terrace to the north of the proposed block. Proposed 4 no. dormer windows at attic level, 2 no. facing west and 2 no. facing east together with proposed 9 no. car spaces to the east of the proposed development, vehicular access off Convent Lane through existing at 17A Convent Lane to the south of proposed site, and pedestrian access off Grange Road to the west of the building all together with landscaping, bin storage, boundary treatment and associated site development works.

Decision: **GRANT PERMISSION.**

**SD08B/0719:** 49, Grange Park, Dublin 14.

Demolition of existing garage and store and construction of a new two-storey extension to the side.

Decision: **GRANT PERMISSION.**

**SD07A/0621/EP:** Tara Hill, (rear Of 45/47 Grange Park), Dublin 14.

2 no. two-storey cottages.

Decision: **GRANT EXTENSION OF DURATIN OF PERMISSION.**

**SD07A/0621:** Tara Hill, (rear Of 45/47 Grange Park), Dublin 14.

2 no. two-storey cottages.

Decision: **GRANT PERMISSION.**

**SD04A/0102:** Snugboro House, Convent Lane, Rathfarnham, Dublin 14.

Modifications to already granted planning permission reference no. SD03A/0021 for replacement of the previously approved duplex 2 bed apartment on the second and third floor with 2 no. new 1 bedroom apartments on the second floor and third floor, together with modifications to the roof profile on the north elevation to facilitate the internal staircase, in addition it includes for the modifications to the wheel chair access ramp to the front of the

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building, it also includes some internal alternations to the remaining 5 apartments at ground, first and second floor level, with a total of 7 no. apartments.

Decision: **GRANT PERMISSION.**

**SD03A/0021:** 17A, Convent Lane, Junction of Grange Road, Rathfarnham, Dublin 14. Demolition of the existing 3 storey house and garage together with the existing out buildings and boundary walls for the construction of a 3 storey building and a floor integrated into the roof space. It will consist of ground floor, 2 no. 1 bedroom apartments, first floor, 1 no. 2 bedroom apartment and 1 no. 1 bedroom apartment, second floor with integrated roof space, 2 no. 2 bedroom apartments, together with site works, carparking area, landscaping, stone boundary wall with metal railings and pedestrian and car access, together with the adjustment of the position of the boundary wall fronting onto the Grange Road.

Decision: **GRANT PERMISSION.**

**SD02A/0400:** 17a Convent Lane, Junction of Grange Rd. Rathfarnham, D14. Demolition of existing 3 storey house and garage together with the existing outbuildings and boundary wall, for the construction of a 4 storey building over basement level. It will consist of basement plant room, ground floor 3 no. 1 bedroom apartments, first floor 2 no. 1 bedroom apartments and 1 no. 2 bedroom apartments, second floor 2 no. 1 bedroom apartments and 1 2 bedroom apartments and third floor 1 no. 2 bedroom apartment and private roof garden, together with site works, car parking area, landscaping, stone boundary wall with metal railings and pedestrian and car access.

Decision: **REFUSE PERMISSION.**

**S01A/0218:** 'Snug Boro', 17A Convent Lane, Rathfarnham, Dublin 14. Two-storey dwelling house of 144sq.m. and garage of 21sq.m., replacing existing garage.

Decision: **GRANT PERMISSION.**

**S00A/0554:** Loreto Abbey, Grange Road, Rathfarnham, Dublin 14. Blocks C, D, E and K - four storeys plus penthouse; Blocks F, G, H and J - three storeys. The proposal also provides for the change of use of 'Georgian House' (Protected Structure - Ref. No. 28, List 1 South Dublin County Development Plan 1998) and neighbouring structure, from the existing institutional uses to a 102 no. bedroom nursing home (8,471sq.m); this includes the change of use of Lower Ground Floor of the Chapel (Protected Structure - Ref. No. 28, List 1, South Dublin County Development Plan 1998) from ecclesiastical use to nursing home use (the remainder of the Chapel will not be affected by the proposed development); the change of use of the existing outbuildings to the north of the main buildings from store/workshop to 3 no. offices (107, 70 and 70sq.m) and a creche (100sq.m). There are five extensions proposed to the existing buildings (to accommodate the nursing home), comprising a new lobby, two no. stairwells and a lift shaft, a three storey glazed link, and a second floor glazed extension, all

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totalling 653sq.m. The remaining two outbuildings (garage and store) and two prefabricated structure (two study rooms) to the northern side of the main buildings and the annex to the south-east of Georgian House, are to be demolished. Access to the residential units, the offices and creche is provided from a new access from Dispensary Lane. The existing entrance will provide access to the nursing home, and fire tender and service access is provided from an existing entrance at Convent Lane, and from Dispensary Lane. Dispensary Lane will be widened to 6m, and 7m at the junction with Grange Road. The existing boundary wall at Dispensary Lane will be demolished and rebuilt (using the salvaged stone) and a number of protected trees will be removed to allow for the widening. The proposed development also includes the provision of a total of 607 no. residential car parking spaces (all at basement level), and 33 no. surface level car parking spaces associated with the nursing home, creche an office uses; internal roadways; and all associated site development works, the provision of a boundary wall and railings, infrastructural and landscaping works, all on a site measuring 4.9 hectares (12.1 acres) approximately.

Decision: **GRANT PERMISSION**

### **Recent Relevant Enforcement History**

None.

### **Pre-Planning Consultation**

None.

### **Relevant Policy in South Dublin County Council Development Plan 2016-2022**

*Section 2.4.0: Residential Consolidation – Infill, Backland, Subdivision & Corner Sites*

*Policy H17 Residential Consolidation*

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

*Policy H17 Objective 2:*

*To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.*

*Section 11.2.7 Building Height*

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#### *Section 11.3.1 Residential*

##### *Section 11.3.1 (iv) Dwelling Standards*

*The design and layout of individual dwellings should provide a high quality living environment for residents. Designers should have regard to the targets and standards set out in the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007) with regard to minimum room sizes, dimensions and overall floor areas when designing residential accommodation.*

*All houses must be required to accord with or exceed the minimum floor area standards set out in Table 11.20. Dwellings should also be designed to provide adequate room sizes that create good quality and adaptable living spaces.*

*Development proposals for housing must be required to accord with or exceed the minimum private open space standards set out in Table 11.20. Open space should be located behind the front building line of the house and be designed to provide for adequate private amenity.*

*Table 11.20: Minimum Space Standards for Houses*

##### *Section 11.3.1 (v) Privacy*

#### *Section 11.3.2 Residential Consolidation*

##### *Section 11.3.2 (i) Infill Sites*

#### *Section 11.3.2 Residential Consolidation*

##### *(i) Infill Sites*

*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 architectural 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.*
- *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 Section 11.2.7 Building Height).*
- *Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students.*

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*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.*

#### *(ii) Corner/Side Garden Sites*

*Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:*

- *The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,*
- *The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,*
- *The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony.*
- *Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,*
- *Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings, and*
- *Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.*

#### *(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. Development that is in close proximity to adjoining residential properties should be limited to a single storey, to reduce overshadowing and overlooking. Access for pedestrians and vehicles should be clearly legible and, where appropriate, promote mid-block connectivity.*

*Section 11.4.2 Car Parking Standards*

*Section 11.4.4 Car Parking Design and Layout*

*Section 11.7.2 Energy Performance in New Buildings*

*Section 11.8.2 Appropriate Assessment*



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### **Relevant Government Guidelines**

*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government (2008).

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

- Zoning and Council Policy
- Residential and Visual Amenity
- Architectural Conservation
- Access and Parking
- Parks & Landscaping
- Environmental Health
- Services & Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

### ***Zoning and Council Policy***

The site is located in an area which is zoned 'RES' 'to protect and/or improve residential amenity.' Residential development is permitted in principle subject to its accordance with the relevant provisions of the County Development Plan with specific reference to Sections 11.3.1 (iv), 11.3.2 (ii) and 11.3.2 (ii), which relate to Dwelling Standards, Infill Sites and Corner Site Development. The principle of the proposed house extension is also considered acceptable.

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The proposed house is considered to constitute Corner / Side Garden Development (Sc. 11.3.2 (ii), South Dublin County Council Development Plan 2016-2022). The design of development on such sites should meet the criteria for infill development in addition to the criteria set out in Section 11.3.2 (i) Infill Sites (ii) Corner/Side Garden Sites of the County Development Plan.

#### *(i) Infill Sites*

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. ***The applicant has not demonstrated how the proposed development complies with this.***
- 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 architectural 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. ***No site analysis has been provided. It is noted that the site is 0.25ha, however, the Architectural Conservation Officer has raised no concerns regarding the proposed design in terms of the impact on the adjacent Architectural Conservation Area and Protected Structures. Notwithstanding this, the Planning Authority is concerned regarding the integration of the proposed development with Grange Park and the Whitechurch Road, particularly in terms of building orientation / frontages. The applicant is requested to provide additional information providing the relevant site analysis and detailing how the scale, siting and layout is appropriate.***
- 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. ***The applicant has not demonstrated the impact on these features.***
- Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height). ***Height is in keeping with the surrounding area.***
- Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, 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. ***Roads has raised concerns regarding car parking.***

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- 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. *N/A*

### *(ii) Corner/Side Garden Sites*

Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:

- The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings, ***Given the proposed orientation of the buildings, it is not clear that the site is sufficient size***
- The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings, ***The proposal would result in rear gardens facing Grange Park and would impose rear garden fencing along this road. It is not considered that the proposed development matches the current building line. Additional information is requested seeking redesign of the proposal to, as far as possible, integrate better with Grange Park and Whitechurch Road. The proposed dwellings should be reorientated, and density may need to be reduced to ensure adequate rear amenity space can be provided.***
- The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. ***There are concerns regarding the boundary treatments and additional information is requested.***
- Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings, ***The overall design principle is considered contemporary and generally acceptable***
- Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings, and ***The buildings are not orientated to face the principal building line.***
- Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain. ***The Whitechurch Road elevation should be provided as frontage also and the applicant is requested to address this via additional information.***

### ***Residential and Visual Amenity***

#### *Internal Accommodation & Private Open Space*

Further to the requirements of Section 11.3.1 of the County Development Plan, the internal floor areas of the 3 proposed 3 bedroom, 3 storey 5 person dwellings (House A, B, C), are compared with the requirements of Quality Housing for Sustainable Communities-Best Practice Guidelines (DOEHLG 2007) and Table 11.20 of the County Development Plan below.

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Section 5.3.2 of the Quality Housing for Sustainable Communities Guidelines.	Requirement (sq.m) for 3 bedroom house	Provision (sq.m) for each house
Gross Floor Area	92 (Table 11.20 of CDP also)	House A : 143.83sq.m House B : 143.83sq.m House C : 143.83sq.m
Minimum main living area	13	House A : 17.7sq.m House B : 17.7sq.m House C : 17.7sq.m
Aggregate living area	34	House A: 49.7sq.m House B: 49.7sq.m House C : 49.7sq.m
Aggregate Bedroom Area	32	House A : 43.1sq.m House B : 43.1sq.m House C : 43.1sq.m
Storage	5	House A : 5.2sq.m House B : 5.2sq.m House C : 5.2sq.m
Unobstructed Living room width	3.8	House A : 3.77m House B: 3.77m House C : 3.77m
Double bedroom(s) width	2.8	House A : compliance House B : compliance House C : compliance
Single bedroom(s) width	2.1	House A : compliance House B : compliance House C : compliance
Main bedroom for house above 3 persons	13	House A : 17.3sq.m House B : 17.3sq.m House C : 17.3sq.m
Double bedroom area	11.4	House A : compliance House B : compliance House C : compliance
Single bedroom area	7.1	House A : compliance House B : compliance House C : compliance

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The internal accommodation of the proposed dwellings therefore generally accords with the Quality Housing for Sustainable Communities and Table 11.20 of the County Development Plan.

Each dwelling would have 3 bedrooms. The Development Plan standards for **private open space** for a three bedroom house is a minimum of 60sq.m (Table 11.20).

The private open space for House A measures c.60sq.m. This would comply.  
The private open space for House B is stated as 60sq.m. This would comply.  
The private open space for House C is stated as 60sq.m. This would comply.

Section 11.3.1 Residential (iv) Dwelling Standards states that open space should be located behind the front building line of the house and be designed to provide for adequate private amenity. The proposed development therefore complies **with the private open space requirements** of Sections 11.3.1 of the County Development Plan. The applicant is requested to set out the level of rear amenity space provision for the host dwelling via **additional information**.

#### *Density*

Section 11.3.1 (ii) Residential Density, of the County Development Plan states that the number of dwellings to be provided on a site should be determined with reference to the Departmental Guidelines document Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009). As a general principle and to promote sustainable forms of development, higher residential densities are promoted within areas served by public transport and facilities. The submitted proposal for 3 dwellings at this infill site of 0.25ha is considered acceptable in terms of density, subject to protection of amenities.

#### *Separation Distance*

The proposed extension for the existing dwelling (No. 51 Grange Park) will be built parallel to the eastern side building line of the proposed new housing development. There will be a separation distance of c.1m between the proposed extension to No.51 Grange Park and the proposed new housing development. There will be a separation distance of c.1m between the proposed housing development and the proposed western site boundary. This would comply with the South Dublin County Council Development Plan 2016-2022.

#### *Overlooking*

A separation distance of greater than 22 metres will be provided between directly opposing above ground floor windows to maintain privacy. Therefore, there will be no undue overlooking. This would comply with Section 11.3.1 Residential (v) Privacy of the SDCC Development Plan 2016-2022.

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#### *Building lines*

The proposal would be to the side of existing No. 51 Grange Park and will front onto St. Patricks Cottages. There is no main established building line on this side of St. Patricks Cottages other than the immediate neighbour to the east. The main front building line of the proposed development should face Grange Park / Whitechurch Road. The applicant is requested to address this via **additional information**.

#### *Building Height*

The ridge height of the existing 2 storey semi-detached dwelling with pitched roof (No. 51 Grange Park) on the subject site is approximately 7.95 metres. The proposed ridge height at roof level for the 3 proposed detached houses is approximately 9.35 metres and will have a dormer element to the rear at second floor level. The 3 no. rear dormer elements will be broadly centrally placed and will be set appropriately above the eaves and below the ridge of the 3 no. proposed dwellings. Proposed building heights will be broadly acceptable in this instance and would comply with Section 11.2.7 Building Height of the South Dublin County Council Development Plan 2016-2022.

#### *Boundary Treatment*

The proposal comprises the lowering of the existing Griselinia hedge on the northern site boundary with St. Patricks Cottages and the erection of a 1.8m high post and plank fence inside the existing low level block wall on the western site boundary. The southern site boundary for the new houses will have a timber fence measuring a height of c.1.8m. Further consideration of boundary required to provide a dual frontage.

#### *Overbearing Impact*

The proposed development, in its current form, would not result in any overbearing impacts.

#### *Single storey rear extension (25sq.m.) to No.51 Grange Park & 1 no. new vehicular entrance for No.51*

The single storey rear extension to No.51 Grange Park will project outwards from the existing two storey side extension by c.5m and will span a width of c.5.2m. It will have a flat parapet roof with a parapet height of c.3.46m and will have 1 no. rooflight over. There will be no undue overlooking and the extension would visually accord with the character of the area.

However, the new proposed vehicular entrance for the existing dwelling (No. 51) would occupy an area of the private open space for the existing dwelling leading to a loss of residential amenity. In addition, the car parking space is bounded by 1.8m high fencing and would provide substandard sightlines exiting the space. Further consideration required to demonstrate sufficient amenity space without the car parking space and provide an alternative boundary arrangement.

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### *Architectural Conservation*

A report was received from the Conservation Officer recommending that a **condition** be attached in the event of a grant that a schedule of materials and finishes is submitted for written agreement and approval ensuring high quality design and finishes throughout. An extract taken from the Architectural Conservation Officers report states the following:

*Although the subject side is bounded to the north by the ACA, I feel that given the location and proposed development there is no identified visual impacts.*

*The overall design of the new dwellings is very contemporary both in its form and material type/finishes and therefore it provides architectural interest and difference to the area adjoining Grange Park and St. Patricks Cottages. That area of Rathfarnham has many different building styles/types; therefore, it is felt that allowing a contemporary and simply formed development at this location is acceptable.*

*I would advise that it is conditioned that a schedule of materials and finishes is submitted for agreement and approval ensuring high quality design and finishes throughout.*

Notwithstanding the report from the Conservation Officer regarding attaching a **condition** for the approval of materials and finishes it is considered this way be dealt with by way of **additional information**.

### *Access and Parking*

The Roads Department has issued a report recommending that **additional information** be requested, or **conditions** 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:

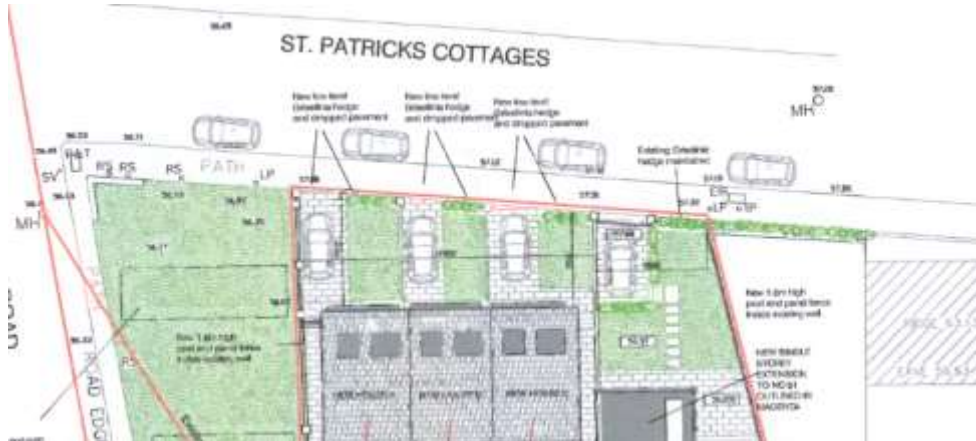
- *3 new two and a half storey house with*
- *vehicular access to each off St. Patrick's Cottages and a*
- *single storey extension and alterations to No. 51 Grange Park including a*
- *new vehicular entrance off St. Patricks Cottages*
- *sundry site works including*
- *closing up the two existing vehicular entrances off Whitechurch Road*
- *landscaping, fencing and site works.*

# Comhairle Chontae Atha Cliath Theas

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## Record of Executive Business and Chief Executive's Order

### Access & Roads Layout:



### Intro:

*SDCC Roads Department have concerns regarding the proposed application.*

*The drawings show a proliferation of new entrances (4No.) in close proximity to the busy Whitechurch junction, and to the two other junctions of Tara Hill Grove and the St Patrick's Cottages cul de sac.*

*The stop-bar road-markings would be laid across the entrance to at least one of the proposed entrances meaning no cars can legally park on the street along this stretch, nor could traffic cross the line for access/egress.*

*Any amendments to this lining would require the written permission of SDCC Traffic Section.*



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#### Car Parking:

*On street parking is proposed for all four dwellings. SDCC Road do not recommend on street parking. Applicant should refer to tables 11.23 & 11.24 of the SDCC CDP for parking rates for residential units.*

*The applicant should submit:*

- *a revised parking layout showing on curtilage parking only*
- *AutoTRAK analysis demonstrating how vehicles access and egress the proposed*

#### Roads recommend that additional information be requested from the applicant:

1. *The applicant should submit:*
  - a. *a revised parking layout showing on curtilage parking only as per tables 11.23 & 11.24 of the SDCC CDP 2016-22*
  - b. *AutoTRAK analysis demonstrating how vehicles would access and egress the proposed*
2. *A road safety audit with consideration for/inclusion of:*
  - a. *the local roads and junctions*
  - b. *all associated traffic movements, including vehicles entering/egressing on curtilage parking*
  - c. *any existing traffic calming measures*

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

1. *Any amendments to the road markings would require the written permission of SDCC Traffic Section.*
2. *The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
3. *The vehicular access point shall not exceed a width of 3.5 meters.*
4. *Any gates shall open inwards and not outwards over the public domain.*
5. *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.*
6. *The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.*

It is considered appropriate to request the above additional information. The Planning Authority note that 1no. in curtilage space is provided and consider that the applicant should be afforded the opportunity to clarify if on street parking is proposed. Noted that the Roads Section have not raised issues of traffic safety. Condition no.2 proposed in the event of a grant of permission would conflict with the design for the car parking space for no. 51. Noted that the boundary adjacent to this space provides for privacy for the private amenity space.

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### *Parks and Landscaping*

The Parks Department have recommended **Additional Information** be requested. An extract taken from the Parks report states the following:

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

- 1. There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to provide a landscape design including details of boundary treatment for the proposed development. The applicant shall provide a detailed landscape plan with full works specification, that accords with the specifications and requirements of the Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDS features including integrated/bio retention tree pits. In addition, the applicant shall also submit a landscape rationale. The landscape proposals to be prepared by a suitably qualified landscape architect.*
- 2. The applicant is requested to submit green infrastructure proposals to help mitigate and compensate for the impact of the proposed development on existing vegetation within the subject site. These proposals shall include additional landscape details, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc.) and planting for carbon sequestration and pollination. Response shall include drawings.*
- 3. 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.*
  - a) A drawing to show how surface water shall be attenuated to greenfield run off rates. It is unclear how much attenuation in total is provided for the development. Submit a report and drawing showing how much surface water attenuation in m<sup>3</sup> is provided for the development. Also submit a drawing showing where the surface water attenuation will be provided for the development.*
  - b) The applicant shall show natural SUDS features for the development such as Green roofs, swales, tree pits, permeable paving, and other such SuDS and show what attenuation capacity is provided by such SuDS.*
  - c) 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.*

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- d) *Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.*
- e) *Tree pits incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground.*
- f) *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.*

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

#### ***Environmental Health***

The report from the Environmental Health Officer (EHO) recommends the proposal to be acceptable subject to **conditions**. An extract taken from the EHO report states the following:

#### *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:*

#### *Conversion 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.*

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### *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** that limit construction noise and dust.

### *Services and Drainage*

Both Irish Water and Surface Water Drainage have recommended **Additional Information** be requested. An extract taken from the Irish Water report states the following:

#### 1 Water

*1.1 Submit a drawing showing the watermain layout of proposed development.*

*1.3 Obtain a letter of confirmation of feasibility for proposed development.*

*1.4 Submit a Pre connection enquiry with Irish Water for proposed development.*

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

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

#### 2 Foul

*2.1 Proposed development does not have individual wastewater connections directly to Irishwater network as per Irish Water Standards.*

*2.2 Submit a revised drawing showing wastewater layout as per Irish Water Standards. Alternatively obtain a letter of confirmation of feasibility from Irish Water for proposed development.*

*2.3 Submit a pre connection enquiry to Irish Water for Proposed Development.*

*2.4 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 request the above **additional information**.

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An extract taken from the Surface Water Drainage report states the following:

*Surface Water Report: **Further Information Required:***

*1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*

*Flood Risk **Further Information Required:***

*2.1 This site is contained within the Flood Zone C according to OPW's (Office of Public Works) CFRAM maps. The applicant shall submit details of measures and design features which are included in the retained development to prevent/mitigate the risk of flooding and reduce damage should flooding occur.*

*2.2 The applicant's proposal must fully comply with OPW Guidelines for Planning Authorities available at: <https://www.opw.ie/en/>*

*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.*

Given the concerns regarding flood risk and the location of the subject site within Flood Zone C according to OPW's (Office of Public Works) CFRAM maps and its location within SFRA A 2016 & SFRA B 2016 it is considered appropriate to request the above **additional information**.

#### ***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.

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### ***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.

### ***Other Considerations***

#### ***Development Contributions***

- 3 no. 3-bed, 2.5 storey terraced houses measuring a total of 431.5sq.m (each house c.143.83sq.m.).
- Single storey rear extension 25sq.m.
- No exemption remains.
- Assessable area is 456.5sq.m.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – 3 3-bed, 3 storey detached houses	431.5
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.2503

### **Conclusion**

The Planning Authority notes the existing environment of the site and generally welcomes its redevelopment. Significant concerns are raised in relation to the quality and clarity of the submitted proposal. On balance, it is considered reasonable to seek further information.

Additional information is required regarding the following items:

- Design
- Access & Parking requirements (Roads).
- Surface Water Drainage requirements.
- SUDS requirements.
- Irish Water requirements.
- Architectural Conservation requirements.

### **Recommendation**

Request Additional Information.

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### **Additional Information**

Additional Information was requested on the 30<sup>th</sup> of June 2022

Additional Information was received on the 13<sup>th</sup> of October 2022 (not deemed significant).

### **Additional Information Consultations**

*Irish Water:* No objection subject to conditions.

*Surface Water Drainage:* No objection subject to conditions.

*Roads Department:* Clarification of additional information requested.

*Public Realm Section:* No objection subject to conditions.

*Architectural Conservation Officer:* No objection subject to conditions.

### **South Dublin County Development Plan 2022-2028**

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

*Policy NCBH1: Overarching*

*Policy NCBH2: Biodiversity*

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

*Policy NCBH19: Protected Structures*

*Policy NCBH20: Architectural Conservation Areas*

*Preserve and enhance the historic character and visual setting of Architectural Conservation Areas and carefully consider any proposals for development that would affect the special value of such areas.*

*NCBH20 Objective 3:*

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

*NCBH20 Objective 8:*

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

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*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 GI3: Sustainable Water Management*

*GI3 Objective 1:*

*To ensure that hydromorphological assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors identified as part of this Development Plan.*

*GI3 Objective 2:*

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

*Policy GI4: Sustainable Drainage Systems*

*GI4 Objective 1:*

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

*Policy GI5: Climate Resilience*

*Policy QDP1: Successful and Sustainable Neighbourhoods*

*Policy QDP2: Overarching - Successful and Sustainable Neighbourhoods*

*Policy QDP3: Neighbourhood Context*

*Policy QDP6: Public Realm*

*Policy QDP7: High Quality Design – Development General*

*Policy QDP7: High Quality Design – Street Frontage*

*Policy QDP7: High Quality Design – Street Width and Height*

*Policy QDP7: High Quality Design – Adaptability and Inclusivity*

*Policy QDP8: High Quality Design – Building Height and Density Guide (BHDG)*

*Policy QDP9: High Quality Design - Building Height and Density*



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*Policy QDP10: Mix of Dwelling Types*

*Policy QDP11: Materials, Colours and Textures*

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

*H1 Objective 12:*

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

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

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

*Policy H7: Residential Design and Layout*

*Policy H8: Public Open Space*

*Policy H9: Private and Semi-Private Open Space*

*Policy H10: Internal Residential Accommodation*

*Policy H11: Privacy and Security*

*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.*

*Policy H14: Residential Extensions*

*H14 Objective 1:*

*To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

*Policy SM2: Walking and Cycling*

*Policy SM7: Car Parking and EV Charging*

*Policy COS5: Parks and Public Open Space – Overarching*

*Policy E3: Energy Performance in Existing and New Buildings*

*Policy IE2: Water Supply and Wastewater*

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*Policy IE3: Surface Water and Groundwater*

*Policy IE4: Flood Risk*

*Policy IE7: Waste Management*

*Policy IE8: Environmental Quality*

*12.3.1 Appropriate Assessment*

*12.3.2 Ecological Protection*

*12.3.3 Environmental Impact Assessment*

*12.3.8 Architectural Conservation Areas*

*12.4.1 Green Infrastructure Definition and Spatial Framework*

*12.4.2 Green Infrastructure and Development Management*

*12.4.3 Riparian Corridors*

*12.5.1 Universal Design*

*12.5.2 Design Considerations and Statements*

*12.5.4 Public Realm: (At the Site Level)*

*12.6.1 Mix of Dwelling Types*

*12.6.7 Residential Standards*

*12.6.8 Residential Consolidation*

*12.6.10 Public Open Space*

*12.7.1 Bicycle Parking / Storage Standards*

*12.7.4 Car Parking Standards*

*12.7.5 Car Parking / Charging for Electric Vehicles (EVs)*

*12.11.1 Water Management*

*12.11.3 Waste Management*

*12.11.4 Environmental Hazard Management*

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

#### Green Infrastructure

The subject site is partly located within a Riparian Corridor. There is no watercourse on or adjoining the subject site. The nearest is Whitechurch stream, approx. 22m at the nearest point, located to the west of the site. The proposal includes soakaways and permeable paving. Further details in relation to proposed SUDS should be sought.

#### Green Space Factor

The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments. Minimum scoring requirements are based on the land-use zoning of a site (See GI5 Objective 4), this applies to all development comprising 2 or more residential units and any development with a floor area in excess of 500 sq.m. This can be addressed by way of condition. The applicant is referred to the relevant guidance note to

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calculate GSF at <https://www.sdcc.ie/en/devplan2022/adopted-plan/related-documents/green-space-factor-guidance-note.pdf>

### Public Open Space

In the absence of a supporting Development Contribution Scheme and having regard to Section 8.7.4 Delivery of Public Open Space and Contributions in Lieu and COS5 Objective 5-7, the Planning Authority refrains from implementing CDP provisions requiring 2.4ha of public open space per 1,000 population. The Planning Authority will continue to implement its policy provisions in relation to minimum on-site public open space provision ranging from 10-20% depending on land use zoning, as per COS5 Objective 4 and in accordance with details set out in Table 8.2.

In this instance a minimum of 10% of the site area is required for public open space. No public open space is proposed. Under s.12.6.8 of the CDP, subject to appropriate safeguards to protect residential amenity, reduced public open space standards may be considered for infill development. 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. The Planning Authority has concerns in relation to the quality of the proposed private open space. This is discussed further in this report.

### Housing Mix

H1 Objective 12 requires at least 30% of proposed houses to be 3 bedroom units. The proposed houses are all 3 bed and therefore complies with this objective.

### Assessment

#### ***Item 1 Requested***

*The applicant is advised that the Planning Authority has a number of concerns in relation to the proposed development and a comprehensive and co-ordinated response to the issues is required. A response and amendment to address the following is requested:*

*a). The overall height and form of the proposed 3 houses does not provide architectural integration with the surrounding built form in relation to roof form, finishes and overall height. Section 11.3.2 of the Development Plan 2016- 2022 outlines that 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 architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Particular concern is expressed in relation to the overbearing appearance of House C from the rear amenity space of no.51.*

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- b). House A is required to be substantial redesigned to provide a strong dual frontage dwelling to Whitechurch road. The boundary treatment on the west elevation shall be a low wall to match existing from St Patricks Road to the rear elevation of the house.*
- c). A revised proposal for the car parking for the existing house. The applicant is required to demonstrate the private amenity space available for no.51 and exclude the car parking space. Please note an amended boundary treatment plan is required as a 1.8m high boundary at the exit point from the car parking space is not acceptable. 0.9m is required. Please also consider that the rear private amenity space for no.51 requires a suitable boundary.*
- d). CGIs of the revised proposal, including boundary treatments.*
- e). The separation distance from House C to the boundary of the rear amenity space of No. 51 shall be increased in conjunction with the reduction in height and massing of House C to alleviate the overbearing impact.*
- f). In conjunction with the above and the other items of the FI request, the Planning Authority requests the applicant to consider if 3 dwellings are feasible on the site. A reduction to 2no. dwelling may be required to satisfy the FI items.*

#### Applicant's Response:

- (a) The proposed houses have been amended so that they are reduced in height by 460mm, and depth reduced, and setback increased from front boundary by 1.35m. The house and internal accommodation floorspace has been amended. The house frontages along St. Patrick's Cottages have been redesigned.
- (b) House A has been redesigned and boundary treatment amended.
- (c) The private amenity space for the existing house is specified as 57sq.m to the north with the car parking space screened. The applicant states a further 70sq.m of private amenity space for this house is provided to the rear (south). The hedges have been adjusted to provide for adequate sightlines.
- (d) CGIs of the revised proposal have been submitted.
- (e) The applicant states that the adjustments made to block, lowering roof and setting further back have addressed concerns in respect of relationship between House C and the existing house at No. 51.
- (f) The applicant states that they are satisfied that 3 houses fit comfortably on the site.

#### Assessment:

The design and form of the proposed houses are considered to be visually acceptable and complement the range of house types in the surrounding area. However, the Planning Authority still has concerns in relation to the layout, orientation and building lines of the proposed houses. The proposed development is still not considered to appropriately integrate with Grange Park and Whitechurch Road, particularly in terms of building orientation and frontages. There is no well-established building line for the site along the St. Patrick's Cottages side. It is considered more appropriate to orientate the houses to Grange Park and Whitechurch Road.

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The amendments to the western side elevation of House A have gone some way to providing a dual frontage. The changes to the materials and finishes on this façade are to be welcomed. It might be appropriate to have this as the primary frontage for this house. A 1.8m high post and panel fence is proposed within the existing low boundary wall along the western boundary, to provide privacy to the rear private amenity space for House A. Having multiple boundary walls is not considered to be a desirable design. The boundary treatment should be rationalised at this location.

The proposed rear gardens are not considered to be of an overly usable shape and layout. The proposed plots are narrow, and the amenity space is therefore narrow and irregularly shaped to the rear. If permission was granted for the current proposal a condition would be imposed removing exempted development rights for extensions and garages which is usually indicative of a proposal being close to overdevelopment. The proposal also includes soakaways; however, the current layout may not allow for soakaways of the required standards (setbacks from boundaries). It also appears that a pedestrian access to the rear amenity space of House B is proposed from Whitechurch Road.

The Planning Authority still has concerns in relation to the quality of residential amenity for the existing house, as a result of the proposed development. The layout provides for access to the house from either end of the site, north and south, which is not desirable. This diminishes the usability and privacy of the private amenity space for this house. The current layout is therefore not considered to be acceptable in this regard.

Given the above, it is not considered that the proposed development complies with the residential consolidation and infill policies and objectives of the South Dublin County Development Plan 2022-2028. The proposed development is considered to be overdevelopment of the site. **The application should therefore be refused.**

The Planning Authority does consider that residential development is acceptable in principle on the site. However, further consideration needs to be given to the layout, orientation and quality of residential accommodation, for both the existing house and any proposed. The level of amendment required to address these concerns is considered too great to address via clarification of additional information.

This should be addressed in a new application. The Planning Authority welcomes pre-planning in this regard. It may be feasible to have two units onsite, in addition to the existing house, orientated to Grange Park and Whitechurch Road. Any revised layout must have regard to the existing services, including the sewer pipe in the south-west corner.

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### ***Item 2 Requested***

*The applicant is requested to submit the following information regarding Irish Water requirements.*

- (a). Submit a drawing showing the watermain layout of proposed development.*
- (b). Obtain a letter of confirmation of feasibility for proposed development.*
- (c). Submit a Pre connection enquiry with Irish Water for proposed development.*
- (d). Proposed development does not have individual wastewater connections directly to Irishwater network as per Irish Water Standards. The applicant is requested to submit a revised drawing showing wastewater layout as per Irish Water Standards. Alternatively obtain a letter of confirmation of feasibility from Irish Water for proposed development.*
- (e). Submit a pre connection enquiry to Irish Water for Proposed Development.*

### Applicant's Response:

A letter from Irish Water has been submitted, which states that water supply and wastewater connections are feasible. It also states that the developer has to demonstrate that the proposed structures and works will not inhibit access for maintenance or endanger the structural or functional integrity of the Irish Water assets onsite during and after works. Drawings and a method statement should be included in the detailed design. A wayleave in favour of Irish Water will be required over the assets that are not located within public space.

### Assessment:

Irish Water has reviewed the additional information submitted and states that they have no objection subject to a condition that connection agreements are obtained prior to commencement. This report is noted and should be conditioned as such. This item has therefore been satisfactorily addressed subject to conditions.

### ***Item 3 Requested***

*The applicant is requested to submit the following information regarding Surface Water Drainage Requirements:*

- (a). There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
- (b). This site is contained within the Flood Zone C according to OPW's (Office of Public Works) CFRAM maps. The applicant is requested to submit details of measures and design features which are included in the retained development to prevent/mitigate the risk of flooding and reduce damage should flooding occur.*
- (c). The applicant's proposal must fully comply with OPW Guidelines for Planning Authorities available at: <https://www.opw.ie/en/>*

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#### Applicant's Response:

The applicant has submitted a BRE Digest 365 report. This finds that the sites are suitable for soakaways. The assumed sizes of the soakaways have been reduced slightly.

The applicant advises that the retained house level is above the predicted flood level. Materials used at ground floor level shall be flood resistant and flood gates will be made available at all doors.

#### Assessment:

Water Services have reviewed the additional information submitted and have no objection subject to standard conditions. Notwithstanding this, further details in relation to the proposed soakaways and the predicted flood level should be provided.

#### ***Item 4 Requested***

*The applicant is requested to submit the following information regarding access and parking requirements.*

*(a). A revised parking layout showing on curtilage parking only as per Tables 11.23 & 11.24 of the SDCC County Development Plan 2016-2022 and a justification of the provision in the context of proximate public transport services.*

*(b). AutoTRAK analysis demonstrating how vehicles would access and egress the proposed development.*

*(c). A road safety audit with consideration for/inclusion of:*

*- the local roads and junctions.*

*- all associated traffic movements, including vehicles entering/egressing on curtilage parking.*

*- any existing traffic calming measures.*

*(d). The boundary walls at vehicle access points should 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.*

*(e). The vehicular access point shall not exceed a width of 3.5 metres.*

#### Applicant's Response:

On street car parking in front of the houses have been removed. A turning circle for cars entering the site is shown. A road safety audit has been submitted. The vehicular entrance for House A has been flipped so that it adjoins the entrance to House B.

#### Assessment:

The Roads Department have reviewed the additional information submitted and request clarification of additional information:

*(a) Partial response. The required car-parking justification has not been provided.*

*(b) Satisfactory.*

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*(c) An RSA should follow the TII Road Safety Audit Guidelines and must follow the RSA general safety principals and include a scope, junctions, links, visibility, road features, speeds, lane widths, etc. These need to be included in a comprehensive RSA report. In the submitted report there is no specific assessment of the current lining, markings or signage and these should be included in the report also.*

*(d) Elevation drawings required showing the wall & pier heights.*

*(e) Plan drawing required showing proposed entrance widths (<3500mm).*

*Clarification of Additional Information requested:*

*(a) Partial response only received. The required car-parking justification has not been provided, applicant to submit.*

*(c) An RSA should follow the TII Road Safety Audit Guidelines and must follow the RSA general safety principals and include a scope, junctions, links, visibility, road features, speeds, lane widths, etc. These need to be included in a comprehensive RSA report. In the submitted report there is no specific assessment of the current lining, markings or signage and these should be included in the report also.*

*(d) Revised elevation drawings required showing dimensioned wall & pier heights.*

*(e) Revised plan drawing required showing dimensioned entrance widths (<3500mm).*

The applicant has clarified that space would be provided to park a car on-curtilage for each house including the existing house. However, insufficient information has been submitted in relation to the road safety audit, sightlines, and entrances to the satisfaction of the Roads Department. **It is therefore recommended that permission is refused.**

### **Item 5 Requested**

*1. There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to provide a landscape design including details of boundary treatment for the proposed development. The applicant shall provide a detailed landscape plan with full works specification, that accords with the specifications and requirements of the Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including integrated/bio retention tree pits. In addition, the applicant shall also submit a landscape rationale. The landscape proposals to be prepared by a suitably qualified landscape architect.*

*2. The applicant is requested to submit green infrastructure proposals to help mitigate and compensate for the impact of the proposed development on existing vegetation within the subject site. These proposals shall include additional landscape details, SUDs measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination. Response shall include drawings.*



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3. *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.*

*a) A drawing to show how surface water shall be attenuated to greenfield run off rates. It is unclear how much attenuation in total is provided for the development. Submit a report and drawing showing how much surface water attenuation in m<sup>3</sup> is provided for the development. Also submit a drawing showing where the surface water attenuation will be provided for the development.*

*b) The applicant shall show natural SUDS features for the development such as Green roofs, swales, tree pits, permeable paving, and other such SuDS and show what attenuation capacity is provided by such SuDS.*

*c) 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.*

*d) Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.*

*e) Tree pits incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground.*

*f) 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.*

### Applicant's Response:

A landscaping plan has been submitted. In relation to SuDS, the applicant states that the site is relatively small, and all areas will be private gardens which will be within the control of the owners. Permeable paving is being used and surface water is attenuated to ground. There is only a small area of flat roof to the rear of each of the houses and green roofs are not warranted. There are no trees planted in hard landscaped areas and therefore tree pits are not applicable.

### Assessment:

The Public Realm Section have reviewed the additional information submitted and have no objections subject to conditions. They raise the following in their report:

#### *Landscape Plan*

*The submitted landscape plan lacks sufficient information. The applicant therefore requested to provide a landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations. The landscape proposals to be prepared by a suitably qualified landscape architect.*

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### *SUDS*

*There is a lack of SuDS (Sustainable Drainage Systems) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. A SuDS strategy should be developed for the proposed development which takes account of quantity, quality, and amenity issues. The proposed SuDS features should aid the maintenance of the existing greenfield runoff rates or potentially reduce the amount of surface water entering the piped surface water system.*

### *Green Infrastructure*

*As required under the current CDP 2022-2028; The applicant is requested to further develop green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections through the site and connections to the wider GI network*

The Public Realm Section recommend that conditions are attached including that a fully detailed landscape plan with full works specification is agreed, elevation drawings of the proposed boundary treatment to the front of the site are submitted, demonstrate how surface water would be attenuated and complies with Council policy, and provide a green infrastructure plan and address the green space factor.

The report from Public Realm is noted and should be conditioned as such. Further details in relation to proposed SUDS should be sought.

### ***Item 6 Requested***

*The applicant is requested to submit a schedule of materials and finishes for agreement and approval ensuring high quality design and finishes throughout.*

### **Applicant's Response:**

The proposed materials are specified on the submitted drawings. This includes black roof tiles/slates, standing seam zinc, white painted render and selected brick (applicant advises to the agreed with the Local Authority). The materials of the proposed extension to the existing house are not specified.

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### Assessment:

The Architectural Conservation Officer has reviewed the additional information submitted and states that they are satisfied with the detail provided in confirming the materials and finishes. The ACO recommends that a condition be attached to a grant of permission stating all finishes and materials are completed in accordance with the details and particulars. The final paint colour and brick colour should be submitted for agreement and approval.

The report from the ACO is noted and should be conditioned as such. Details should be agreed by way of condition for the materials and finishes of the proposed houses and extension to the existing house. This item has therefore been satisfactorily addressed subject to conditions.

### *Item 7 Requested*

*It is noted there is a discrepancy in the extent of the red line boundary as per the site location map and the site layout plan. The applicant is requested to clarify the location of the red line boundary for the site by submitted a planning drawing clearly showing the true extents of the red line boundary indicating ownership of the site.*

### Applicant's Response:

The applicant advises that the red line boundaries are consistent on the plans.

### Assessment:

The site (red) line boundaries are consistent across the submitted plans. It is therefore considered that this item has been adequately addressed.

### Conclusion

Having regard to the RES zoning of the subject site and the surrounding character of the area, the proposed development, by way of its layout, building orientation and front building lines, is not considered to comply with the residential consolidation and infill policies and objectives of the South Dublin County Development Plan 2022-2028. Insufficient information has also been submitted in relation to car parking, access and traffic safety. **It is therefore recommended that permission is refused.**

### Recommendation

I recommend that a decision to Refuse Permission be made under the Planning & Development Act, 2000 (as amended) for the reasons set out in the Schedule hereto:-

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### **SCHEDULE**

#### **REASON(S)**

1. Having regard to the RES zoning of the subject site (the objective of which is 'to protect and/or improve residential amenity') and the surrounding character of the area, the proposed development, by way of its layout, building orientation and front building line, is not considered to comply with the residential consolidation and infill policies and objectives of the South Dublin County Development Plan 2022-2028. The proposed development fails to appropriately integrate with Grange Park and Whitechurch Road, particularly in terms of building orientation and frontages. The proposed private amenity spaces, for both the existing and proposed houses, are not considered to be adequately usable in terms of shape and layout. As a result, the proposed development would seriously injure the amenities of property in the vicinity and is considered to be overdevelopment of the site and contrary to the proper planning and sustainable development of the area.
2. Insufficient information has been submitted in relation to car parking, access and traffic safety to the satisfaction of SDCC's Roads Department. The submitted road safety audit is considered to be insufficient in information. The proposed development is therefore contrary to the proper planning and sustainable development of the area.

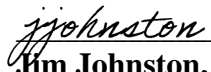
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REG. REF. SD22A/0136

LOCATION: Site bounded by St Patrick's Cottages, Whitechurch Road & Grange Park,  
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 Refuse Permission for the above proposal for the reasons set out  
above is hereby made.

Date: 09/11/22

  
\_\_\_\_\_  
Gormla O'Corrain, Senior Planner