

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0362 **Application Date:** 15-Sep-2022
Submission Type: New Application **Registration Date:** 15-Sep-2022

Correspondence Name and Address: Desmond J. Halpin 15 Carriglea Drive, Firhouse, Dublin 24

Proposed Development: A new two storey end of terrace dwelling house with concrete tiled roof and external finishes to match existing: new driveway and vehicular access: new dished section footpath for vehicular access and associated site works.

Location: 1, De Selby Park, Blessington Road, Tallaght, Dublin 24

Applicant Name: Danielle Connolly

Application Type: Permission

Description of Site and Surroundings

Site Area: stated as 0.035916

Site Description

The subject site is the northern portion of the residential curtilage of No 1 De Selby Park, Tallaght, Dublin 24, with the existing dwelling forming part of a terrace of 2 No. storey houses with a uniform building line. There is a single storey shed structure in the rear garden of the existing dwelling. The site is bound to the south and west by residential dwellings and to the north and east by an internal circulation road for De Selby Park. The wider surrounding context includes a large green area immediately to the north and the N81 approximately 200m to the south.

The surrounding streetscape is generally characterised by residential dwellings of a similar architectural form and scale.

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

Proposal

Permission is sought for:

- The development involves the splitting of the existing site in two plots with the provision of 2 No. 2.7m wide vehicular entrances. No other amendments appear to be proposed to the existing 2 No. storey dwelling at No. 1 De Selby Park,
- Provision of a new east facing, 2 No. storey three bedroom dwelling with a hipped roof profile with an approximate ridge height of 7.72m to match that of the adjacent dwelling at No. 1 De Selby Park and a single storey projecting porch with a hipped roof with an approximate overall height of 3.44m.
- The proposed dwelling having an approximate gross floor area of 86.82 sq. m., comprised of an entrance hall, lounge, toilet, utility, store and kitchen/dining room at ground floor level and 3 No. bedrooms (1 No. of which is ensuite), a family bathroom and hot press at first floor level.
- The proposed dwelling includes the following fenestration and elevational treatments:
 - Front (eastern) Elevation: The provision of a front door and 1 No. window at ground floor level and 2 No. windows at first floor level.
 - Side (northern) Elevation: The provision of 1 No. glazed door at ground floor level, 1 No. window at first floor level and a chimney with an approximate overall height of 7.72m.
- The proposed site layout includes a front driveway with 1 No. off-street car parking space, connected to De Selby Park via a new 2.7m wide vehicular entrance and approximately 91 sq. m. private amenity space to the rear of the dwelling.
- All ancillary site works and services above and below ground.

Zoning

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

Overlap is also indicated with the following Development Plan Map layers:

- Inner Horizontal Surface – Casement Aerodrom
- Bird Hazards.
- Riparian Corridor.

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

Consultations

Drainage and Water Services Department – Additional Information required.

Irish Water – Additional Information required.

Roads Department – Additional Information required.

Parks and Public Realm Department – Additional Information required.

SEA Sensitivity Screening –

Overlap is indicated with the following SEA Sensitivity layers:

- SFRA Flood Zone A.

Submissions/Observations /Representations

Final date for submissions/observations – 19th October 2022.

None received.

Relevant Planning History

None recorded for the subject site.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for the subject site.

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

Chapter 2 Core Strategy and Settlement Strategy

Policy CS6 Objective 3: Infill Development outside Dublin City and Suburbs, in existing urban built-up areas.

Chapter 3 Natural, Cultural and Built Heritage

Policy NCBH3 Natura 2000 Sites

NCBH3 Objective 3 (Appropriate Assessment)

Chapter 4 Green Infrastructure

Policy GII Overarching

GII Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

Policy GI2 Biodiversity

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

Policy GI4 Sustainable Drainage Systems

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

Section 5.2.1 The Delivery of Sustainable Neighbourhoods 'The Plan Approach'

Policy QDP2: Overarching - Successful and Sustainable Neighbourhoods

Policy QDP3: Neighbourhood Context

Policy QDP4: Healthy Placemaking

Policy QDP5: Connected Neighbourhoods

Policy QDP6: Public Realm

Policy QDP7: High Quality Design – Development General Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

Policy QDP11: Materials, Colours and Textures Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

Chapter 6 Housing

Section 6.8 Residential Consolidation in Urban Areas

Policy H9 Private and Semi-Private Open Space

Policy H11 Privacy and Security

H11 Objective 2

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

Policy H13 Residential Consolidation

H13 Objective 3

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

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

H13 Objective 5

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

Chapter 7 Sustainable Movement

Section 7.10 Car Parking

Policy SM7 Car Parking and EV Charging

SM7 Objective 1 Maximum car parking standards

Chapter 8 Community Infrastructure and Open Space

Section 8.7.5 Quality of Public Open Space

Policy COS5 Objective 16

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

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

Chapter 10 Energy

Section 10.2 Energy Measures

Policy E3 Energy Performance in Existing and New Buildings

Chapter 12 Implementation & Monitoring

Section 12.3 Natural, Cultural and Built Heritage

Section 12.3.1 Appropriate Assessment

Section 12.3.3 Environmental Impact Assessment

Section 12.4.3 Riparian Corridors

Section 12.5 Quality Design and Healthy Placemaking

Section 12.6.7 Residential Standards

(i) Housing

Table 12.20 Minimum Standards for Housing

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

Section 12.6.8 Residential Consolidation

(ii) Corner / Side Gardens

- *Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:*
- *In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;*
- *Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;*
- *The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.*
- *Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;*
- *The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;*
- *A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;*

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

Section 12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

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

Section 12.7.6 Car Parking Design and Layout

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

Section 12.11.1 Water Management

(i) Flood Risk Assessment

Proposals for minor development to existing buildings (for example, extensions or change of use) in areas of flood risk should include a flood risk assessment of appropriate detail.

(ii) Surface Water

Development proposals should provide suitable drainage measures in compliance with the South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022.

(iii) Sustainable Urban Drainage System (SuDS)

In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS).

(iv) Groundwater

(v) Rain Water Harvesting

Relevant Government Guidelines

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

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

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, 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).

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).

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).

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for assessment are:

- Zoning and Council Policy
- Residential Amenity
- Visual Impact
- Access and Parking
- Drainage and Water Services
- Parks and Public Realm
- Green Infrastructure
- Flood Risk
- Riparian Corridor
- Environmental Impact Assessment
- Appropriate Assessment

Zoning and Council Policy

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

Criteria for Corner/Side Garden sites

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

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

The site area is approximately 0.036Ha, which is of sufficient size to accommodate an additional dwelling. An assessment of the potential for the proposed dwelling to impact on the residential amenity of adjoining dwellings is outlined under a separate heading below.

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

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

The proposed dwelling includes 1 No. glazed at ground floor level, 1 No. window at first floor level in the side (northern) elevation. It is considered that the design of the proposed dwelling does not provide adequate passive surveillance to the adjacent public realm. As such, the Applicant should be requested by way of **ADDITIONAL INFORMATION** to redesign the northern elevation of the proposed dwelling to provide greater passive surveillance to the adjacent public realm. This could be achieved through the

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

There is a similar porch at the end of a similar terrace of houses to the south of the proposal. In any event the proposed porch would be visually acceptable. A condition should be attached removing exempted development rights for porches.

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

As above, proposed front porch would be visually acceptable.

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

Proposal would be visually acceptable.

Having regard to the lack of detail provided on the elevational drawings in relation to the proposed boundary treatment, it is considered that the Applicant should be requested to provide **ADDITIONAL INFORMATION** in the form of plan and elevational drawings demonstrating the existing and proposed boundary treatment, including, but not limited to along the northern and eastern boundaries adjacent to the public realm and the division of the site between the proposed dwelling and the existing dwelling at No. 1 De Selby Park.

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

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

The proposal includes the provision of Private Amenity Space which appears to achieve the minimum requirement for a three bedroom dwelling as outlined in Table 3.20 of the Development Plan. The remaining Private Amenity Space for the existing dwelling is assessed separately under the Residential Amenity heading below.

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

The private open space for the proposed appears to be largely located to the rear of the building, appears to be of good quality and the overall quantum appears to achieve the minimum standards outlined in Table 3.20 of the Development Plan.

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

Residential Amenity

The proposed 2 No. storey three bedroom end of terrace dwelling has an approximate gross floor area of 86.82 sq. m., comprised of an entrance hall, lounge, toilet, utility, store, and kitchen/dining room at ground floor level and 3 No. bedrooms (1 No. of which is ensuite), a family bathroom and hot press at first floor level.

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

Internal floor area

The planning drawings submitted show that the internal floor area for the proposed 3 No. bedroom house will be approximately 86.62 sq.m. This would fall below the minimum standards for a 3 No. bedroom dwelling outlined in Table 3.20 of the County Development Plan, which requires a minimum floor area of 92 sq. m. for a dwelling containing 3 No. bedrooms. In this regard the Applicant should be requested by way of **ADDITIONAL INFORMATION** to re-design the internal layout and floor area of the proposed dwelling to ensure it achieves the minimum standards as outlined in Table 3.20 of the South Dublin County Development Plan 2022-2023.

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

Room Sizes

An assessment of the internal areas of the rooms within the proposed dwelling indicates that the proposal falls short of the minimum requirements for a 3 No. Bed (five person) two storey dwelling as outlined in Table 5.1 of the '*Quality Housing for Sustainable Communities: Best Practice Guidelines* (2007). In particular, it is noted that the target gross floor area, aggregate bedroom area and aggregate living area would appear to fall short of the required standards.

The Applicant should be requested to provide **ADDITIONAL INFORMATION** in the form of revised plan, sectional and elevational drawings which demonstrate compliance with the minimum requirements set out in Table 3.20 of the South Dublin County Development Plan 2022-2023 and Table 5.1 of the '*Quality Housing for Sustainable Communities: Best Practice Guidelines* (2007).

Private Amenity Space

The existing property would be divided in order to provide the proposed dwelling. In these circumstances, the Planning Authority is required to be satisfied that both the proposed dwelling and the existing dwelling would benefit from adequate residential amenity.

Table 3.20 of the South Dublin County Development Plan indicates that the minimum standard private open space for the existing two bedroom house is 55 sq.m and the minimum standard for the proposed three bedroom dwelling is 60 sq.m. According to the Proposed Site Layout Plan provided by the Applicant, the private amenity space for the existing two bedroom dwelling would be approximately 50 sq.m and approximately 91 sq.m for the proposed dwelling.

In this instance, having regard to the receiving context of the subject site which includes a large area of public open space to the north of the subject site, the slight shortfall in the provision of private amenity space for the existing dwelling at No. 1 De Selby Park is considered acceptable.

Boundary Treatment

As previously outlined, the drawings provided by the Applicant provide insufficient detail in relation to the existing and proposed boundary treatment for the subject site. In this regard **ADDITIONAL INFORMATION** should be requested from the Applicant in the form of plan and elevational drawings demonstrating the existing proposed boundary treatment for the subject site to facilitate a complete assessment and understanding of the boundary treatment at the subject site.

Visual Impact

The proposed 3 No. bedroom dwelling will be attached to the northern gable of the existing dwelling at No. 1 De Selby Park, creating an additional dwelling at the end of the terrace of dwellings.

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

The proposed dwelling includes a separation distance of approximately 3.4m to the northern boundary and approximately 9.9m to the western boundary. Having regard to the siting of the proposed dwelling, it is considered that it would not have an adverse visual, overbearing, overlooking or overshadowing impact on the existing dwelling on the subject site or adjacent properties.

Access and Parking

The proposed development includes the splitting of the existing site in two plots with the provision of 2 No. 2.7m wide vehicular entrances and gate piers to the front of the property, to provide 1 No. off-street car parking space for both the existing and proposed new dwelling. It is noted that no elevational drawing has been provided showing the proposed access arrangements and gate piers to the existing and proposed dwellings.

The provision of 1 No. parking spaces for the proposed 3 No. bedroom dwelling is considered acceptable having regard to the maximum requirements outlined in Table 12.26 of the South Dublin County Development Plan 2022-2028 and the availability of on-street car parking in the area.

The Roads Department has assessed the proposed development and indicated that the following **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development:

‘The Applicant to submit a revised road layout drawing which clearly details the exact location of each pillar relative to the existing structure.

Reason: So that pillars are constructed in correct location, and so new driveway is not constructed closer to the road junction than is illustrated in submitted layout.’

In addition to the above, the Applicant should be requested by way of **ADDITIONAL INFORMATION** to provide an elevational drawing which shows the vehicular access points for both the existing and proposed dwellings, demonstrating that the boundary walls at vehicle access points will be limited to a maximum height of 0.9m, and any boundary pillars will be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles

Drainage and Water Services

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

- The proposed development is approximately 2.5m to the outside diameter of existing 525mm surface water sewer north of site. The setback distance required is 5m to the outside diameter of existing 525mm surface water sewer.

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

Submit a revised drawing in plan and cross-sectional view showing the setback distance from proposed foundation to the outside diameter of existing 525mm surface water sewer north of site.

Prior to submission of revised drawing contact, the Drainage and Water Services Department in South Dublin County Council to arrange a meeting on site to witness verification of the site location of existing 525mm surface water sewer.

- Submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS include, and this is not an exhaustive list:
 - Permeable Paving
 - Rain Gardens
 - Planter boxes with overflow connection to the public surface water sewer.
 - Grasscrete
 - Water butts
 - Other such SUDS

- If a soakaway is proposed, then submit percolation tests results for proposed soakaway as per BRE Digest 365 Standards. Such a soakaway shall comply with BRE Digest 365 Standards. Submit a drawing in plan and cross-sectional view design details of a soakaway if such is proposed.

- Submit a drawing showing the foul and watermain layout of the proposed development.

Having regard to the content of the Reports provided by the Drainage and Water Services Department and Irish Water, it is considered pertinent to request the above outlined **ADDITIONAL INFORMATION** from the Applicant, to facilitate a complete assessment of the proposed development.

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

Parks and Public Realm

The Parks and Public Realm Department has assessed the proposed development and has indicated that the following **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development:

Street Tree Protection Measures

The applicant is requested to submit details of the Tree protection measures to be implemented in order to ensure the protection of the street tree in the grass margin. The tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The position and construction of protective fencing around the street tree (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).*
- b) The extent and type of ground protection, and any additional measures required to safeguard the street tree and its root protection area.*

Boundary Treatment

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

Sustainable Drainage Systems

- a) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.*
- b) In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.*
- c) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.*
- d) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate*

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

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

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

Green Infrastructure

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

- a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.*
- b) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective'.*

Having regard to the content of the Report provided by the Parks and Public Realm Department, it is considered pertinent the Applicant should be requested to provide the above outlined **ADDITIONAL INFORMATION**, to facilitate a complete assessment of the proposed development.

Green Infrastructure

The subject site is located within a Secondary GI Link as identified in the Green Infrastructure Strategy Map outlined in Figure 4.4 of the County Development Plan 2022 – 2028.

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

The Applicant has not provided a clear Green Infrastructure Strategy for the subject site, which is a clear requirement for the proposed development in accordance with GI1 Objective 4 and Section 12.4.2 of the Development Plan.

Having regard to GI5 Objective 7 of the Development Plan, the proposed Green Infrastructure Strategy should include the provision of integrated Sustainable Urban Drainage Systems and Green Infrastructure, to contribute towards the offset of the introduction of additional hardstanding to the subject site, in the form of the floorplate of the proposed dwelling.

Flood Risk

The subject site is located within Flood Zone as identified in the Strategic Flood Risk Assessment which accompanies the South Dublin County Development Plan 2022-2023. Below sets out the requirements for Flood Risk Assessments as outlined in the

Development Plan:

'Policy IE4

IE4 Objective 1:

To require site specific flood risk assessments to be undertaken for all new developments within the County in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) and the requirements of DECLG Circular P12 / 2014 and the EU Floods Directive and Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 12.11.1 Water Management

(i) Flood Risk Management

*Development proposals on lands that may be at risk of flooding should be subject to a **flood risk assessment**, prepared by an appropriately qualified Chartered Engineer, in accordance with the Flood Risk Management Guidelines. Detailed flood risk assessments should be cognisant of possible pluvial flood risk and appropriate drainage proposals should be implemented to reduce the risk of pluvial flooding.*

*Proposals for minor development to existing buildings (for example, extensions or change of use) in areas of flood risk should include a **flood risk assessment** of appropriate detail'.*

A Site-Specific Flood Risk Assessment has not been provided with the subject Planning Application. The Applicant has therefore failed to demonstrate compliance with of the IE4 Objective 1 and Section 12.11.1 of the South Dublin County Development Plan 2022-2028. In this regard **ADDITIONAL INFORMATION** should be sought from the Applicant in the form of a Site Specific Flood Risk Assessment to facilitate a complete assessment of the proposed development.

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

Riparian Corridor

Although there is no visible waterway in the vicinity of the site, the County Development Plan maps show the site located within a riparian corridor. Below sets out the requirements for Riparian Corridors as outlined in the Development Plan:

'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.

Section 12.4.3 Riparian Corridors

The riparian corridors of the County include rivers, streams and other watercourses and are important for water quality as well as providing green infrastructure and biodiversity links, see sections 4.2.2 and 11.3.1 for policy and objectives. Development within or affecting riparian corridors will be required 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;*
- 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;*
- Promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along all watercourses within any development site. This is a minimum and should be considered in light of the bullet points above;*
- Uncover existing culverts where appropriate and in accordance with relevant river catchment proposals, restore the watercourse to acceptable ecological standards for biodiversity wherever possible, improving habitat connection and strengthening the County's GI network.*

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

The relevant assessment has not been provided for the current planning application. The Applicant has therefore failed to demonstrate compliance with of the GI3 Objectives 1 and 2 and Section 12.4.3 of the South Dublin County Development Plan 2022-2028. However, in this instance, having regard to the location of the subject site within an existing residential area, it is considered that a Hydromorphological Assessment is not required.

Screening for Environmental Impact Assessment

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

Screening for Appropriate Assessment

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 single dwelling. Having regard to:

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

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

Conclusion

The proposed development is acceptable in principle having regard to the zoning objective of the subject site and the policies and objectives of the South Dublin County Development Plan.

Further Information is required in relation to the access and parking arrangements, the drainage and water services infrastructure and the Green Infrastructure Plan, to facilitate a complete assessment of the proposed development.

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

Recommendation

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

1. The Applicant is requested to provide a complete set of revised Site Layout, Plan, Sectional and Elevational drawings which demonstrate the following revisions to the proposed development:
 - a) Re-design the internal layout of the proposed dwelling having regard to the provisions of Table 3.20 of the South Dublin County Development Plan 2022-2028 and Table 5.1 of the 'Quality Housing for Sustainable Communities: Best Practice Guidelines (2007).
 - b) Increase the fenestration of the northern elevation of the proposed dwelling, particularly at first floor level.
 - c) Provide Plan and Elevational drawings of the existing and proposed boundary treatment.
2. The Applicant to submit a revised Site Layout Plan and Elevational drawing which clearly details the vehicular access points for both the existing and proposed dwellings, demonstrating that the boundary walls at vehicle access points will be limited to a maximum height of 0.9m, and any boundary pillars will be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
3. The Applicant shall provide the following information in relation to the Drainage and Water Services infrastructure for the proposed dwelling:
 - i) The proposed development is approximately 2.5m to the outside diameter of existing 525mm surface water sewer north of site. The setback distance required is 5m to the outside diameter of existing 525mm surface water sewer. Submit a revised drawing in plan and cross-sectional view showing the setback distance from proposed foundation to the outside diameter of existing 525mm surface water sewer north of site.
 - ii) Prior to submission of revised drawing contact the Drainage and Water Services Department in South Dublin County Council to arrange a meeting on site to witness verification of the site location of existing 525mm surface water sewer.
 - iii) Submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS include and this is not an exhaustive list:
 - o Permeable Paving
 - o Rain Gardens
 - o Planter boxes with overflow connection to the public surface water sewer.
 - o Grasscrete
 - o Water butts
 - o Other such SUDS

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

- iv) If a soakaway is proposed then submit percolation tests results for proposed soakaway as per BRE Digest 365 Standards. Such a soakaway shall comply with BRE Digest 365 Standards. Submit a drawing in plan and cross-sectional view design details of a soakaway if such is proposed.
 - v) Submit a drawing showing the foul and watermain layout of the proposed development.
4. i) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.
- ii) In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates, and showing what SuDS (Sustainable Drainage Systems) are proposed.
- iii) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
- iv) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. Note: If tree pits are proposed, SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.
- v) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m³ . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.
5. The applicant is requested to provide:
- i) A Green Infrastructure Plan to demonstrate how they intend to reduce fragmentation of existing green infrastructure. The Applicant Green Infrastructure Plan should be coordinated with the Landscape Plan and Drainage Layout Plan and should show

Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

connections through the site and connections to wider GI network.

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

6. The applicant is requested to submit details of the Tree protection measures to be implemented in order to ensure the protection of the street tree in the grass margin. The tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:
 - i) The position and construction of protective fencing around the street tree (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).
 - ii) The extent and type of ground protection, and any additional measures required to safeguard the street tree and its root protection area.
7. Having regard to the location of the subject site within Flood Zone A as identified in the Strategic Flood Risk Assessment which accompanies the South Dublin County Development Plan 2022-2023, the Applicant is requested to submit a Site Specific Flood Risk Assessment carried out by an appropriately qualified Engineer.

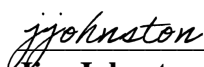
Comhairle Chontae Atha Cliath Theas

PR/1418/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0362

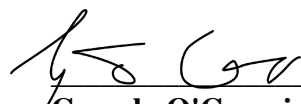
LOCATION: 1, De Selby Park, Blessington Road, Tallaght, Dublin 24



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: 09/11/22



Gormla O'Corrain, Senior Planner