

Comhairle Chontae Atha Cliath Theas

PR/1430/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0364 **Application Date:** 21-Sep-2022
Submission Type: New Application **Registration Date:** 21-Sep-2022

Correspondence Name and Address: Cubecture Design Ltd 11, Glen Grove, Cabinteely, Dublin 18

Proposed Development: 11 apartments, one commercial unit and minor modifications to the existing Public House.

Location: The Laurels, 186, Whitehall Road West, Perrystown, Dublin 12

Applicant Name: Noel Hughes

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.1319 Hectares on the application form.
Site Visit: 26th of October 2022.

Site Description

The subject site is located on Whitehall Road West within a local centre, at the southern end of a row of shops, services and facilities. The site consists of the end of terrace of two storey pitched roof building. The building within the subject site comprises of The Laurels public house, an off-license and a bookmaker. The building is extended to the rear by one and two storeys. There is a car parking area to the southern side of the building. A coffee house building is located in this area. There is also car parking on Whitehall Road West in front of the building. The subject site also consists of the rear part of the rear gardens of 1 and 1a Rockfield Avenue, located to the east/rear of the local centre.

Proposal

Permission is sought for the construction of 11 no. apartments, one commercial unit and minor modifications to the existing Public House.

Zoning

The subject site is zoned Zoning Objectives 'LC': *To protect, improve and provide for the future development of Local Centres* and 'RES': *To protect and/or improve residential amenity* under the 2022-2028 CDP.

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Consultations

Water Services	Additional information requested.
Irish Water	Additional information requested.
Roads Department	Additional information requested.
Public Realm	Additional information requested.
Waste Management	No report received at the time of writing this report.
Housing Department	No objection subject to conditions.
H.S.E. Environmental Health Officer	Additional information requested.
National Transport Authority	No report received.

SEA Sensitivity Screening – the subject site overlaps with the following aviation layers Outer Horizontal Surfaces for Casement and Dublin, and Bird Hazards.

Submissions/Observations/Representations

There were 8 no. third party submissions received on the application, which raised the following points in summary:

- Piecemeal development. More appropriate approach would be to facilitate redevelopment of overall LC lands.
- Not an appropriate location among necessary local businesses.
- Fails to provide an appropriate level of residential amenity for future occupants, including lack of open space, majority single aspect, limited details on materials, and unsuitable location above a pub and beer garden. Compliance with Apartment Guidelines has not been adequately demonstrated. Storage space does not comply.
- Significant negative impact on residential amenity of adjoining residential properties. Impact on adjoining and surrounding residential properties through proximity of mass and scale, lack of material treatment, loss of privacy, loss of security, impact views, light and sunlight and exacerbate existing noise issues.
- Would be visually incongruous and at variance with the predominant pattern of development in the area.
- Materially contravenes RES zoning objective.
- Not demonstrated that the proposal integrates with surrounding property. No transition between. Required by CDP policy due to the size of the site.
- Over development of the site
- Restricted access by services
- Concerns in relation to the lack of car parking provision. Would exacerbate existing car parking issues. Reduction of existing spaces due to mobile coffee shop, entrance to beer garden and proposed cycle lane schemes. Limited car parking would result in a traffic hazard. Lack of parking for retail uses.

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- Inadequate bicycle parking provision.
- Exacerbate existing issues with the sewerage system and flooding
- Existing works have caused rodent issues
- Plan does not retain any of the old building. Unclear what the minor modifications to existing public house are.
- Lack of detail and ambiguity and disregard for surrounding houses.
- Lack of accessible public transport
- Not proximate to green spaces or areas
- Inaccuracies in planning application
- Change of use from residential to commercial in relation to use of the neighbouring rear garden has not been sought
- Query permission for existing beer garden and mobile coffee shop. Significant negative impact from in particular beer garden in terms of noise and disturbance. CDP H13 Objective 4 restricts resident use above public houses.

These submissions have been reviewed in full and taken into consideration in the assessment of the proposed development.

Relevant Planning History

Subject site

SD20A/0254 & ABP Ref. PL06S.309067

Alterations to existing buildings to provide a Town House Hotel at first floor level of an existing two storey building; the current use is a public house and betting shop at ground floor level with access stairs to a restaurant kitchen area and staff quarters on the first floor; the proposed development comprises a total of nine en-suite bedrooms with five double bedrooms and 4 four person family rooms; ancillary accommodation is included as follows; a reception area, tea station, linen storage, general storage, laundry and lift with new entrance staircase to the front and staff entrance and fire escape stairs to rear; new internal garden area and staff welfare area are also included on the first floor; minor amendments are also proposed to the existing public house at ground floor level including removal of existing stairs and new windows to match the existing windows in lieu of two number doors to front elevation; a new window is proposed to side elevation opening onto the reconfigured external beer garden; a sky light is included in the ceiling of ground floor to improve natural light to the public house from the first floor garden area; a new wheelchair toilet is proposed with a minor extension to the existing storage area to the back elevation.

Permission granted by SDCC and ABP.

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SD20A/0156

Demolition of existing side annex and garage to side of existing dwelling and the construction of a new two storey, three bedroom dwelling in side garden; reconfiguration of existing vehicular entrance piers; new vehicular entrance; off-street parking with permeable paving and associated site works. **Permission granted.**

SD05A/0168

Change of use of first floor to restaurant use with new kitchen and new ground floor entrance to stairwell. **Permission granted.**

SD03A/0426

Change of use at ground floor from Retail to Licensed Betting Office to include for single storey extension to rear and internal alterations, shopfront signage, satellite dish and all associated site development works. **Permission granted.**

S02A/0159 & ABP Ref. PL06S.129947

Public House use with connection doorway to the adjoining Public House 'The Laurels'. **Permission refused by SDCC and ABP.**

S01A/0715

Presently unused ground floor as retail use with storage and toilet facilities. This premises was previously in use as retail unit. **Permission granted.**

Adjoining and surrounding sites

SD21B/0298 3, Rockfield Avenue, Perrystown, Dublin 12

Single storey extension and alterations to rear and side with rooflights and all associated site works. **Permission for retention granted.**

SD03A/0003 182, Whitehall Road West, Dublin 12

Single storey extension to rear of existing ground floor pharmacy and new shop front. **Permission granted.**

S01A/0306 & ABP Ref. PL06S.126078 Perrystown Pharmacy, 182 Whitehall Rd West, Dublin 12

(a) demolition of store to rear (b) two storey development to rear, comprising of 3 no. 1 bed apartments and 3 no. garages (c) one no. 1 bed apartment on first floor over existing pharmacy. **Permission refused by SDCC and ABP.**

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S01A/0059 182 Whitehall Road West, Perrystown, Dublin 12

(a) Demolition of store to rear (b) Two storey development to rear comprising of 4 No. 1 bed apartments (c) One No. 1 bed apartment on first floor over existing pharmacy. **Permission refused.**

ED17/0010 178/180, Whitehall Road West, Dublin 12

No structural development involved, merely reverting back to residential use. **Declared not exempt.**

SD03A/0602 Centra Foodstore, 178/180, Whitehall Road West, Perrystown, Dublin 12

Proposed single storey flat roofed extension, relocation of existing post office to an area previously used as a store room (change of use) and minor internal alterations to allow for a more orderly use of space and to improve customer convenience. **Permission granted.**

SD03A/0514 Centra Food Store, 178/180, Whitehall Road West, Perrystown, Dublin 12

New shop front. To facilitate the installation of a sliding door and a change of livery colours to remain in keeping with the established Centra brand image. **Permission granted.**

SD02A/0467 Centra, 178/180 Whitehall Road West, Dublin 12

Proposed 38.5 sq.m. single storey flat roof rear extension, re-location of existing 16 sq.m. Post office and new flat roof over same together with minor internal alterations. **Permission refused.**

S99A/0336 171 Whitehall Road, Dublin 12

Construction of single storey dental surgery to rear of dwelling house. **Permission refused.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

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

Policy NCBH1: Overarching

Policy NCBH2: Biodiversity

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

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

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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

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

QDP1 Objective 3:

To protect the quality, ambiance, vibrancy, and vitality of urban centres by promoting an appropriate mix of complementary and compatible day and night-time uses, including commercial, recreational, civic, cultural, leisure and residential uses.

QDP1 Objective 4:

To reinforce the network of urban centres as the appropriate locations for new mixed-use development, ensuring that the existing context including identified built and natural assets, urban design, integration, and potential for connectivity fully informs development.

QDP1 Objective 5:

To promote the re-development of underutilised Local Centres within the County as new mixed use neighbourhood hubs continuing to provide for local retail and services in a manner which respects and consolidates the existing urban character of these areas ensuring adherence to the eight key design principles in 'The Plan Approach' including quality of design, integration, accessibility, and connections to the surrounding areas.

Policy QDP2: Overarching - Successful and Sustainable Neighbourhoods

Policy QDP6: Public Realm

QDP6 Objective 3:

To promote and implement environmental and public realm improvements in existing town, village, district and local centres to a high standard and finish to ensure that the design addresses environmental quality, urban design, safety including the potential for anti-social behaviour, identity, and image.

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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)

QDP8 Objective 2:

In accordance with NPO35, SPPR1 and SPPR3, to proactively consider increased building heights on lands zoned Regeneration (Regen), Major Retail Centre (MRC), District Centre (DC), Local Centre (LC), Town Centre (TC) and New Residential (Res-N) and on sites demonstrated as having the capacity to accommodate increased densities in line with the locational criteria of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020) and the Urban Design Manual – Best Practice Guidelines (2009), where it is clearly demonstrated by means of an urban design analysis carried out in accordance with the provisions of South Dublin County's Building Height and Density Guide that it is contextually appropriate to do so.

Policy QDP9: High Quality Design - Building Height and Density

Policy QDP10: Mix of Dwelling Types

Policy QDP11: Materials, Colours and Textures

Policy EDE8: Retail – Overarching

Policy EDE14: Retail - Local Centres

Maintain and enhance the retailing function of Local Centres.

EDE14 Objective 1:

To support the development and enhancement of local centres as sustainable, multifaceted, retail led mixed use centres, enhancing local access to daily retail needs, which do not adversely impact on or draw trade from higher order retail centres.

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

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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

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

Policy IE3: Surface Water and Groundwater

Policy IE7: Waste Management

Policy IE8: Environmental Quality

Policy IE9: Casement Aerodrome

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management

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

12.6.10 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

12.11.5 Aviation, Airports and Aerodromes

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Relevant Government Guidelines

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

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

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

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

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, (2009).

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

Sustainable Urban Housing: Design Standards for New Apartments, Department of Housing, Local Government and Heritage, (2020)

Urban Development and Building Heights Guidelines for Planning Authorities, Department of Housing, Planning and Local Government, (2018).

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

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

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Part V Provision;
- Density, Height, and Mix;
- Visual and Residential Amenity;
- Open Space;
- Access and Parking;
- Green Infrastructure and Landscaping;
- Infrastructure and Environmental Services;
- Waste Management;
- Environmental Impact Assessment; and
- Appropriate Assessment.

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Zoning and Council Policy

Land Use Zoning

The subject site is zoned Zoning Objectives 'LC': *To protect, improve and provide for the future development of Local Centres* and 'RES': *To protect and/or improve residential amenity* under the 2022-2028 CDP. 'Residential' is Permitted in Principle under the RES and LC zonings.

A new commercial unit is proposed in the RES zoning part of the site. 'Shop-Local' is Permitted in Principle and 'Shop-Neighbourhood' is Open for Consideration under the RES zoning. It is not clear what the use of the unit would be. It is approx. 142sq.m in size. This unit and its location may be acceptable in principle subject to detailed assessment against the principles of proper planning and sustainable development, and the relevant policies, objectives and standards set out in the CDP.

Local Centre Policy

The subject site is located within a zoned Local Centre (Level 4 in the Retail Hierarchy). Council policy relating to Local Centres include the following:

'Policy EDE14: Retail - Local Centres

Maintain and enhance the retailing function of Local Centres'

'EDE14 Objective 1:

To support the development and enhancement of local centres as sustainable, multifaceted, retail led mixed use centres, enhancing local access to daily retail needs, which do not adversely impact on or draw trade from higher order retail centres'.

The existing public house and commercial unit along Whitehall Road West would be retained. A new commercial unit, approx. 142sq.m in size, is proposed in the southernmost part of the site. This unit would have limited frontage onto Whitehall Road West (approx. 3.4m). Access to the unit would be from Whitehall Road West and from the external area within the site.

Due to its shape and frontage the proposed unit is not considered to be overly usable for certain retail uses. There is an internal courtyard area accessible through the unit, the purpose of which is not clear. The proposed use of the proposed commercial unit should be clarified. Waste management, loading/unloading and parking have not been specified for this unit nor the existing public house or commercial unit. The proposal would build over the existing parking and loading areas onsite. **This should be addressed via additional information.**

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Third party submitters have raised that the proposed development does not comply with H13 Objective 4 of the CDP which states:

'To promote and encourage 'Living-Over-The-Shop' residential uses on the upper floors of appropriate buildings located in Town, District, Local and Village Centres within the County save for public houses and nightclubs and other inappropriate places where similar business is conducted.'

The proposed development is for the redevelopment of part of a local centre to include residential, public house and commercial uses. The CDP supports mixed use in Local Centres, and it is noted that both 'Residential' and 'Public House' is Permitted in Principle under LC zoning. Impacts on the residential amenity of future occupiers is discussed further in this report.

Part V Provision

The application states that the proposed development is exempt from Section 96(13) of the Planning and Development Act 2000, as amended, as it's claimed that at least 50% of the external fabric is retained. The Planning Authority does not consider that the proposed development meets this criteria. Therefore Section 96 of Part V of the Act applies to this proposal.

The Housing Department has reviewed the proposed development and states the following:

Should the applicant demonstrate to the satisfaction of the Planning Authority that 50% of the existing external fabric of the building is being retained then a Part V condition shall not apply, if the applicant fails to demonstrate that 50% of the external fabric of the building is being retained then a part V condition should apply to the development.

The Part V percentage liability is dependent on the date the applicant purchased the subject site and the applicant is required to provide proof of same to the Housing Department.

South Dublin County Council's preference in respect of Part V is to acquire units on site and is bound by the planning permissions granted. Therefore, South Dublin County Council can only agree in respect of the actual permitted development. In the event of the granting of planning permission the unit nos., types, location, and costings in respect of Part V requirement to be agreed with Housing Department subject to approval of the Department of Housing, Local Government and Heritage.

Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

Given the above it is considered that the applicant should be requested to submit details of how they propose to comply with Section 96 of Part V of the Act.

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Density, Height and Mix

Residential Density

The proposed 11 no. apartments on an approx. 0.1319ha site equates to a residential density of 83 units per ha. The site is located within a zoned Local Centre, proximate to local shops and facilities within this centre and bus services with stops along Whitehall Road. It is therefore considered that the site can accommodate a higher residential density, subject to an appropriate standard of accommodation and high quality design.

Building Heights

The existing buildings on site are two storeys in height. The proposed redevelopment of this building and extension would result in a two to three storey building. The three storey element is in the southern part of the site. QDP8 Objective 2 of the CDP states:

'...to proactively consider increased building heights on lands zoned...Local Centre (LC)...and on sites demonstrated as having the capacity to accommodate increased densities in line with the locational criteria of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020) and the Urban Design Manual – Best Practice Guidelines (2009), where it is clearly demonstrated by means of an urban design analysis carried out in accordance with the provisions of South Dublin County's Building Height and Density Guide that it is contextually appropriate to do so'.

It is considered that the site, given its location and accessibility, could accommodate increased heights. However, the Planning Authority would have concerns about where on the site the increase in heights is proposed. The highest part of the building, three storeys, is located in the southernmost part of the site, directly adjoining the boundaries of low density residential properties. The approach to height should be reconsidered in relation to impact on existing residential amenity. This is discussed further in this report.

Unit Mix

The unit type of all the proposed apartments would be 1 bedroom. Policy H1 Objective 12 of the CDP requires a minimum of 30% 3 bed 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'.*

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The proposed development does not include any 3 bed units. It is noted that the prevailing housing type in the overall surrounding area is larger houses with three or more bedrooms. The proposed mix is therefore considered to be in compliance with Council policy and the 2020 Apartment Guidelines.

The CDP states that unit mix should also provide for a statement demonstrating how the scheme has been designed for/and could be adapted in the future for older people/persons with a disability/or lifetime homes. **This statement should be provided via additional information.**

Visual and Residential Amenity

Existing Residential Amenity

The rear of the site would comprise of part of the rear gardens of 1 and 1a Rockfield Avenue. The remaining rear amenity space for 1 and 1a have not been specified. The applicant should be requested to demonstrate that sufficient private amenity space, in terms of quantity and quality, would remain for these houses. **This should be requested via additional information.**

The three storey, 10.4m high, element of the development would directly abut the rear amenity spaces of Nos. 169 and 167 Whitehall Road. It would also directly adjoin the site of No. 186 Whitehall Road West, which is currently used as a dentist and zoned RES. The building would therefore have a significant overbearing and visual impact on these residential properties. The proposal would present a blank three storey elevation directly onto the boundaries of these properties.

Of particular concern is the impact on Nos. 169 Whitehall Road and 186 Whitehall Road West. The proposed three storey building would be less than 10m from the rear elevation of the dwelling at No. 169 Whitehall Road. This three storey element of the proposal should either be significantly reduced and/or setback from the adjoining residential properties. A significant redesign of this part of the proposal is warranted. **This should be requested via additional information.**

In the northern part of the site the proposed building, namely the first floor, would be approx. 2.1m to 4.6m from the rear boundaries of Nos. 165 and 167 Whitehall Road. It is noted that these properties have long rear gardens, and the dwellings are setback from the site. Screening on the balconies should be provided to prevent overlooking. The applicant should also be requested to provide a proposed site layout plan fully showing the proposed development and separation distances from adjacent dwellings. This also should include the newly built house at 1a Rockfield Avenue. **This should be requested via additional information.**

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Full elevational drawings of all elevations including the south-eastern, eastern and northern elevations be submitted. Contiguous elevational drawings should also be provided of these elevations. **This should be requested via additional information.**

Amenity of Future Occupiers

Table 3.21 of the County Development Plan and the 2020 Apartment Guidelines set out minimum space standards for apartments. The floor plans indicate that the proposed apartments would meet the minimum total floorspace requirements for a 1 bed apartment. It is not clear if the majority of apartments exceed the minimum floor area standard by a minimum of 10% in accordance with the Apartment Guidelines. Some apartments have no internal storage indicated on the proposed floor plans.

Section 6 of the Apartment Guidelines 2020 states that applications for apartments must include a schedule that details the number and type of apartments and associated individual unit floor areas. This should also identify the apartments that are at least 10% greater in size, size of the private amenity space and storage, what aspect(s) the units are and their primary stair core/lift access point. No Schedule of Accommodation nor Housing Quality Assessment have been submitted with the subject application. **This should be requested via additional information.**

The ground floor external area within the site is noted as a beer garden. However, the area is also noted as an escape route, access to the public house, an access to the new commercial unit and to the car and bicycle parking area to the rear of the site. It also appears that the accessible wc for the public house is accessed from this external area. It is considered that this layout is not desirable and could lead to conflicts between the different uses of this space. **The applicant should be requested to submit further details on this space, including how the different uses of the site, commercial, public house and residential, would appropriately coexist in and around this space. Any required mitigation measures should be incorporated into the proposal and clearly identified in the response.**

All the apartments are single aspect, apart from Unit Nos. 1.1, 1.9 and 2.1, which are dual aspect. Windows into the internal circulation space is not considered to be a true aspect as it would provide limited benefit in terms of light compared to a true external window. Some of the windows to the circulation space are to habitable rooms such as bedrooms. This is not acceptable in terms of privacy and should be addressed. There would be no fully north single aspect apartments.

Design and Visual Impact

QDP1 Objective 5 of the CDP states: *'To promote the re-development of underutilised Local Centres within the County as new mixed use neighbourhood hubs continuing to provide for local*

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retail and services in a manner which respects and consolidates the existing urban character of these areas ensuring adherence to the eight key design principles in 'The Plan Approach' including quality of design, integration, accessibility and connections to the surrounding areas'.

The existing buildings onsite would be significantly redesigned. The existing two storey pitched roof building would be redeveloped to a two and three storey, contemporary style building. The building would have a flat roof and step up from two storeys to three in the southern part of the site. The building would match the existing building height of the terrace, approx. 8.1m, then step up to approx. 10.4m in the southern part. The building would also be extended to the rear.

While a contemporary intervention at the site is acceptable in principle, this should be of a high quality design and finish. The site is approx. 0.1319ha in size and requires some visual integration with the surrounding area. While the proposed development does not require a full design statement under the CDP (11 no. residential units), further consideration of the design approach to the site is required.

The proposed external finishes would be travertine to the front elevation, self-coloured plaster to the side and back elevations and a zinc roof. Further details on the proposed materials, colours, finishes and form are required. Further design and material cues should be taken from the surrounding existing development. Elevational drawings (including contiguous) and CGIs, both in colour, should be submitted for assessment. **This should be requested via additional information.**

Open Space

Communal Open Space

It does not appear that any usable communal open space is provided. The covered circulation space at first floor level is not considered to contribute to usable communal open space. The proposed development should be revised to provide for usable and quality communal open space in accordance with the Sustainable Urban Housing: Design Standards for New Apartments (2020) and South Dublin County Development Plan 2022-2028. **This should be requested via additional information.**

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 1000 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.

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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. **Additional information on this should be requested.**

Access and Parking

The existing onsite car parking would be removed, and this area built over. The proposed ground floor plan shows 9 no. car parking spaces to the rear of the site. This equates to a car parking ratio of 0.81 car parking spaces per apartment. However, this does not take into account any parking for the existing and proposed commercial units and public house. There is public car parking to the front of the local centre, on Whitehall Road West and Rockfield Avenue. Third party submissions have raised concerns in relation to existing car parking issues for this local centre.

This area would be accessed via an access off Rockfield Ave that traverses the rear of the units in the local centre. It is not clear if there is a legal right in place to allow for this use of the accessway. No wayleave has been indicated in the application material. Further detail on this access should be provided. **Additional information on this should be requested.**

The no. of bicycle parking spaces has not been specified. Bicycle parking in line with the County Development Plan and Apartment Guidelines should be provided for the apartments, public house and commercial units. Short stay spaces (visitors) should be in an easily accessible place and covered. Long term spaces should be covered and secure. The current storage design does not meet these requirements.

The Roads Department have reviewed the proposed development and request the following **additional information:**

- 1. The applicant shall submit a revised layout of not less than 1:200 scale showing the location and number of parking spaces to be provided at the development. Please refer to Table 12.25: Maximum Parking Rates (Non-Residential)*
- 2. The applicant shall submit a revised layout of not less than 1:200 scale showing the location and number of parking spaces to be provided at the development. Please refer to and Table 12.26 Maximum Parking Rates (Residential Development) – from the SDCC County Development Plan 2022-2028*
- 3. The applicant shall submit a revised layout of not less than 1:200 scale showing the location and number of Bicycle parking spaces to be provided at the development. Please refer to Table 12.23: Minimum Parking/Storage Rates – from the SDCC County Development Plan 2022-2028. All external bicycle parking spaces shall be covered.*

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4. *The applicant shall submit a revised layout of not less than 1:200 scale, showing a swept path analysis drawing (i.e., Autotrack or similar) demonstrating that fire tenders and large refuse vehicles can access/egress the site.*
5. *The applicant shall submit a revised layout of not less than 1:200 scale showing the location of bin storage.*

The report from the Roads Department is noted. **Additional information in relation to the access, car and bicycle parking, fire tender and refuse access and bin storage should be requested.**

Green Infrastructure and Landscaping

The subject site is located in proximity to a Secondary GI Corridor as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. No landscaping details have been submitted. The incorporation of part of the rear gardens of 1 and 1a Rockfield Avenue would include the existing mature trees in this part of the gardens. These would appear to have to be removed to make way for the proposed car parking area to the rear. This is a loss of existing green infrastructure, planting and biodiversity that needs to be appropriately assessed.

The Public Realm Section have reviewed the proposed development and make the following comments:

Landscape Plan

The applicant has not provided a detailed landscape plan for the proposed . 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.

Open Space Provision

It is still not clear from the information submitted if the proposed development meets the relevant open space requirements under the CPD 2022-2028. The applicant is requested to submit in table form the percentage (%) and area in sq.m the of the proposed private, semi-private and public open space provision within the site. The applicant should demonstrate compliance with the South Dublin County Development Plan 2022-2028 in relation to open space Sections 8.7 and 12.6.10. Public open space shall be provided at the rates specified in Table 12.22 below. The occupancy rate used for the purposes of public open space calculations is 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.

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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.

GREEN INFRASTRUCTURE

As required under Section 12.4.2 of the CDP 20222028, all planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission, having regard to the following:

- In the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which allow the site to act as a local stepping stone;*
 - Where the development site is located within or close to a Core or Corridor the development should, at a minimum, protect any existing GI assets and enhance same (for example, not breaking a GI Corridor but enhancing same with a connecting piece of planting, retaining hedgerows or woodlands);*
 - The characteristics and assets of the proximate GI Core, Corridor or Stepping Stone should be reflected within proposed development, for example continuation of hedgerows, tree planting, waterways;*
 - Development should seek to enhance or restore features that act as ecological corridors, particularly water features, hedgerows, tree lines, areas of un-cultivated land. These, or some element of them, should be incorporated into the proposed development to create pathways for wildlife and / or increase amenity value;*
 - Development sites which are not located proximate to designated GI Cores or Corridors should identify the nearest designated GI Core, Corridor or Stepping Stone and make provision for GI interventions on the site which could eventually provide a link to local Stepping Stones, Cores or Corridors;*
 - Developers should be aware that ecological corridors can also act to quickly spread non-native invasive species. Therefore, identification and control of invasive species site should be included in planning applications and the GI Plan.*
- All development proposals shall be accompanied by a Green Infrastructure Plan, which will normally be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the following:*
- Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;*

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- Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;*
- Indicate how the development proposals link to and enhance the wider GI Network of the County;*
- Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site; à Proposals for identification and control of invasive species.*

GREEN SPACE FACTOR (GSF)

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. Qualifying developments are required to reach the minimum Green Space Factor (GSF) score established by their land use zoning. Developers can improve their score by both retaining and enhancing existing landscape features and incorporating new features. A developer will be required to specify the GSF measures included within a proposed development as part of the submitted Green Infrastructure Plan and Landscape Plan. A Green Space Factor Guidance Note will also be made available on the Council's website under the Development Plan section setting out the applicable weightings and scorings. Where applicable, a completed worksheet shall be submitted with the Green Infrastructure Plan and Landscape Plan in support of a proposed development.

The Public Realm Section request additional information including a detailed landscape design, information on boundary treatment to the front of the site, SUDS and green infrastructure and green space factor. These items should be requested via **additional information**.

Infrastructure and Environmental Services

The applicant states that the parking area will include a holding tank for surface water with a SUDS finish to the new car park. Water Services have reviewed the proposed development and **request additional information**:

1.1 There is no drawing showing the surface water layout or SuDS (Sustainable Drainage Systems) layout for proposed development. Submit a drawing showing what SuDS are proposed for the development. Submit a drawing showing a flow route analysis for the site. Show what surface attenuation is provided in m³ on the site.

- *Green Roofs/Blue Roofs*
- *Permeable Paving*
- *Grasscrete*
- *Swales*
- *Tree Pits*
- *Filter Drains*
- *Channell Rill*

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- *Rain Gardens , Planter boxes with overflow connection to the public surface water sewer*
- *Other such SuDS.*

1.2 Submit a report showing surface water attenuation calculations as per the Greater Dublin Regional Code of Practice for Drainage Works. Surface water runoff should be to green field run off rates or 2 litres/second/hectare. Show the site area, and areas of different surface types in m² such as buildings, permeable paving green areas and their respective run off coefficients. Show what attenuation is provide and what is required in m³.

Contact water services prior to submission of above details to discuss same.

Irish Water have reviewed the proposed development and **request additional information** including a drawing(s) showing the watermain and foul water layouts of the proposed development. They advise that prior to commencement of development the applicant shall enter into water and wastewater connection agreements with Irish Water.

Environmental Health

The H.S.E. Environmental Health Officer has reviewed the proposed development and request the following **additional information**:

As this is a mixed use development the residential properties will need to be protected from noise from the public house and commercial unit. Additional information is required for the Environmental Health Department to adequately access this application. The additional information required is.

- 1. An assessment for the potential for noise nuisance from the operational use of the public house and retail unit.*
- 2. Proposals to negate noise nuisance from the operational use of the public house and retail unit must be submitted to ensure compliance with BS 8233 Guidelines for Sound Insulation and Noise Reduction for Buildings.*

The report from the EHO is noted. **These items should be requested via additional information.**

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.

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Screening for Appropriate Assessment

The applicant has not submitted any information in relation to screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves the redevelopment of the site to include 11 no. apartments, a new commercial unit and the existing public house and commercial unit.

Having regard to:

- the nature of the development,
- the location of the development in a serviced 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

While the proposed development is acceptable in principle, **additional information** is required in relation to:

- The use of the proposed commercial unit
- Part V provision
- Impact on existing residential amenity and the amenity of the future occupiers of the proposed development
- Design and visual impact
- Access, car and bicycle parking, unloading/loading, fire tender and refuse access and bin storage
- Landscaping, green infrastructure and surface water management
- Water supply and wastewater layouts.

Recommendation

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

1. (a) The applicant is requested to clarify the proposed use of the proposed commercial unit.
(b) The applicant is requested to address waste management and loading/unloading for the proposed commercial unit and existing public house and commercial unit.
2. The applicant is requested to submit details of how they propose to comply with Section 96 of Part V of the Planning and Development Act 2000, as amended.
3. The applicant is requested to submit the following information/drawings:
(a) A proposed site layout plan fully showing the proposed development and separation

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distances from adjacent dwellings. This should include the recently built house at 1a Rockfield Avenue.

(b) Full elevational drawings of all elevations including the south-eastern, eastern and northern elevations have been submitted. Contiguous elevational drawings should also be provided of these elevations.

(c) Drawing(s) that show the existing and proposed water supply and wastewater layouts of the proposed development.

4. The Planning Authority has concerns regarding the proposed development's impact on the existing amenity of surrounding residential properties:

(a) The proposed development in its current layout and form, in particular the three storey element in the southern part of the site, would have a significant negative impact on adjoining residential properties in terms of overbearing and visual impact. It would also potentially lead to overshadowing impacts on these properties. The applicant is requested to significantly redesign the three storey element to address these concerns. This might involve reducing the height of this element and providing adequate separation distances from these boundaries. The Planning Authority considers that additional height might be able to be accommodated at this site. However, not in the current proposed form due to the impact on residential amenity.

(b) The site would incorporate part of the gardens of 1 and 1a Rockfield Avenue. The applicant is requested to clarify the quantity and quality of private amenity space that would remain for these residential properties.

(c) Appropriate screening should be provided on balconies in proximity to adjoining residential properties.

5. Insufficient information has been submitted on the design and visual impact of the proposed development. While a contemporary intervention at the site is acceptable in principle, this should be of a high quality design and finish. The Planning Authority has concerns with the current design and form of the building. The applicant is requested to review the design of the proposed building in this regard. Further details on the proposed materials, colours, finishes and form are required. Further design and material cues should be taken from the surrounding existing development. Elevational drawings (including contiguous) and CGIs, both in colour, should be submitted for assessment.

6. Insufficient information has been submitted in relation to the standard of accommodation proposed. There are also concerns with the layout of the proposed development regarding the amenity of the future occupiers. In this regard the applicant is requested to submit the following:

(a) A Schedule of Accommodation and a Housing Quality Assessment in accordance with the requirements of the Sustainable Urban Housing: Design Standards for New Apartments (2020) and South Dublin County Development Plan 2022-2028.

(b) A statement demonstrating how the scheme has been designed for/and could be

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adapted in the future for older people/persons with a disability/or lifetime homes.

(c) The layout of Apartment No. 1.7 should be revised so that a sufficient level of privacy is afforded to the habitable rooms, including the bedroom.

(d) The area at first floor is not considered to contribute to communal open space given its shape and use as circulation space. The proposed development should be revised to provide for usable and quality communal open space in accordance with the Sustainable Urban Housing: Design Standards for New Apartments (2020) and South Dublin County Development Plan 2022-2028.

(e) No public open space is proposed onsite. Should the proposal be considered infill development, an omission/reduction in the required public open space may be appropriate. However, a clear justification for this should be provided, including in the context of the quality and quantum of private open space and the proximity of a public park.

(f) There are concerns regarding the proposed beer garden at ground floor. This may impact on the amenity of the future occupiers and surrounding residential properties in terms of noise and nuisances. The applicant is requested to submit further details on this space, including how the different uses of the site, commercial, public house and residential, would appropriately coexist in and around this space. Any required mitigation measures should be incorporated into the proposal and clearly identified in the response.

7. The applicant is requested to submit the following additional information in relation to access and parking:
 - (a) Details on the proposed access to the rear car parking area, including the legal right to utilise this access for the uses proposed. Any existing wayleaves need to be shown on a revised Site Location Map.
 - (b) It is not clear for what use the car parking spaces would be provided for. A revised layout of not less than 1:200 scale showing the location and number of parking spaces to be provided at the development. Please refer to Table 12.26 Maximum Parking Rates (Residential Development) and Table 12.25: Maximum Parking Rates (Non-Residential) in the South Dublin County Development Plan 2022-2028.
 - (c) A revised layout of not less than 1:200 scale showing the location and number of bicycle parking spaces to be provided at the development. Please refer to Table 12.23: Minimum Parking/Storage Rates in the South Dublin County Development Plan 2022-2028. All external bicycle parking spaces shall be covered. Visitor spaces should be provided for.
 - (d) A revised layout of not less than 1:200 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders and large refuse vehicles can access/egress the site.
 - (e) A revised layout of not less than 1:200 scale showing the location of bin storage.
8. There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide the following information:

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- (a) A detailed landscape design for the proposed development. The applicant should provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The following information should be provided:
- i. A comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.
 - ii. A fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.
 - iii. The landscape plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.
 - iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site
 - v. Demonstrate how natural SUDs features can be incorporated into the design of the proposed development.
 - vi. Submit 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 to the wider GI Network. These proposals should include additional landscaping, SUDs measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.
- (b) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective. See link to the Green Space Factor Worksheet: Related Documents – SDCC.
- (c) Elevational drawings specifying the proposed boundary treatment to the front of the site.
9. The applicant is requested to demonstrate compliance with the SDCC's 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. The following information is requested:
- (a) Drawing(s) showing how surface water shall be attenuated to greenfield run off rates and what Sustainable Urban Drainage Systems (SUDS) are proposed for the development. Submit a drawing showing a flow route analysis for the site. Show what surface attenuation is provided in m³ on the site.
 - (b) 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.
 - (c) Natural SUDS features should be incorporated into the proposed drainage system for

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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. 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.

(d) A report to show surface water attenuation calculations for proposed development as per the Greater Dublin Regional Code of Practice for Drainage Works. Surface water runoff should be to green field run off rates or 2 litres/second/hectare. Show the site area, and areas of different surface types in m² such as buildings, permeable paving green areas and their respective run off coefficients. Show what attenuation is provided and what is required in m³. Show on a report and drawing what surface water attenuation capacity each SUDS system has in m³. Also include the treatment train of SUDS and proposed natural flow controls for each SUDS system.

10. Additional information is required for the Environmental Health Department to adequately access this application. The additional information requested is:
 - (a) An assessment for the potential for noise nuisance from the operational use of the public house and retail unit.
 - (b) Proposals to negate noise nuisance from the operational use of the public house and retail unit must be submitted to ensure compliance with BS 8233 Guidelines for Sound Insulation and Noise Reduction for Buildings.

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REG. REF. SD22A/0364

LOCATION: The Laurels, 186, Whitehall Road West, Perrystown, Dublin 12



Deirdre Kirwan,
Senior Executive Planner


Gormla O'Corrain,
Senior Planner

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

Date: 15 Nov 22



Mick Mulhern, Director of Land Use,
Planning & Transportation