

Comhairle Chontae Atha Cliath Theas

PR/1426/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0365 **Application Date:** 21-Sep-2022
Submission Type: New Application **Registration Date:** 21-Sep-2022
Correspondence Name and Address: Delta Architects 1, Batemans Row, London, UK,
EC2A 3HH
Proposed Development: Alteration of the external finish of the rear elevations
of the duplex units to change from brick to plaster;
This alteration also applies to the side and front of
the end units to each row.
Location: Former playing pitch at, Thomas Davis GAA
Grounds, Kiltipper Road, Tallaght, Dublin 24.
Applicant Name: Ballymount Homes Ltd
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.11 hectares.

Site Description:

The application site is located on Kiltipper Road, on lands formerly associated with Thomas Davis GAA Club. The lands have recently been developed to provide 70 no. residential dwellings and associated internal road layouts and landscaping. The surrounding area is characterised by a mixture of residential, recreational and open space uses. The area specific to this application formed the last row of duplex units at the southern end of the site, front onto public open space.

Proposal:

Permission is sought for the following:

- Alterations to permitted development SD17A/0368 as follows:
 - Alteration of external finish of rear elevations of duplex units from brick to plaster
 - Alterations of external finish to the side and front of end duplex units

Zoning:

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

Consultations:

No consultations required/received.

Comhairle Chontae Atha Cliath Theas

PR/1426/22

Record of Executive Business and Chief Executive's Order

SEA Sensitivity Screening

Indicates overlap with Site of Geological Interest SD004 'Dodder Terraces'.

Submissions/Observations /Representations

Submission expiry date – 25 October 2022

No submissions or observations were received.

Relevant Planning History

SD17A/0368: A residential development consisting of 70 dwelling units, consisting of 48 houses and 22 apartments to be provided as follows: 36 two storey, three bed semi-detached houses (Type A), 5 three storey, four bed detached houses (Type B), 7 three storey, four bed detached and semi-detached, face on houses (Type C), 3 no. three storey, duplex buildings to include 11 two bed ground floor apartments and 11 three bed apartments at first and second floor level. The development also includes vehicular and pedestrian access from Kiltipper Road, all associated site and infrastructural works including foul and surface water drainage, 127 surface car parking spaces, 6 visitor car parking spaces accessed off the private access road to the west, landscaping and open space, bin and bike store, cycle parking, boundary walls, fences, roads and footpaths, all on a site area of approximately 2.39 hectares. The site is located to the east of Ellenborough Green and a private access road to Kiltipper Woods Care Home. **Permission granted.**

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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

Chapter 5 Quality Design and Healthy Placemaking

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

QDP2 Objective 1:

To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.

Section 5.2.9

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.

QDP11 Objective 1:

Comhairle Chontae Atha Cliath Theas

PR/1426/22

Record of Executive Business and Chief Executive's Order

To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.

QDP11 Objective 2:

To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.

QDP11 Objective 3:

To promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.

Section 5.2.2 Context

Policy QDP3: Neighbourhood Context

Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

SECTION 5.2.3 Healthy Placemaking

QDP4 Objective 2:

To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.

5.2.6 High Quality and Inclusive Development

QDP7 Objective 6:

To ensure that development provides an integrated and balanced approach to movement, healthy placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2019).

5.2.9 Materials, Colours and Textures

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.

QDP11 Objective 1:

To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.

QDP11 Objective 2:

To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.

QDP11 Objective 3:

To promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.

Comhairle Chontae Atha Cliath Theas

PR/1426/22

Record of Executive Business and Chief Executive's Order

Chapter 12 Implementation and Monitoring
12.5 Quality Design and Healthy Placemaking

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland (2018).
Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

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 concern the following:

- Zoning and Council Policy
- Visual Amenity
- Green Infrastructure
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Policy

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity'*. Residential development is permitted in principle under this zoning objective, subject to compliance with the relevant policies and objectives of the Development Plan. Alterations to residential development are therefore considered acceptable in principle at the site.

Comhairle Chontae Atha Cliath Theas

PR/1426/22

Record of Executive Business and Chief Executive's Order

Visual Amenity

The applicant is seeking to amend the elevations of the duplex units at the south of the site, reducing the amount of brick used and increasing the amount of render. The character of the development is a mix of brick and render. Below is a summary of the changes proposed, using the unit numbers stated on the proposed site layout plan submitted:

- **Units 1 – 6**
 - **Permitted**
 - Unit 2: brick on full front and partially side elevation to eaves. Ground floor rear elevation brick.
 - Units 1 & 3 – 6: ground floor brick on front and rear elevation.
 - **Proposed**
 - Unit 2: brick on ground floor front and side elevation, with rendered ground floor rear elevation
 - Units 1 & 3 – 6: brick on ground floor front elevation with rendered rear elevation. Side elevation of unit 6 to be fully rendered.
- **Units 7 – 22**
 - **Permitted**
 - Units 8 and 16: brick on full front elevation, partial side elevation and ground floor rear elevation
 - Units 7, 15, 9 – 14 & 17 – 22: brick on ground floor front elevation and rear elevations, rendered side elevation
 - **Proposed**
 - Units 8 and 16: brick on ground floor front elevation, render on full side and rear elevations
 - Units 7, 15, 9 – 14 & 17 – 22: brick on ground floor front elevation, render on full side and rear elevations.

Given the character of the permitted development comprises different mixes of render and brick facades, some alteration to the permitted scheme is considered acceptable. The alteration of the rear elevation to full render is not considered significant given the orientation of the dwellings and the limited impact this would have when viewed from public spaces.

Providing an attractive façade for the front and side elevations is considered more critical, given the prominence of these duplexes fronting on the public open space area. In this regard, the following is considered appropriate:

- The front and side elevations of unit 2 shall remain as permitted, to provide an attractive frontage along the internal road and onto the public open space area.

Comhairle Chontae Atha Cliath Theas

PR/1426/22

Record of Executive Business and Chief Executive's Order

- The front façade of unit 22 shall be amended to be fully brick, similar to the permitted front elevation of unit 8. The side elevation of unit 22 shall also be amended to the permitted brick design of unit 8.

The provision of brick facades for unit 2 and unit 22 is considered appropriate to maintain the character of the development, and it is considered that this would provide attractive bookend units for the row of duplexes. It is considered that this can be achieved by **condition**. All other alterations are considered acceptable.

Green Infrastructure

The proposed works relate only to alterations to the elevational treatment of permitted buildings. In this regard there will be no impacts to green infrastructure.

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 alterations to the elevations of permitted development.

Having regard to:

- the scale and 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.

It is noted that an Appropriate Assessment Screening Report was submitted with Reg. Ref. SD17A/0368. This report concluded *'on the basis of the best scientific evidence that is can be clearly demonstrated that no elements of the project will result in any impact on the integrity or Qualifying Interests/Special Conservation Interests of any relevant European site, either on their own or in-combination with other plans or projects, in light of their conservation objectives.'*

Environmental Impact Assessment

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

Other Considerations

Alterations to facades of permitted dwellings. No alteration to internal design or quantum of housing. **No development contribution due.**

Comhairle Chontae Atha Cliath Theas

PR/1426/22

Record of Executive Business and Chief Executive's Order

SEA Monitoring Information

Building Use Type Proposed:	N/A façade alterations
Floor Area:	N/A
Land Type:	Urban Consolidation
Site Area:	0.11 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design of the development proposed to be amended it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

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

FIRST SCHEDULE

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

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments-
 - (a) The front and side elevations of duplex unit 2 shall remain as permitted, to provide an

Comhairle Chontae Atha Cliath Theas

PR/1426/22

Record of Executive Business and Chief Executive's Order

attractive frontage along the internal road and onto the public open space area.

(b) The front elevation of duplex unit 22 shall be amended to be fully brick, based on the permitted front elevation of duplex unit 8. The side elevation of duplex unit 22 shall also be amended to the permitted brick design of duplex unit 8.

All other alterations proposed are considered acceptable. The applicant shall submit revised elevations, and contiguous elevations, incorporating the required changes.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. **Conditions of SD17A/0368**

All conditions of SD17A/0368 shall be complied with, unless superceded by this current permission.

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

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

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

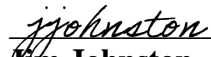
Comhairle Chontae Atha Cliath Theas

PR/1426/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22A/0365

**LOCATION: Former playing pitch at, Thomas Davis GAA Grounds, Kiltipper Road,
Tallaght, Dublin 24.**



Jim Johnston,
Senior Executive Planner

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

Date: 14/11/22



Gormla O'Corrain,
Senior Planner