

# Comhairle Chontae Atha Cliath Theas

**PR/1431/22**

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

**Reg. Reference:** SD22A/0367      **Application Date:** 23-Sep-2022  
**Submission Type:** New Application      **Registration Date:** 23-Sep-2022

**Correspondence Name and Address:** Portal Architects Ltd Studio G12, Maynooth Business Campus, Straffan Road, Co Kildare, W23 V9K7

**Proposed Development:** Construction of a new single storey detached sheltered dwelling (108sq.m) in the existing garden; Accommodation includes 1 bedroom, bathroom, living, kitchen / dining rooms with storage and utility spaces all at one level; Adjustment to the existing landscape layout to allow for 1 additional parking space, accessed using the existing vehicle entrance; Removal of the existing on-site septic tank and the installation of 2 new proprietary wastewater treatment units and new surface water soakways.

**Location:** Forgefield, Stocking Lane, Firhouse, Newtown, Dublin 16

**Applicant Name:** Frank & Roslain Norton

**Application Type:** Permission

(NM)

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

#### **Site Area:**

Stated as 0.34ha

#### **Site Description:**

The application site is located on Stocking Lane within close proximity to junction 12 of the M50. The area is rural which is under strong urban influence given its proximity to established and emerging residential developments. Woodtown Park Lodge (RPS 353) is located to the west of the subject site.

The site contains a detached single storey over basement (part) bungalow with a pitched roof of differing ridge heights. The site itself is bounded by indigenous trees and hedgerows with a narrow vehicular rural lane abutting the western boundary and The Rathfarnham Golf Club including its clubhouse is located directly to the south of the site and is accessed via this laneway.

# Comhairle Chontae Atha Cliath Theas

PR/1431/22

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

### Proposal:

The proposal comprises:

- Construction of a **new** single storey **detached** sheltered **dwelling** in the existing garden; Accommodation includes 1 bedroom, bathroom, living, kitchen / dining rooms with storage and utility spaces all at one level;
- Adjustment to the existing landscape layout to allow for 1 additional parking space, accessed using the existing vehicle entrance;
- **Removal of the existing on-site septic tank and the installation of 2 new proprietary wastewater treatment units and new surface water soakaways.**
- Total area of works 108sqm

### SEA Sensitivity:

Overlap is identified with the following environmental layers:

Rural (2016)

### Zoning:

The subject site is subject to zoning objective 'RU,' which seeks '*To protect and improve rural amenity and to provide for the development of agriculture*' in the South Dublin County Development Plan 2022-2028.

### Consultations:

*Irish Water* – No objection subject to conditions.

*Water Services* – Additional information required.

*Parks Department* – No report received

*Roads Department* – No objections.

*Environmental Health Officer* – No objections subject to conditions.

### Submissions/Observations /Representations

None Received.

### Relevant Planning History

#### Subject

None.

#### Adjacent site:

SD21B/0367 - Hollyford, Stocking Lane, Rathfarnham, Dublin 16 – **Permission Granted** for conversion of stores to side to habitable accommodation; removal of existing pitched roof to facilitate construction of new pitched roof extension at 2nd floor level, being an additional storey, to

# Comhairle Chontae Atha Cliath Theas

**PR/1431/22**

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

include a dormer window to the rear and 1 no new 'Velux' window to the front; modifications to facades and internal layout; provision of a new septic system with new on-site wastewater treatment system to current EPA guidelines and all associated ancillary, landscaping and site development works.

SD15B/0074 - 16, Stocking Wood Manor, Rathfarnham, Dublin 16 - **Permission Granted** Single storey pitched tiled roof extension to the side of existing dwelling to consist of kitchen and utility room; a single storey flat roof extension to the rear of existing dwelling to consist of a lounge and dining room; internal remodeling of existing ground floor to suit proposed layouts including the incorporation of a store and playroom to the existing kitchen; relocation of existing first floor bathroom window to suit proposed roof pitch at side; all drainage structural and associated site works to be implemented.

### **Relevant Enforcement History**

None traced to subject property.

### **Pre-Planning Consultation**

PP001/22.

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

*Green Infrastructure:*

*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*

*GI2 Objective 2: To protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and mitigating where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan*

# Comhairle Chontae Atha Cliath Theas

PR/1431/22

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

### 4.2.5 Landscape, Natural, Cultural and Built Heritage

- **Policy GI7:** *Landscape, Natural, Cultural and Built Heritage Protect, conserve, and enhance landscape, natural, cultural, and built heritage features, and support the objectives and actions of the County Heritage Plan.*
- **GI7 Objective 2:** *To protect and enhance the landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, in accordance with the provisions of South Dublin's Landscape Character Assessment and the provisions of Chapter 3: Natural, Cultural and Built Heritage of this Development Plan*

### 6.9 Rural Housing Strategy

- **Policy H16:** *Management of Single Dwellings in Rural Areas. Restrict the spread of urban generated dwellings in the Rural "RU," Dublin Mountain 'HA-DM,' Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones and to focus such housing into existing settlements in line with the Settlement Hierarchy.*

#### 6.9.1 Rural Housing Policies and Local Need Criteria

##### *Policy H17: Rural Housing Policy and Local Need Criteria*

- **H17 Objective 2:** *To consider persons for a rural house in the RU zone on the basis of their being an intrinsic part of the rural community where such persons have grown up or spent substantial periods of their lives, (12 years), living in the area or have moved away and who now wish to return to reside near to, or to care for, immediate family members and are seeking to build on the family landholding. Immediate family members are defined as mother, father, son, daughter, brother, or sister.*

#### 6.9.2 Rural Housing in RU zone

- **Policy H18:** *Rural Housing in RU Zone New or replacement dwellings within areas designated with Zoning Objective 'RU' (to protect and improve rural amenity and to provide for the development of agriculture) will only be permitted in exceptional circumstances.*
- **H18 Objective 1:** *New or replacement dwellings within areas designated with Zoning Objective "RU" (to protect and improve rural amenity and to provide for the development of agriculture) will only be permitted in the following exceptional circumstances: à*
- *The applicant can establish a genuine need to reside in proximity to their employment (such employment being related to the rural community) or à*

# Comhairle Chontae Atha Cliath Theas

## PR/1431/22

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

- *The applicant has close family ties with the rural community. The above shall also be considered in line with criteria set out under Chapter 12: Implementation and Monitoring.*

#### 6.9.3 Rural Housing in HA – Dublin Mountains Zone

#### 6.9.6 Rural Dwelling Occupancy

#### 6.9.7 Rural Housing and Extension Design

#### Policy H23: Rural Housing and Extension Design

- *Ensure that any new residential development in rural and high amenity areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape.*

**H23 Objective 1:** *Ensure that all new rural housing and extensions within areas designated within Zoning Objectives Rural (RU), Dublin Mountain (HA-DM), Liffey Valley (HA-LV) and Dodder Valley (HA-DV);*

- *Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and*
- *Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and*
- *Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and*
- *Retains and reinstates (where in exceptional circumstance retention cannot be achieved) traditional roadside and field boundaries; and*
- *Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and*
- *Would comply with the EPA's Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent less than 10) 2021 except where planning permission was granted prior to 7th June 2021 in which case the EPA's Code of Practice Wastewater Treatment Systems Serving Single Houses 2009 applies; and*
- *Would not create or exacerbate ribbon or haphazard forms of development.*

#### 12.6.9 Rural Housing

- *Documentary evidence to show how the applicant complies with rural housing policy;*
- *A map showing all existing family-owned property and lands;*
- *A rationale as to why a particular site has been chosen for development;*
- *A strong justification in relation to the need for an additional dwelling in the rural area;*

# Comhairle Chontae Atha Cliath Theas

PR/1431/22

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

- *How their existing or proposed business contributes to and enhances the rural area supported by evidence of investment;*
- *A rationale clearly detailing why a family flat is not a suitable alternative; à*
- *A site suitability report in relation to waste treatment (See further detail below).*

*Rural Housing Design*

*Wastewater Treatment*

*Chapter 6 Housing*

*Chapter 7 Sustainable Movement*

*Section 7.10 Car Parking*

*Policy SM7 Car Parking and EV Charging*

*SM7 Objective 1 Maximum car parking standards*

*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 12.6.7 Residential Standards*

*(i) Housing*

*Table 12.20 Minimum Standards for Housing*

*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*

*Policy GI2 Biodiversity*

*GI2 Objective 4*

# Comhairle Chontae Atha Cliath Theas

**PR/1431/22**

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

*Policy GI4 Sustainable Drainage Systems  
GI4 Objective 1*

### **Relevant Government Guidelines and Policy**

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

**Regional Spatial & Economic Strategy 2020-2032 (RSES)**, Eastern & Midlands Regional Assembly (2019)

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

**Sustainable Rural Housing Guidelines for Planning Authorities 2005**

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

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

**The Planning System and Flood Risk Management - Guidelines for Planning Authorities**, Department of the Environment, Heritage and Local Government & OPW, (2009).

### **Assessment**

The main issues for assessment are:

- Zoning and Council policy;
- Rural Housing Policy;
- Residential and Visual Amenity;
- Parks;
- Landscape Character
- Drainage;
- Roads;
- Environmental Health;
- Green Infrastructure;
- Appropriate Assessment; and
- Environmental Impact Assessment.

# Comhairle Chontae Atha Cliath Theas

PR/1431/22

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

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

The subject site is located in an area with zoning objective RU - '*To protect and improve rural amenity and to provide for the development of agriculture*' in the South Dublin County Development Plan 2022-2028.

The use class 'Residential' is listed as 'open for consideration' under this zoning objective subject to accordance with Council policy for residential development in rural areas. Therefore, such proposals may be permitted only if they do not conflict with the policies and objectives of the Development Plan (including housing needs criteria) and if they are consistent with the principles of proper planning and sustainable development and relevant Ministerial guidelines. The proposal therefore is assessed below within this context.

### ***Rural Housing Policy***

Section 6.9 Rural Housing Strategy of the South Dublin County Development Plan 2022-2028 states:

***Policy HI16: Management of Single Dwellings in Rural Areas Restrict the spread of urban generated dwellings in the Rural "RU", Dublin Mountain 'HA-DM', Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones and to focus such housing into existing settlements in line with the Settlement Hierarchy.***

***HI17 Objective 2: To consider persons for a rural house in the RU zone on the basis of their being an intrinsic part of the rural community where such persons have grown up or spent substantial periods of their lives, (12 years), living in the area or have moved away and who now wish to return to reside near to, or to care for, immediate family members and are seeking to build on the family landholding. Immediate family members are defined as mother, father, son, daughter, brother, or sister***

***Policy HI18: Rural Housing in RU Zone New or replacement dwellings within areas designated with Zoning Objective 'RU' (to protect and improve rural amenity and to provide for the development of agriculture) will only be permitted in exceptional circumstances.***

***HI18 Objective 1: New or replacement dwellings within areas designated with Zoning Objective "RU" (to protect and improve rural amenity and to provide for the development of agriculture) will only be permitted in the following exceptional circumstances:***

- *The applicant can establish a genuine need to reside in proximity to their employment (such employment being related to the rural community) or*
- *The applicant has close family ties with the rural community.*



# Comhairle Chontae Atha Cliath Theas

PR/1431/22

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

*The above shall also be considered in line with criteria set out under Chapter 12: Implementation and Monitoring.*

It is the policy of the Council to focus housing into existing settlements and restrict housing in rural zoned areas (under Council Policy H16), and the onus is on the applicant to provide comprehensive evidence of their compliance with Policy H17 Objective 2 and Policy H18 Objective 1. The applicant has provided evidence that a relation was born in the vicinity in 1874 and was still resident in the area in 1911. Furthermore, the applicant has indicated that their grandmother lived in the area up until the 1970's. It is considered that this does not demonstrate close family ties to the area as there has approximately been 50 years since a family member has lived here and furthermore, this was not an immediate family member as defined as mother, father, son, daughter, brother, or sister as per H17 Objective 2. Therefore, the applicant should be given the opportunity to provide **Additional Information** that demonstrates their compliance with H17 Objective 2 and H18 Objective 1 of the County Development Plan.

### *12.6.9 Rural Housing*

- *Documentary evidence to show how the applicant complies with rural housing policy;*
- *A map showing all existing family-owned property and lands;*
- *A rationale as to why a particular site has been chosen for development;*
- *A strong justification in relation to the need for an additional dwelling in the rural area;*
- *How their existing or proposed business contributes to and enhances the rural area supported by evidence of investment;*
- *A rationale clearly detailing why a family flat is not a suitable alternative;*
- *A site suitability report in relation to waste treatment (See further detail below).*

The applicant has stated that the proposed new dwelling is required for the elderly father-in-law of the applicant. The applicant has further provided evidence that their grandfather was born in the area and their grandmother lived in the area up until the 1970's.

However, the applicant has not submitted any supporting documentation regarding the following:

- **Documentary evidence to show how the applicant complies with rural housing policy.**
- **A strong justification in relation to the need for an additional dwelling in the rural area.**
- **A rationale clearly detailing why a family flat is not a suitable alternative.**

The applicant has not fully demonstrated a need to construct a dwelling on land zoned for agricultural purposes and this should be sought by way of **Additional Information**.

# Comhairle Chontae Atha Cliath Theas

PR/1431/22

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

### Policy H23

South Dublin County Development Plan Policy H23 Objective 1 states:

**H23 Objective 1:** *Ensure that all new rural housing and extensions within areas designated within Zoning Objectives Rural (RU), Dublin Mountain (HA-DM), Liffey Valley (HA-LV) and Dodder Valley (HA-DV);*

- *Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and*

The area is generally flat and is currently bounded by large existing trees and hedgerow which are noted as generally being retained by the applicant and therefore is **acceptable**.

- *Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and*

There are trees and vegetation on the interior of the site that will be required to be removed as part of the proposed development and a landscape plan and replanting schedule should be sought as part of an **Additional Information** request.

- *Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and*

The site is generally flat in nature sloping from the north on a slight gradient and is therefore **acceptable**.

- *Retains and reinstates (where in exceptional circumstance retention cannot be achieved) traditional roadside and field boundaries; and*

The boundaries are to be maintained and is therefore **acceptable**.

- *Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and*

There are no extensive intrusive engineered solutions required and is therefore **acceptable**.

- *Would comply with the EPA's Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent less than 10) 2021 except where planning permission was granted prior to 7th June 2021 in which case the EPA's Code of Practice Wastewater Treatment Systems Serving Single Houses 2009 applies; and*

# Comhairle Chontae Atha Cliath Theas

PR/1431/22

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

The report received from the Environmental Health Officer indicates that the development is **acceptable subject to conditions.**

- *Would not create or exacerbate ribbon or haphazard forms of development.*

The proposed development is on the site of an existing dwelling the applicant should demonstrate that the proposed development would not exacerbate ribbon development by **Additional Information.**

### *Residential and Visual Amenity*

#### *Residential*

The proposed development is for a one bedroomed dwelling of approximately 108sqm which meets the standards as prescribed by the Quality Housing for Sustainable Communities guidelines. There would be a separation distance of approximately 17m between opposing habitable windows of the existing dwelling and the proposed dwelling which would generally not be acceptable but given the constraints of the site, is **acceptable in this instance.** Notwithstanding this, the applicant has not demonstrated the need for a separate dwelling and should provide documentation clearly identifying how the proposed development complies with the rural housing policies and this should be sought by **Additional Information.**

A suitable level of amenity space will be achieved for both dwellings. The ridge height of 4.135m would not lead to any overshadowing of the neighbouring dwelling.

**Overall, Additional Information is required.**

#### *Visual*

The proposed development is a single storey development consisting of a part standing seam metal mono-pitch roof and part flat green roofed bungalow with a predominately concrete rendered finish. A large portion of the eastern corner is glazed which is appropriate. The contemporary style adopted by the applicant is welcomed as it sits sympathetically with the existing single storey over basement dwelling on site. It should be noted that given the topography of the site and coverage provided by existing trees and boundary walls, very little of the development will be visible from the street level.

**Overall, the proposed development would not injure the visual amenities of the area.**

#### *Parks*

No report was received from the Parks Department at the time of writing. Notwithstanding this **Additional Information** is required regarding the appropriate treatment of SuDS, Green Infrastructure and a landscape plan including replanting scheme.

# Comhairle Chontae Atha Cliath Theas

PR/1431/22

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

### *Landscape Character*

The Landscape Character Assessment of South Dublin County (2021) highlights the high landscape value and sensitivity of the rural hinterland areas of the County, given the proximity to Dublin. The protection of rural landscapes and of high amenity and environmentally sensitive areas is a priority of the Development Plan. The Landscape Character Assessment of South Dublin County (2021) highlights the high landscape value and sensitivity of the rural hinterland areas of the County, given the proximity to Dublin.

The protection of rural landscapes and of high amenity and environmentally sensitive areas is a priority of the Development Plan. South Dublin County Development Plan 2022-2028 Housing Policy H16 states that 'Restrict the spread of urban generated dwellings in the Rural "RU", Dublin Mountain 'HA-DM', Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones and to focus such housing into existing settlements in line with the Settlement Hierarchy and the applicant should comprehensively demonstrate their adherence to the CDP rural housing policies via **Additional Information**.

### *Drainage*

Irish Water have **no objections to the proposed development subject to conditions**.

The Water Services Department require **Additional Information which is appropriate** and the following report was received:

#### *Surface Water Report:*

#### *Further Information required:*

*1.1 The applicant is required to propose additional Sustainable Urban Drainage (SuDS) Features. Submit a drawing and report detailing additional SuDS including cross sectional views and locations on site. Additional SuDS features could include but are not limited to:*

- *Soakaways*
- *Swal*
- *Permeable Paving*
- *Green roofs*
- *Other such SuDS*

#### *Flood Risk:*

#### *No Objection*

- *The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*
- *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

# Comhairle Chontae Atha Cliath Theas

PR/1431/22

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

### **Roads**

The roads department have **no objections** to the proposed development. There will be no changes to the access and egress and one additional car space requirement is not considered material in nature.

### **Environmental Health**

The Environmental Health Officer has **no objections** to the proposed development subject to conditions and provided the following report:

#### *Decision:*

*The above development is acceptable to this office subject to the following conditions:*

#### *Wastewater Treatment*

*1 The proposed wastewater treatment systems shall be located, installed and operated in accordance with the details submitted to the Planning Authority on 23/09/2022 and in accordance with the requirements of the Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses issued by Environmental Protection Agency 2009.*

*Reason: In the interest of public health.*

*2 A maintenance contract for the lifetime of the treatment system shall be entered into with the suppliers of the wastewater treatment system or with an appropriate maintenance firm.*

*Documentary evidence of an on-going maintenance agreement shall be submitted to the Planning Authority within 4 weeks of the installation of the wastewater treatment system.*

*Reason: In the interest of public health in order to ensure adequate drainage provision.*

*3 Within three months of the first occupation of the house, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the wastewater treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner, and that the polishing filter and/or percolation area is constructed in accordance with the requirements of the Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses issued by Environmental Protection Agency 2009.*

*Reason: In the interest of public health in order to ensure adequate drainage provision.*

*4 The existing septic tank shall be decommissioned, emptied and made safe.*

*Reason: In the interest of public health and amenity*

### **Green Infrastructure**

GI7 Objective 2: of the South Dublin County Council Development Plan 2022-2028: To protect and enhance the landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, in accordance with the provisions of South Dublin's Landscape Character Assessment and the provisions of Chapter 3: Natural, Cultural and Built Heritage of this Development Plan

# Comhairle Chontae Atha Cliath Theas

PR/1431/22

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

The proposed development in this area along with the removal of existing trees would have a negative impact on both the landscape value and sensitivity of this area and further the degradation of the landscape character.

No details have been provided by the applicant on Green Infrastructure or a proposed landscaping plan. The proposed development would result in the loss of trees and vegetation which is important to the biodiversity, the Green Infrastructure network and the landscape character of the area. The current South Dublin County Development Plan 2022-2028 has adopted a greater emphasis on environmental and landscape protection to rural environments through Chapter 4: Green Infrastructure than previous County Development Plans due to the increasing pressures and threats arising from urban sprawl related development.

It is considered appropriate that the applicant provide a Green Infrastructure Plan consistent with Chapter 4 of the South Dublin County Development Plan 2022 – 2028 and an appropriate Landscape Plan that includes an indigenous species planting scheme via **Additional Information**.

### *Screening for Appropriate Assessment*

A screening report for Appropriate Assessment was not included with the application.

The subject site is not located within nor within close proximity to a European site. The proposed development is located within a Rural area and comprises of a new dwelling.

Having regard to:

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

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

### *Screening for Environmental Impact Assessment*

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

### Conclusion

The proposed development is located in an area with a zoning objective 'RU' which is under strong urban influence and the further development of additional dwellings is discouraged as it would contribute to the demand for uneconomic and unsustainable provision of public services and community facilities and in such circumstances, settlement should be focused on established

# Comhairle Chontae Atha Cliath Theas

**PR/1431/22**

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

residential developments and lands with a RES zoning objective. Notwithstanding this, the applicant should provide **additional information** including providing comprehensive evidence of their compliance with Policy H17 Objective 2 and Policy H18 Objective 1 and 12.6.9 Rural Housing of the County Development Plan as well as providing a comprehensive Green Infrastructure Plan, Landscaping Plan, and planting schedule.

### **Recommendation:**

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

1. The applicant is requested to submit comprehensive evidence of compliance with Policy 17 Objective 2 and Policy H18 Objective 1 of the South Dublin County Development Plan 2022 -2028. The applicant is requested to provide additional documentation further demonstrating recent close family ties as defined in the CDP and social connection with this rural community. The information shall demonstrate the duration of the social and family connection to the area.
2. The applicant is requested to provide evidence of how they comply with the requirements of 12.6.9 Rural Housing of the South Dublin County Development Plan 2022 -2028 including:
  - Documentary evidence to show how the applicant complies with rural housing policy.
  - A strong justification in relation to the need for an additional dwelling in the rural area.
  - A rationale clearly detailing why a family flat is not a suitable alternative.
3. The applicant is required to propose additional Sustainable Urban Drainage (SuDS) Features. Submit a drawing and report detailing additional SuDS including cross sectional views and locations on site. Additional SuDS features could include but are not limited to:
  - Soakaways
  - Swales
  - Permeable Paving
  - Green roofs
  - Other such SuDS
4. The applicant should submit a Green Infrastructure Plan in accordance with Chapter 4 of the South Dublin County Development Plan 2022 - 2028 that will mitigate and compensate for the impact of the proposed development on this existing site. These proposals should include planting for carbon sequestration and pollination to support the local Bat population.  
The applicant should also submit a summary, in a digital format, quantifying and detailing the following:
  - tree and hedgerow removal;

# Comhairle Chontae Atha Cliath Theas

## PR/1431/22

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

- tree and hedgerow retention;
  - new tree and hedgerow planting.
5. The proposed development involves the subdivision of an existing residential site. The 2005 Rural Guidelines outline that in assessing individual housing proposals in rural areas planning authorities will in some circumstances need to form a view as to whether that proposal would contribute to or exacerbate ribbon development. Taking account of the dispersed nature of existing housing in many rural areas, areas characterised by ribbon development will in most cases be located on the edges of cities and towns and will exhibit characteristics such as a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage.

Whether a given proposal will exacerbate such ribbon development or could be considered will depend on:

- The type of rural area and circumstances of the applicant,
- The degree to which the proposal might be considered infill development, and
- The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development

Please note that Section outlines that in general a road frontage of 60m is required to offset ribbon development.

In the context of the above, the applicant is required to demonstrate that the proposed development does not exacerbate ribbon development.

6. a). Landscape Design Proposals
- 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 detailed landscape design for the proposed development. The applicant shall 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 applicant shall provide the following additional information:
- i. The applicant shall submit 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. The applicant is requested to submit 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



# **Comhairle Chontae Atha Cliath Theas**

**PR/1431/22**

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

integrated/bio-retention tree pits.

b). Tree Survey

The applicant is requested to submit a comprehensive Tree Report to the SDCC Public Realm Section. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist.

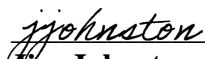
# Comhairle Chontae Atha Cliath Theas

PR/1431/22

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

REG. REF. SD22A/0367

LOCATION: Forgefield, Stocking Lane, Firhouse, Newtown, Dublin 16

  
\_\_\_\_\_  
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:** 15/11/22

  
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Gormla O'Corrain, Senior Planner