

Comhairle Chontae Atha Cliath Theas

PR/1584/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0408 **Application Date:** 28-Oct-2022
Submission Type: New Application **Registration Date:** 28-Oct-2022

Correspondence Name and Address: James Hogan, Hogan Architects Studio 4, 115, Cork Street, Dublin 8, D08 AX0Y

Proposed Development: Detached three bed two storey house to the side garden plot of the existing dwelling, to include new independent vehicular access and all associated site works.

Location: 2, Barton Road West, Rathfarnham, Dublin 14

Applicant Name: Alan, Peter & David McCormick

Application Type: Outline Permission

Description of Site and Surroundings:

Site Area: Stated as 0.0259 ha on application form.

Site Description:

The site is located at the junction of Grange Road and Barton Road West. The site is located on the corner site in the side garden of No.2 Barton Road West. The subject site contains a two-storey semi-detached dwelling with hipped roof profile. The streetscape of Barton Road West and Grange Road is characterised by semi-detached houses of similar form and appearance and by a uniform building line. A large green area exists to the front boundary of the dwellings on the corner of the junction. This reduces to a c1.5m wide grass verge which leads down Barton Road West and contains semi-mature and matures trees.

Proposal:

The proposed development consists of **Outline Permission** for the following:

- Detached three bed two storey house to the side garden plot of the existing dwelling,
- Including new independent vehicular access and all associated site works.

Zoning:

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity' under the South Dublin County Development Plan 2022-2028.

Consultations:

Surface Water Drainage:	Further Information required.
Irish Water:	Further Information required.
Roads:	No objection subject to conditions .
Parks:	Request Additional Information

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SEA Sensitivity Screening - No overlap indicated with relevant environmental layers on SEA mapping tool.

Submissions/Observations /Representations

Submission expiry date – 1/12/2022

No submissions or observations were received.

Relevant Planning History

Subject Site:

None identified on APAS.

Adjacent sites

SD19B/0121 - 120, Grange Road, Rathfarnham, Dublin 14

Removal of chimney to the side of dwelling; (B) removal of shed at rear; (C) modifications to the fenestration; (D) single storey extension to existing playroom to the front; (e) porch and pitched roof over to the front; (F) single storey extension to the rear; (G) first floor extension to the side; (H) all associated site works.

Grant Permission.

SD14B/0071- 122, Grange Road, Dublin 14

Single storey extension to the rear of the garage at the side of the house including a rooflight to the front and all associated site works.

Grant Permission.

SD21B/0213 - 16, Barton Road West, Dublin 14

Part demolition of garage and removal of single storey sheds to the side and rear of existing two storey semi-detached dwelling; construction of a new two storey extension to the side with hipped roof; new part single storey, part two storey flat roof extension to the rear with roof lights over the ground floor; roof lights to the front, side and rear of the main roof; new entrance canopy and alterations to the main entrance door at ground floor; associated site works.

Grant Permission.

No other significant relevant Planning History in the vicinity of the subject site.

Relevant Enforcement History

None identified for subject site on APAS.

Pre-Planning Consultation

None identified on APAS for subject site.

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

Chapter 6 Housing

Section 6.8 Residential Consolidation in Urban Areas

Policy H9 Private and Semi-Private Open Space

Policy H11 Privacy and Security

H11 Objective 2

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

Policy H13 Residential Consolidation

H13 Objective 3

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

H13 Objective 5

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

Chapter 7 Sustainable Movement

Section 7.10 Car Parking

Policy SM7 Car Parking and EV Charging

SM7 Objective 1 Maximum car parking standards

Chapter 8 Community Infrastructure and Open Space

Section 8.7.5 Quality of Public Open Space

Policy COS5 Objective 16

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

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

Chapter 10 Energy

Section 10.2 Energy Measures

Policy E3 Energy Performance in Existing and New Buildings

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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 GI1 Overarching
GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

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

Policy 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.

Corner/ Side Garden Sites

Development on corner and/or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

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

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- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.
- Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;
- The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;
- A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;
- Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.

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.

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

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

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

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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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 relate to:

- Zoning and Council policy,
- Standard of Drawings,
- Residential and visual amenity,
- Vehicular entrance,
- Parks and Public Realm
- Green Infrastructure
- Services and drainage and Flood Risk.
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

The development comprising of a residential dwelling is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2022-2028 and the House Extension Design Guide.

Drawings submitted for Outline Permission

To enable the planning authority to adequately assess the impact of the proposed development on residential and visual amenities, plans, contiguous, elevational, and sectional drawings are required to make a full assessment. However, the subject application is for Outline Permission regarding the site layout and suitability and is the basis for this assessment.

It is noted that the applicant has submitted dwg no.2236, A2-100 titled *Proposed Site Layout Plan*, A2-101 *Proposed Ground Floor Block Plan*, A2-102 *Proposed First Floor Block Plan* and *Shadow Analysis SA-01* along with site location mapping A0-100 and A0-099.

Residential and Visual Amenity

The proposed development constitutes the subdivision of an existing side garden serving a semi-detached dwelling on a side garden site. The assessment of this proposal is in context to the existing County Development Plan 2022-2028, it is subject to compliance with detailed policy provisions in relation to design that will be considered below.

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Site context

The subject side garden site with a two-storey semi-detached dwelling is located within an established residential road of Barton Road West. The corner site is located adjacent to Saint Enda's Park to the southwest of the site on the opposite side of the road. It is noted that the subject site fronts onto a provision of open green space on the road edge to the junction of Grange Road. It is also noted that the front boundary walls have hedging, and a grass verge exists on this road to the surrounding dwellings and the subject site.

The proposal is broadly recessed sufficiently away from the adjacent dwellings to the east and west. The proposal should have regards to the property's gable or side orientation to the east of the adjoining semi-detached house No.2.

Having regards to the primary dwellings that are facing Barton Road West, it is considered that the proposed dwelling at an appropriate size and scale would not significantly detract from the character of the adjacent dwellings. The drawings suggest that a single storey side annex of the dwelling would be cognisant of the meeting of two building lines and follow the building line of Barton Road West, while the two-storey element of the dwelling would address the Grange Road building line. The planning authority would require that the proposal is consistent with the guidance set out in SDCC Development Plan 2022-2028 Section 13.5.8 (ii) Corner/Side Garden Sites; *'Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,'*

Development on corner and/or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;
The site is of a sufficient size to accommodate a new dwelling. It has not been demonstrated that there would be no negative impact on residential amenity, this would be subject to height and design of proposed dwelling.
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;
Not assessable. No floor plans have been provided at this stage.
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.
Building line of existing dwelling (No.2) is similar to that of proposed, building line also responds to and is in line with building line of neighbouring dwelling on Barton

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Road West which is different to that of No.2. The roof profile of the proposed appears to be part contemporary, which is acceptable and pitched, which the planning authority would advise for the inclusion of half hip or dutch hip element to broadly match the adjoining dwelling.

- Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;
Proposal does not project forward.
- The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;
Not assessable.
- A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality.
Sufficient rear amenity space provided. 68sqm is proposed for a 3bedroom dwelling. Table 3.20: Minimum Standards for Housing of the CDP states a minimum of 60sqm for a 3 bedroom dwelling.
- Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.
Sufficient rear amenity space provided.

Having regard to the context of the subject site in the surrounding area, it is noted that the 0.0259 ha site is sufficient. It is deemed that the corner site development is conducive to this site at an appropriate size and scale.

Building Height

Due to the prominent location of the site, the proposal shall not have an adverse impact in terms of residential and visual amenity.

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SDCC Development Plan 2022-2028 Section 13.5.8 (ii) Corner/Side Garden Sites states;

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

Overlooking & Overbearing impact

It is noted that the site has sufficient separation distance (c0.9m from neighbouring boundary to the east and c1.0m to the existing dwelling No.2 and subject to appropriate size and scale there are no concerns with respect to the overbearing appearance of the dwelling on neighbouring properties to the east. It is also noted that there are no immediate dwellings located to the rear of the site and there shall be no undue overlooking to the northeast of the site.

Dwelling size

The proposed three-bedroom dwelling is approx. 95sqm which is above the minimum size set out in Table 3.20 Minimum Standards for Houses (Min states 92sqm). In this context, the proposed development is consistent with the Development Plan provisions.

Amenity space

The dwelling provides approximately 68sqm of rear private open space. The minimum private open space requirement in the County Development Plan is achieved (60sqm). It is noted the adjoining property on this existing site has sufficient rear garden space remaining following subdivision of site for proposed development (181sqm rear amenity space retained), as noted in the South Dublin County Development Plan 2022 – 2028. It is considered that the proposed development would provide sufficient residential amenity for future occupants of the three-bed dwelling and this would comply with the Development Plan provisions.

Room size

The dwelling designed to accommodate three or more persons should be consistent *with the Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, (2007).

Storage

Storage for the proposal should be consistent with the minimum storage standards for houses having regard to (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007)

Dual Frontage

The applicant should align both the windows in size, scale and form taking into account SDCC Development Plan 2022-2028 Section 13.5.8 (ii) Corner/Side Garden Sites states:

- *maximise passive surveillance of the public domain.*
- *promote a sense of integration with adjoining buildings;*

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- *The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony.*

The proposal is in a prominent side garden development and is in view of the public domain, the proposed house is requested to provide for adequate dual frontage on the side gable south-eastern facing and front southwestern elevation in order to be consistent with Section 13.5.8 (ii) Corner/Side Garden Sites of the South Dublin County Council Development Plan 2022-2028.

Boundary Treatment

It is noted that the applicant proposes to use a new entrance to the site within the existing boundary wall. The proposed new entrance to the south has an existing street tree directly in the grass verge adjacent the site. The removal of the tree is therefore not consistent to Section 12.7.6 in this regard. The parks recommendations noted below.

Vehicular Entrance

The Roads Department have no objections and states the following in their report:

Access & Roads Layout:

The proposed entrance is set-back a safe distance from the junction. Barton Rd can be a busy road at peak times though the inclusion of the proposed entrance will not pose additional issues along the road. Roads are satisfied with the entrance as proposed and will condition accordingly.

The following conditions apply:

1. *The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
2. *The vehicular access point shall not exceed a width of 3.5 meters.*
3. *Any gates shall open inwards and not outwards over the public domain.*
4. *All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*
5. *The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.*

The Roads Department's comments have been noted.

Parks and Public Realm

The Parks Department have reviewed the subject application and have recommend Additional Information as follows:

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Landscape Plan

Ideally a landscape scheme shall be provided as part of the development proposals which helps to integrate the development into the local landscape and through suitable boundary planting provides visual screening, mitigation of negative visual effects and which improves local biodiversity and green infrastructure links. The Landscape Plan should be prepared by a suitably qualified landscape consultant/designer. The landscape Plan shall include details of hard and soft landscaping, in addition the applicant is requested to submit a fully detailed Planting Plan for the development.

GREEN INFRASTRUCTURE

As required under Section 12.4.2 of the CDP 2022-2028, 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.

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.

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.

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Tree Protection

The applicant is required to submit information outlining the tree protection measures to be employed in accordance with BS5837:2012 in order to ensure the protection of the existing trees located within the grass margin outside the property.

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2022-2028 and with best practice guidelines and recommends the following ADDITIONAL INFORMATION be requested:

1. Landscape Plan

- (i) There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to provide a landscape design including details of boundary treatment for the proposed development.
- (ii) In addition the applicant is required to provide a GI Plan – 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 may allow the site to act as a local stepping stone.

1. Boundary Treatment

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

2. Tree Protection

The applicant is required to submit the following information outline the tree protection measures to be employed in accordance with BS5837:2012: in order to ensure the protection of the existing trees located within the grass margin outside the property:

- a) The existing street trees located within the grass margin shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction;
- b) Any works within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing. Any trees that are damaged or felled during construction work must be replaced with semi mature trees of the same or similar species

3. Sustainable Drainage Systems

(A) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1,

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and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.

(B) In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.

(C) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

(D) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. Note: If tree pits are proposed, SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

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

4. Green Infrastructure

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

(a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.

The requirements of the Public Realm Department are noted and shall be outlined by condition.

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Green Infrastructure

In relation to Green Infrastructure, the proposal impacts the street tree negatively directly outside No.2 Barton Road West as a street tree may have to be removed to allow for the proposed access to the site. Section 12.7.6 Car Parking Design and Layout of the CDP 2022-2028 states *“Proposals to widen driveways that would result in the removal of, or damage to, a street tree will not generally be permitted”*.

In accordance with Section 12.4.2 Green Infrastructure and Development Management of the CDP, Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. It states *“Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local ‘Stepping-Stones’, Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.*

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;*
- tree and hedgerow retention;*
- new tree and hedgerow planting.*

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time”.

It is considered that the main elements of the Green Infrastructure Plan are covered in the requirements of the Public Realm report and shall be required by **condition**.

Services & Drainage and Flood Risk

A report from Water Services requests details of soil percolation test results and proposed soakaway as additional information. Standard conditions are recommended regarding flood risk who have stated no objection to the proposed development.

Irish Water has also requested further information and have stated the following:

1 Water

1.1 The applicant is required to submit a drawing and report showing the proposed watermain layout for the development.

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

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

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2. Foul

2.1 The applicant is required to submit a drawing and report showing the proposed wastewater layout for the development.

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

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

The above requests for additional information of Water Services and Irish Water are deemed appropriate and shall be required by **condition**.

Screening for Appropriate Assessment

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

Having regard to:

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

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

Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest 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.

Development Contributions

Development Contributions Assessment Overall Quantum

To apply accordingly.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Dwelling	95sqm
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0259

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Conclusion

The proposal is considered broadly acceptable. However, having regard to concerns with regard to the Landscape Plan, Boundary Treatment, Tree Protection, Sustainable Drainage Systems and Green Infrastructure and the recommendations of the Public Realm Department, it is considered necessary to ensure the proposed development is compliant with Development Plan policy and 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 Outline 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. No Development Shall Take Place Until an Application for Permission Consequent to the Grant of Outline Permission.

No development shall take place until an application for permission consequent on the grant of outline permission, has been granted permission in respect of details relating to layout, siting, height, design, external appearance and means of access thereto.

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

2. In the application for permission consequent to this outline permission the applicant shall submit details of the following:
 1. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 2. The vehicular access point shall not exceed a width of 3.5 meters.
 3. Any gates shall open inwards and not outwards over the public domain.
 4. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.
 5. The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin

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County Council's Road Maintenance Department, and at the applicant's expense.

3. In the application for permission consequent of this outline permission the applicant shall submit the following;

1. Landscape Plan

(i) There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to provide a landscape design including details of boundary treatment for the proposed development.

(ii) In addition the applicant is required to provide a GI Plan – 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 may allow the site to act as a local stepping stone.

2. Boundary Treatment

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

3. Tree Protection

The applicant is required to submit the following information outline the tree protection measures to be employed in accordance with BS5837:2012: in order to ensure the protection of the existing trees located within the grass margin outside the property:

a) The existing street trees located within the grass margin shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction;

b) Any works within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing. Any trees that are damaged or felled during construction work must be replaced with semi mature trees of the same or similar species

4. Sustainable Drainage Systems

(A) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.

(B) In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.

(C) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate

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of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

(D) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. Note: If tree pits are proposed, SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

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

5. Green Infrastructure

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

(a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.

4. Requirements for Surface Water Drainage, Water Supply and Foul Drainage.

In the application for permission consequent of this outline permission the applicant shall submit the following;

1 Water

1.1 The applicant is required to submit a drawing and report showing the proposed watermain layout for the development.

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

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

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2. Foul

2.1 The applicant is required to submit a drawing and report showing the proposed wastewater layout for the development.

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

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

Surface Water

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

1.2 The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- i) At least 5m from any building, public sewer, road boundary or structure.
- ii) Generally, not within 3m of the boundary of the adjoining property.
- iii) Not in such a position that the ground below foundations is likely to be adversely affected.
- iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- v) Soakaways must include an overflow connection to the surface water drainage network.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

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REG. REF. SD22A/0408

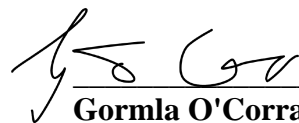
LOCATION: 2, Barton Road West, Rathfarnham, Dublin 14



Deirdre Kirwan,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Outline 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: 13/12/22



Gormla O'Corrain,
Senior Planner