

Comhairle Chontae Atha Cliath Theas

PR/1587/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0409 **Application Date:** 28-Oct-2022
Submission Type: New Application **Registration Date:** 28-Oct-2022

Correspondence Name and Address: Brian Ó Gáibhín Aras Chronain, Botha an Ulloird, Cluain Docain, Baile Atha Cliath 22.

Proposed Development: Retention of erection of new electronic of 8 x 5.5ft sign which replaces existing 9 x 6ft wooden sign inside the boundary wall on Orchard Road side of the site, in the curtilage of Áras Chrónáin (Protected Structure).

Location: Aras Chronain, Botha an Ulloird, Cluain Docain, Baile Atha Cliath 22.

Applicant Name: Muintir Chrónáin Cuideachta Faoi Theorainn Ráthaíochta

Application Type: Retention

(EW)

Description of Site and Surroundings:

Site Area: stated as 0.0015 Hectares.

Site Description:

The proposal for retention is located on the northwestern section of the grounds behind the entrance of Aras Chronain on Orchard Road, an imposing 19th Century house in Clondalkin Village. Aras Chronain is referred to in the Council's Record of Protected Structures - Schedule 2 of the South Dublin County Development Plan 2022-2028 under Map Ref. No.134 Aras Chronain functions as an Irish Cultural Centre. The Camac River is direct to the north. Mature trees bound all sides of the site. Aras Chronain grounds are accessed via a pedestrian walkway from Orchard Lane and a vehicular access point from Watery Lane.

Proposal:

The proposal consists of Retention for the following:

- Erection of new electronic of 8 x 5.5ft sign which replaces existing 9 x 6ft wooden sign inside the boundary wall on Orchard Road side of the site, in the curtilage of Áras Chrónáin (Protected Structure).

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Zoning

The subject site is subject to zoning objective zoned *Village Centre (VC)* – ‘*To protect, improve and provide for the future development of village centres*’.

SEA Sensitivity Screening the site overlaps with:

- Areas Of Archaeological Potential 2016
- Protected Structures 2016
- Record Of Monuments And Places 2016

Consultations

Water Services –	No report received, standard conditions.
Roads Department –	No objections subject to conditions.
Public Realm Section –	No objections or observations.
An Taisce-	No objections
Conservation Officer	No objections

Submissions/Observations /Representations

One submission has been received those states the following.

- Concerns that digital electronic signage distracts the attention of oncoming vehicles.
- Concerns that Orchard Road is a particular busy road, sign more visible in dusk and darkness.
- Site notice locations were not easily accessible to view.
- The sign may create a bad precedent.
- Importance of site and road in local history.

The above concerns have been taken into account whilst assessing the proposal for retention.

Relevant Planning History

SD16A/0141 – Permission **Granted** for a Single storey, single room unit (log cabin) for Naíonra Chrónain, all Irish pre-school service. Works are within the curtilage of a protected structure, Aras Chrónáin.

S01A/0402 - Permission **Granted** for Obtaining permission to place a prefabricated building on the site as a replacement

S99A/0311:- Planning permission granted for a single storey prefabricated building to be used as classrooms and ancillary facilities.

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Relevant Enforcement History

S8976 - Áras Chrónáin, Orchard Road, Clondalkin, Dublin 22. Erection of an electronic notice board on lands without PP (PP Lodged SD22A/0409. Decision due 02/01/2023)

Pre-Planning Consultation

None regarding the current proposal.

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

Chapter 4 Green Infrastructure

Section 4.1 Methodology

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.

Section 4.2.1 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.

Section 4.2.2 Sustainable Water Management

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

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Chapter 12 Implementation and Monitoring

12.7.4 Car Parking Standards

To require a high quality of design and finish for new and replacement shopfronts, signage, and advertising, having regard to the requirements set out in Chapter 12: Implementation and Monitoring.

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Policy EDE1: Overarching Support sustainable enterprise and employment growth in South Dublin County recognising the County's role in the Dublin region as a driver of economic growth

Policy EDE4: Urban Growth, Regeneration and Placemaking Support urban growth and regeneration through the promotion of good placemaking to attract employees and employers and to provide a competitive advantage to the County and diverse investment opportunity.

Policy IE1: Overarching Policy Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

Policy IE8: Environmental Quality

12.4.3 Riparian Corridors

12.5 Quality Design and Healthy Placemaking

12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

12.11.1 Water Management

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management

12.5 Quality Design and Healthy Placemaking

12.5.1 Universal Design -

Provision of wayfinding and signage at appropriate levels, particularly in the public realm;

12.5.4 Public Realm: (At the Site Level)

Promote greater connectivity and permeability throughout the development through the provision of a network of well-connected public spaces and streets, with materials, and signage that is easily interpreted by all;

12.5.5 Healthy Placemaking and Public Realm: (At the Neighbourhood Level)

Table 3.18: Key Principles for Healthy Placemaking and Public Realm at Neighbourhood level

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12.5.7 Signage – Advertising, Corporate and Public Information

Development proposals that include signage should take account of the following:

- *In general, signs on a building should only advertise goods or services that are associated with the premises and no more than two advertising signs should be erected on any elevation;*
- *Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building;*
- *Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features;*
- *Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment;*
- *Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 12.3.8 Architectural Conservation Areas);*
- *Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard;*
- *Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.*

Table 3.19: Signage

12.11.4 Environmental Hazard Management (iii) Lighting External lighting schemes and illuminated signage on commercial and industrial premises, sports grounds, and other community facilities, should be designed, installed and operated so as to prevent nuisance to adjoining occupiers and road users, in the interests of amenity and public safety.

Relevant Government Guidelines

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

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority, (2010).

Traffic and Transport Assessment Guidelines, National Roads Authority, (2007)

Waste Management Plan for the Dublin Region 2005-2010, Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council, (2005)

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

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Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority (2010)

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,
- Visual impact,
- Water Services and Drainage,
- Access and Roads,
- Appropriate assessment,
- Environmental Impact Assessment.

Zoning & Council Policy

The proposed site is subject to zoning objective *Village Centre (VC)* – ‘*To protect, improve and provide for the future development of village centres*’ according to the 2022 – 2028 Development Plan. The development of signage of an existing commercial structure as ancillary to the primary use of the site is acceptable in principle at this location, subject to Development Plan Policies.

As the proposal for retention relates to a free standing sign, there would be no impact on green infrastructure.

Signage Policy

The proposed signage would be on the inside of the boundary wall servicing a building.

12.5.7 Signage – Advertising, Corporate and Public Information

Development proposals that include signage should take account of the following:

- *In general, signs on a building should only advertise goods or services that are associated with the premises and no more than two advertising signs should be erected on any elevation.*
- *The proposal for retention only demonstrates the main sign at the entrance of the site behind the boundary wall, this is considered acceptable.*
- *Signs should generally be limited to the ground floor of a building unless located directly over the entrance to a major commercial or retail building;*
- *Sign is limited to the ground floor, at the entrance to a commercial building this is acceptable.*

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- *Signs should be simple in design and integrate with the architectural language of the building and not obscure any architectural features;*
- The proposed sign is simple in design and has no impact on the building that is protected. The area is within a zoned VC zoning, the proposal for retention is therefore acceptable.
- *Signs should be proportionate to the scale of the building to which they are attached and sensitive to the surrounding environment.*
- The proposal is sensitive to the surrounding environment within the Village Centre.
- *Signs attached to Protected Structures and in Architectural Conservation Areas should be in keeping with the character of the building and adhere to best practice conservation principles (see Section 12.3.8 Architectural Conservation Areas);*
- The proposal for retention is considered acceptable attached to Protected Structures as noted below from the Conservation Officer Report.
- *Any sign or associated structure should not create an obstruction to pedestrian or cyclist movement or create a traffic hazard;*
- The proposal would cause no obstruction to pedestrian or cyclist movement or create a traffic hazard as noted below from the Roads Department Report.
- *Careful consideration should be given to the materials used in the construction of a sign and the methods used to light it.*

The proposal is for an establish site Aras Chronain (Irish Cultural Centre) and is considered in accordance with 12.5.7 *Signage – Advertising, Corporate and Public Information* the sign is appropriate at this location as *set out in Chapter 12: Implementation and Monitoring*'. And is in keeping with Council Policy.

Visual Impact

The subject area is zoned VC, and the proposed retention development location. The LED sign is 2.3m (width) by 1.6m (height) and put at an altitude of 2m, replacing a wooden signage board and is located on Orchard Roadside of the site inside the existing boundary wall. The sign is free-standing and does not directly impact the original boundary; its location to the far rear side of the site does not cause any direct visual impact on the Protected Structure (RPS Ref. 134), or its setting.

The proposed development is acceptable in terms of visual impact. The upgrade to the signage, subject to impact on road by conditions, is welcomed by the Planning Authority and would allow visual improvements. Little digging or soil disturbance is considered for the retention proposal. The commercial use signage is consistent with the County Development Plan Policies and Objectives.

Record of Protected Structures

Aras Chronain is referred to in the Council's Record of Protected Structures - Schedule 2 of the South Dublin County Development Plan 2022-2028 under Map Ref. No.134. Under Section 2 of the Planning and Development Act 2000, the term 'structure' means "*any building, structure,*

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excavation, or other thing constructed or made on, in, or under any land, or any part of a structure so defined, (a) where the context so admits, includes the land on, in or under which the structure is situate, and (b) in relation to a protected structure or proposed protected structure, includes (i) the interior of the structure, (ii) the land lying within the curtilage of the structure, (iii) any other structures lying within that curtilage and their interiors, and (iv) all fixtures and features which form part of the interior or exterior of any structure or structures". Therefore, the entire site is a protected structure, including all existing buildings on site including their exteriors, interiors, fixtures and fittings. The Protection also extends to the lands of the site and as such come under the provisions of the Planning and Development Act 2000.

Conservation Appraisal

This is an application for the retention of the erection of a new electronic sign to replace an existing wooden sign inside the boundary wall (Orchard Road side of site) within the curtilage of Aras Chronain House, a Protected Structure detailed above. The subject site is located outside the designated Architectural Conservation Area. On foot of an enforcement notice (ENF.S8976) the undersigned was contacted in order to ascertain the requirements for the erection of a new sign within the curtilage of a Protected Structure. A planning application has now been submitted in order to regularise the retention of a new electronic sign. The sign is located inside the existing boundary wall along Orchard Road. The sign is free standing and does not directly impact on the original boundary, due to its location to the rear far side of the site it does not cause any direct visual impact on the Protected Structure (RPS Ref. 134) or its setting.

Based on the above appraisal it is considered that the proposed development is acceptable.

Access and Roads

The sign is amply recessed back from the main road.

The Roads Department report states the following:

1. The level of illumination of the lighting for the signs shall be reviewable at any time by the Roads Department in the interests of traffic safety, and adjustments shall be made by the applicant at their own expense if required to do so by South Dublin County Council.
2. All signage must comply with SDCC CDP 2022-2028: Section 12.5.7 Signage, and Table 3.19 Signage.

This advice from the Roads section is noted. As such, the sign outside the entrance to the Aras Cronin shall be condition to the safety concerns of the main Orchard Road. It is recommended that this can be attached as a **condition**.

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Services & Drainage

The proposal for retention relates to free standing signage. Although there is no major impact on drainage, it is deemed that standard conditions still apply by **condition** for the stand and the grounds below it.

Green Infrastructure

The subject application provides for external signage and nothing to the footprint of the subject suburban commercial site. The site boundary is not located within a Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028). A **condition** for surface water shall include for SuDS measures in the form of water butts.

Parks

Parks have no comments/conditions or objections on the subject proposal, and this is noted.

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 retention of signage.

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.

Environmental Impact Assessment

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

The proposal for Retention is the followings:

- Erection of new electronic of 8 x 5.5ft sign inside the boundary wall.

Development contributions do not apply and are Nil.

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed for Retention it is considered that, subject to the conditions set out below, the proposed development for Retention 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 Retention 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 to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, within XX months of the grant of permission, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2.
 1. The level of illumination of the lighting for the signs shall be reviewable at any time by the Roads Department in the interests of traffic safety, and adjustments shall be made by the applicant at their own expense if required to do so by South Dublin County Council.
 2. All signage must comply with SDCC CDP 2022-2028: Section 12.5.7 Signage, and Table 3.19 Signage.
3. The disposal of surface water shall accord with the requirements of the Planning Authority as follows:
 - (a) The surface water generated by the development (roof and pavements) shall not be

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discharged to the sewer but shall be infiltrated locally, to a soakpit or similar. There shall be no overflow to the public network. The soakpit shall be designed to BRE Digest 365, shall be at a min. 5m from the house and shall have no impact on neighbouring properties.

(b) If the applicant does not consider a soakpit a feasible solution, the applicant shall prove that by submitting a report signed by a Chartered Engineer, showing an infiltration test (with results, photos, etc), and shall propose an alternative SuDS measure for the written agreement of the Planning Authority thereafter for build-out

(c) Any changes to the parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SUDS) i.e. permeable surfacing. Where unbound material is proposed for hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath.

REASON: In accordance with GI4 Objective 1 of the County Development Plan 2022-2028 and the South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022

4. Restrictions on Signage.

Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the development or within the curtilage of the site, unless authorised by a grant of planning permission.

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

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REG. REF. SD22A/0409

LOCATION: Aras Chronain, Botha an Ulloird, Cluain Docain, Baile Atha Cliath 22.



**Deirdre Kirwan,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for Retention 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**