

Comhairle Chontae Atha Cliath Theas

PR/1597/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0066 **Application Date:** 24-Feb-2022
Submission Type: Clarification of **Registration Date:** 23-Nov-2022
Additional
Information

Correspondence Name and Address: Michael Tweed 60, Amiens Street, Dublin 1

Proposed Development: The demolition of the existing 3-bedroom, single storey detached house and sheds and the construction of three houses; two 3 bedroom 3 storey; semi-detached houses extending to 131.50sq.m each and one 3-bedroom; 3 storey detached house extending to 131.5sq.m; and all associated site works. Each house will have 2 off-street parking spaces to the front of the house (the total number of car spaces will be 6).

Location: 'Hillview', Dispensary Lane, Lucan, Co. Dublin, K78K2N1

Applicant Name: John Pope

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: Stated as 0.0569 Hectares.

Site Description:

The site is located within Lucan village, on Dispensary Lane. There are views into the site from the Lucan Road. The site comprises a single storey structure and adjoined by a single storey medical centre to the east and a single storey structure to the west. The site is located within the designated Architectural Conservation Area of Lucan and zone of Archaeological Potential for Lucan, as set out in the South Dublin County Development Plan 2016-2022. There are several protected structures close to the site.

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Proposal:

- The demolition of the existing 3-bedroom, single storey detached house and sheds and
- the construction of three houses;
 - two 3 bedroom 3 storey; semi-detached houses extending to 131.50sq.m each and
 - one 3-bedroom; 3 storey detached house extending to 131.5sq.m; and
- all associated site works.
- Each house will have 2 off-street parking spaces to the front of the house (the total number of car spaces will be 6).

Zoning:

The subject site is subject to zoning objective 'VC': *'To protect, improve and provide for the future development of Village Centres.'*

The site is located within the designated Architectural Conservation Area of Lucan and zone of Archaeological Potential / Record of Monuments and Places for Lucan, as set out in the South Dublin County Development Plan 2016-2022.

There are a number of Protected Structures close to the site. The closest are:

RPS067 – to the west

RPS075 – to the south west

RPS073 – to the south west

Consultations:

Water Services – No Objections, subject to conditions.

Roads – Additional information requested.

Heritage Officer – Bat survey required.

Parks - No comments.

Irish Water – Additional information requested.

Architectural Conservation Officer – Additional information requested.

EHO – No Objections, subject to conditions.

TII – No observations.

Inland Fisheries – No report received at time of writing

SEA Sensitivity Screening

Indicates overlap with

- Architectural Conservation Area 2016
 - The site is located within the Lucan Village Architectural Conservation Area (ACA).
- Zone of Archaeological Potential 2016
 - The site is located within a Zone of Archaeological Potential for Lucan

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- Protected Structures 2016
There are 3 Protected Structures located within close proximity of the site:
 - RPS 067 – Ard Garon, Dispensary Lane, Lucan: Semi-detached Three-Bay Two-Storey Clerical Dwelling
 - RPS 073 - Lucan Methodist Church, Dispensary Lane, Lucan: Detached Gothic Revival Church
 - RPS 075 - Dispensary Lane, Lucan: Detached Three-Bay Two-Storey Clerical Dwelling

Submissions/Observations /Representations

None.

Relevant Planning History

Subject site:

None.

Adjacent sites

SD20A/0006 Units 1&2, Richview, Lucan Road, Lucan, Co. Dublin 2 bed apartment located over existing ground floor premises (Pizzeria & Roma Take Away); remove existing roof and extending up all external walls; new windows and roof to form apartment with entrance through existing door on Lucan Road which is similar to previously approved Reg. Ref. SD09A/0314.

Permission Granted

SD19A/0041 Units 1&2, Richview, Lucan Road, Lucan, Co. Dublin 2-bed apartment located over ground floor premises (Pizzeria and Roma Take Away); removing existing roof and extending all internal walls; new windows and roof; entrance through existing door on Lucan Road similar to previously approved application SD09A/0314. Additional Information was requested relating to design, internal layout, odour control, noise assessment and parking. The application was deemed to be **withdrawn** on 25 October 2019 as the **A.I. request was not responded to**.

SD09A/0314 Units 1&2, Richview, Lucan Road, Lucan, Co. Dublin 2-bed apartment which would be located over existing ground floor premises (Pizzeria and Roma Take Away) and would involve removing the existing roof and extending up all external walls, new windows and roof to form this apartment with entrance through existing door on Lucan Road. (Permission expired) **Permission Granted**

SD04A/0349 - Site at Junction of, Adamstown Road & Lucan Road, Lucan, Co. Dublin
Conversion of existing two storey building to two apartments which will include a first floor extension to rear, the infill development of area between existing building and Units 1 & 2

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Richview (Village Centre) to consist of a two storey building containing a retail unit at ground level and an apartment at first floor and is similar to previous granted permission Reg. No. S96A/0545 now elapsed. The existing building is a proposed Protected Structure (No. 80) in the record of Protected Structures, as outlined in South Dublin County Council Draft Development Plan 2004 - 2010. **Permission Granted**

S00A/0733 Units 1&2, Richview, Lucan Road, Lucan, Co. Dublin Residential accommodation consisting of 2 no. 1-bedroom apartments at first floor level. (Previous expired permission S93A/0034). **Permission Granted**

Relevant Enforcement History

None recorded for subject site

Pre-Planning Consultation

None recorded for subject site

Relevant Policy in South Dublin County Council Development Plan 2016-2022

Policy H6 Sustainable Communities

It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.

Policy H7 Urban Design in Residential Developments

It is the policy of the Council to ensure that all new residential development within the County is of high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).

Policy H8 Residential Densities

It is the policy of the Council to promote higher residential densities at appropriate locations and to ensure that the density of new residential development is appropriate to its location and surrounding context.

Policy H9 Residential Building Heights

It is the policy of the Council to support varied building heights across residential and mixed use areas in South Dublin County.

Policy H10 Mix of Dwelling Types

It is the policy of the Council to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the provisions of the Interim South Dublin County Council Housing Strategy 2016-2022.

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Section 2.3.0 Quality of Residential Development

Policy H11 Residential Design and Layout

It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

Policy H12 Public Open Space

It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

Policy H13 Private and Semi-Private Open Space

It is the policy of the Council to ensure that all dwellings have access to high quality private open space (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.

Policy H14 Internal Residential Accommodation

It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long term needs of a variety of household types and sizes.

Policy H15 Privacy and Security

It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

Policy H17 – Residential Consolidation

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

H17 Objective 2: To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

Section 3.13.0 Open Space Management & Use

Policy C12 Open Space

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It is the policy of the Council that a hierarchical network of high quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management.

Policy UC6 Building Heights

It is the policy of the Council to support varied building heights across town, district, village and local centres and regeneration areas in South Dublin County.

Section 6.3.0 Walking and Cycling

Policy TM3 Walking and Cycling

Section 6.4.3 Road and Street Design

Policy H12

It is the policy of Council to ensure that streets and roads within the County are designed to balance the needs of place and movement, to provide a safe traffic-calmed street environment, particularly in sensitive areas and where vulnerable users are present.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.

Section 8.0 Green Infrastructure

Policy G1 Overarching

Policy G1 Green Infrastructure Network

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Policy G3 Watercourses Network

Policy G4 Public Open Space and Landscape Setting

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

HCL Policy 1 – Overarching

HCL Policy 2 - Archaeological Heritage

HCL Policy 3 - Protected Structures

HCL Policy 4 Architectural Conservation Areas

HCL Policy 5 - Older Buildings, Estates and Streetscapes

Section 5.1.2 Traditional Villages

UC Policy 3 village Centres

Section 10.0 Energy

Policy E4 Energy Performance in New Buildings

Section 11.2.0 Place Making and Urban Design

Section 11.2.1 Design Statements

Section 11.2.2 Masterplans

Table 11.17: Masterplan Considerations

Section 11.2.7 Building Height

Section 11.3.1 Residential

- (i) Mix of Dwelling Types*
- (i) Residential Density*
- (ii) Public Open Space/Children's Play*
- (iii) Dwelling Standards*
- (iv) Privacy*
- (v) Dual Aspect*
- (vi) Access Cores and Communal Areas*
- (vii) Clothes Drying Facilities*

Table 11.21: Minimum Space Standards for Apartments

Section 11.3.2 Residential Consolidation

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Section 11.3.2 (i) Infill Sites

Development on Infill sites should meet the following criteria:

- *Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.*
- *A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.*
- *Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.*
- *Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).*

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.24: Maximum Parking Rates (Residential Development)

Section 11.4.3 Car Parking for Electric Vehicles

Section 11.4.4 Car Parking Design and Layout

Section 11.4.5 Traffic and Transport Assessments

11.5.1 – Archaeological Heritage

11.5.2 – Protected Structures

11.5.3 – Architectural Conservation Areas

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

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Relevant Government Guidelines

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

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

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, 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).

Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

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

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,
- Impact on Built Heritage/ ACA,
- Visual Impact and Residential Amenity,
- Access and Parking,
- Services and Drainage,
- Environmental Health
- Part V
- Heritage
- Archaeology
- Screening for Appropriate Assessment.

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Zoning and Council Policy

The site is located in an area which is zoned 'VC' 'To protect, improve and provide for the future development of Village Centres.' 'Residential' is permitted in principle.

The Village Centre zoning will support the protection and conservation of the special character of the traditional villages and provide for enhanced retail and retail services, tourism, residential, commercial, cultural and other uses that are appropriate to the village context.

The development of the dwellings is permitted in principle subject to its accordance with the relevant provisions in the South Dublin County Development Plan 2016-2022 with specific reference to Section 11.3.1 Residential including 11.3.2 (i) 'infill sites'.

Impact on Built Heritage/ACA

The site is located within the Lucan Village Architectural Conservation Area (ACA) and close to (but not immediately beside) a Protected Structure (RPS 067) - Ard Garon, Dispensary Lane, Lucan: Semi-detached Three-Bay Two-Storey Clerical Dwelling.

- Policy HCL4: *It is the policy of the Council to preserve and enhance the historic character and visual setting of Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of such areas.*
- Policy UC3 Objective 1: *To protect and conserve the special character of the historic core of the traditional villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of the villages informs the design approach to new development and renewal, in particular in Architectural Conservation Areas (ACAs).*

The Architectural Conservation Officer has stated:

"I can confirm that the existing single-storey house to be demolished is of no architectural value, however the proposed 3 houses which are 3-storey are located in a site to the rear of a Protected Structure (Muintir na Tire, RPS Ref. 067) and is located within the Architectural Conservation Area of Lucan Village. The proposed 3-storey dwellings exceed the roof line of the protected structures located along Dispensary Lane facing the Village Green. The Lucan Methodist Church is located on the corner of Dispensary Lane and the site of the church is runs adjacent to the proposed development site.

I have concerns about the visual impact of the proposed 3-storey houses at this location in proximity to Protected Structures and within Lucan ACA. The height exceeds the building type in this area and the design does not reflect the building type or material type found in the village or building stock within the area. Although contemporary design within an ACA would be considered in principle, however the design needs to sit sensitively within the site and overall site context. Any new build proposed within an ACA that is replacing an existing building needs to be of greater architectural quality and should add architectural character to the ACA.

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An architectural impact assessment has not been submitted as part of the application and there are no photomontages showing how the proposed development will be viewed at this location in order to assess the overall visual impacts on the Protected Structures or within the ACA. There are a number of policies in the County Development Plan 2016-2022 relating to developments within ACAs that should have been considered and addressed.

Recommendation

It is considered that the height, form and overall design of the proposed development fails to sit sensitively at this location. No regard has been shown as to the suitable type of proposal at this location in such close proximity to Protected Structures and within an Architectural Conservation Area. Due to the height of the proposed houses, the 3-storey roofline will exceed the ridge line of Muintir na Tire and adjoining protected structure along Dispensary Lane, thereby causing a visual impact. It is felt that CDP policies have not been considered and there is no architectural impact assessment or design rationale provided which is advised when proposing a new development within an ACA. It is therefore considered that the proposed development has had no due regard to the site context and its location within an Architectural Conservation Area.”

The applicant is requested to address the above via **additional information**.

Visual Impact and Residential Amenity

The site is located on a backstreet and is not located centrally within Lucan Village or the Architectural Conservation Area. The protection of the character of the Architectural Conservation Area is core to the development considerations and has been discussed above.

- Policy UC3 Objective 2: *To promote design standards and densities in traditional village centres, that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale and external finishes.*

The applicant has provided no analysis of the site in terms of density.

Section 11.3.2 (i) infill sites:

This requires the following to be met:

- guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.
 - *Paragraph 5.9(i) of the 2009 guidance states “In residential areas whose character is established by their density or architectural form, a balance has to be struck between the reasonable protection of the amenities and privacy of adjoining dwellings, the protection of established character and the need to*

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provide residential infill... The design approach should be based on a recognition of the need to protect the amenities of directly adjoining neighbours and the general character of the area and its amenities, i.e., views, architectural quality, civic design etc.” Matters of amenity are discussed below, but it is not evident that the current proposal protects the amenities of the adjacent occupiers in this instance. The applicant has not provided an assessment in accordance with the Urban Design Manual. The design does not take account of the character of the area.

- A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.
 - The proposed development does not reflect the surrounding area in terms of roof form. The proposed dwellings are 2 storey, with a side gable profile and front facing dormer window, however, they would have a significant pitch and would be taller than the existing adjacent structures – the applicant refers to the dwellings as 3 storey. It is noted that there is a health centre to the east, however, it is not apparent what the use of the site to the west is.
 - Contemporary design is permissible (refer to corner sites policy/objectives/standards within the County Development Plan) however the proposed elevations are not considered to be contemporary. It is not apparent any analysis of the sites constraints has been undertaken.
 - In summary, the scale, massing and design of the proposal does integrate with the character of the area. No analysis of the density of the surrounding area has been provided.

- Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.
 - Boundary wall and hedgerow would be removed, as would trees. Not evident that any boundary treatment would remain. The Parks and Public Realm department has advised that the vegetation on site is low value. Notwithstanding this, the site is within an ACA and the interface with the street should be addressed.

- Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).

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- Proposed height is not in keeping and no transition has been provided.
- Subject to appropriate safeguards to protect residential amenity, reduced open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops.
 - 3 x 3bed houses would be provided, requiring 60sq.m private amenity space each. The proposed development would provide the required amenity space according to the submitted schedule
 - The roads department has expressed concerns regarding the car parking in terms of layout but not quantum
- Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking account of the structure's contribution to the visual setting or built heritage of the area.
 - The Architectural Conservation Officer has stated that the single storey dwelling is of no architectural value. There is therefore no objection to the principle of its removal and replacement with new dwelling(s)

The Planning Authority has concerns regarding the height and design of the proposal, as well as its contribution to the Architectural Conservation Area. The applicant has not undertaken a site analysis and has not provided the required information in accordance with 11.3.2 (i) infill sites. However, there is no objection to the principle of the proposal, and it is considered that the applicant should be afforded the opportunity to address the concerns raised via additional information.

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Internal Accommodation

House Type	Total floor area (110sq.m min)*	Room	Floor Area provided	Floor Area Required	Min room width	Room width provided	Aggregate area required	Aggregate area provided
House 1 – 3bed	131.5sq.m	Kitchen	18.3sq.m	-	-	-	37sq.m	37.6sq.m
		Living	19.3sq.m	15sq.m	3.8m	3.9m		
		Bed1	12.9sq.m	11.4sq.m	2.8m	3m	36sq.m	53.8sq.m
		Bed2	13.5sq.m	11.4sq.m	2.8m	3m		
		Bed3	27.4sq.m	13sq.m	2.8m	2.4m		
		Store	7.89sq.m	6sq.m	-	-	-	-
House 2 – 3bed	131.5sq.m	Kitchen	18.3sq.m	-	-	-	37sq.m	37.6sq.m
		Living	19.3sq.m	15sq.m	3.8m	3.9m		
		Bed1	12.9sq.m	11.4sq.m	2.8m	3m	36sq.m	53.8sq.m
		Bed2	13.5sq.m	11.4sq.m	2.8m	3m		
		Bed3	27.4sq.m	13sq.m	2.8m	2.4m		
		Store	7.89sq.m	6sq.m	-	-	-	-
House 3 – 3bed	131.5sq.m	Kitchen	18.3sq.m	-	-	-	37sq.m	37.6sq.m
		Living	19.3sq.m	15sq.m	3.8m	3.9m		
		Bed1	12.9sq.m	11.4sq.m	2.8m	3m	36sq.m	53.8sq.m
		Bed2	13.5sq.m	11.4sq.m	2.8m	3m		
		Bed3	27.4sq.m	13sq.m	2.8m	2.4m		
		Store	7.89sq.m	6sq.m	-	-	-	-

* in accordance with Quality Housing for Sustainable Communities requirements for a 3bed 6person 3storey dwelling

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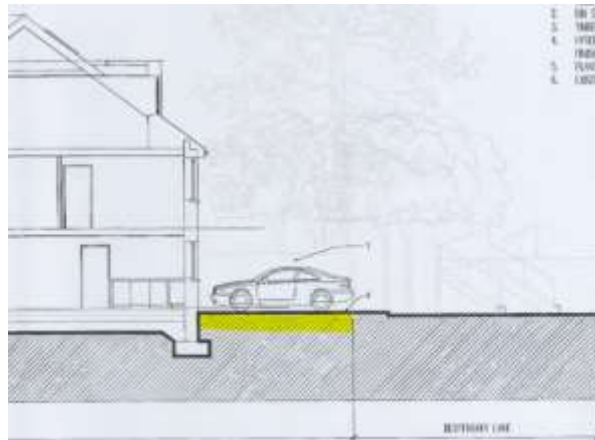
The proposal is generally in keeping with the required standards; however, it is noted that the proposed master bedroom width is non-compliant in instances. The applicant is requested to address the bedroom width via **additional information**.

Access and Parking

The report from the Roads Department states:

Access & Roads Layout:

- 1. Insufficient space has been allocated for car park spaces. Minimum distance of 6m is required from building line to public footpath.*



- 2. At the area to the front it is proposed that 6no. new carpark spaces are provided. While the quantum satisfies the parking requirement, the geometry of the proposed arrangement is a concern.*
 - a. The development is located on a bend. Any cars reversing from their driveway could pose a potential risk to road users.*
 - b. There would be a potential risk to footpath users from the proposed 6 berth carpark which would be located adjacent to the footpath; with drivers reversing onto the public footpath in most instances. This risk would increase if drivers had not good visibility of oncoming pedestrian & vehicular traffic.*

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Additional information has been requested.

Services and Drainage

SDCC Water Services states no objections subject to **conditions** in the event of grant of permission relating to surface water layout draining and SUDs features.

A report received from Irish Water requests **additional information**.

Environmental Health

There are no objections from the EHO, subject to conditions.

Part V

It is noted that there is a current application for a Certificate of Exemption in relation to social housing.

Heritage

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The Heritage Officer has stated “*Lucan village is a known location for bats so I would request a bat survey please. This would be to survey and assess the building and outhouses that are proposed for demolition and to undertake a bat activity survey on the site*”. **Additional information** is therefore requested.

Archaeology

It is noted that the site is located within a zone of archaeological potential. The applicant is requested to set out how this has been taken into consideration as part of the proposal. This should be supported by the required impact assessments undertaken by suitably qualified persons. **Additional information.**

Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Environmental Impact Assessment

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

Other Considerations

Development Contributions

3 dwellings – 394.5sq.m

SEA Monitoring

Building Use Type Proposed new dwellings

Floor Area (sq.m) 394.5sq.m

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.0569

Conclusion

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Having regard to the provisions of the South Dublin County Council Development Plan, the design of the proposal and the information submitted with the application, it is considered that additional information is required to ensure the proposed development would not seriously injure the amenities of the ACA or property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

Request additional information.

Additional information requested: 20 April 2022

Additional information received: 7 September 2022

Consultations:

Water Services: No objections, subject to conditions.

Roads: No objections subject to conditions.

Irish Water: No objections, subject to conditions.

Conservation Officer: No report received at the time of writing.

South Dublin County Development Plan 2022-2028

Since the additional information request was issued, the South Dublin County Development Plan 2022-2028 has come into effect, as of the 3rd of August 2022. The additional information submitted will be assessed under this Plan.

The following policies and objectives are considered relevant to the proposed development:

Policy CS1: Strategic Development Areas

2.6.1 Land Capacity Study

Land Capacity Sites

Figure 9: Housing Capacity Sites

2.6.5 Core Strategy – 2022-2028 Development Plan

2.6.6 Housing Strategy

2.7 Settlement Strategy

Policy CS3 Promote and facilitate housing and population growth in accordance with the overarching Core Strategy to meet the needs of current and future citizens of South Dublin County.

CS3 Objective 6: To ensure the phased development of new housing areas in tandem with the delivery of physical and social infrastructure provision as identified within Local Area Plans or as informed by assessments carried out by the Planning Authority.

Policy CS6: Settlement Strategy - Strategic Planning Principles

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Policy NCBH1: Overarching

NCBH1 Objective 1

Policy NCBH2: Biodiversity

Policy NCBH3: Natura 2000 Sites

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

Policy NCBH11: Tree Preservation Orders and Other Tree / Hedgerow Protections

Policy NCB12: Geological Sites

Policy NCBH13: Archaeological Heritage

Policy NCBH14: Landscapes

Policy NCBH19: Protected Structures

Policy NCBH20: Architectural Conservation Areas

Policy GI1: Overarching

Policy GI2: Biodiversity

Policy GI3: Sustainable Water Management

Policy GI4: Sustainable Drainage Systems

Policy QDP2: Overarching - Successful and Sustainable Neighbourhoods

Policy QDP3: Neighbourhood Context

Policy QDP7: High Quality Design – Development General

Policy QDP7: High Quality Design – Street Frontage

Policy QDP7: High Quality Design – Adaptability and Inclusivity

Policy QDP8: High Quality Design – Building Height and Density Guide (BHDG)

Policy QDP9: High Quality Design - Building Height and Density

Policy QDP11: Materials, Colours and Textures

Policy H7: Residential Design and Layout

Policy H8: Public Open Space

Policy H9: Private and Semi-Private Open Space

Policy H10: Internal Residential Accommodation

Policy H11: Privacy and Security

H11 Objective 3:

To ensure that private open spaces, where it consists of gardens, are enclosed within perimeter blocks behind the building line and that they are subdivided by suitably robust boundary treatments of a sufficient height and composition to provide adequate privacy and security. In limited circumstances, some discretion may be provided for where the configuration of the space can provide for private and secure space, to a high quality, elsewhere on the site than behind the building line.

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Policy H12: Steep or Varying Topography Sites

Policy H13: Residential Consolidation

Promote and support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H13 Objective 5:

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

Policy SM7: Car Parking and EV Charging

Policy COS5: Parks and Public Open Space – Overarching

COS5 Objective 7:

To require at the sole discretion of the Planning Authority a pro rata contribution in lieu of provision of public open space where, due to the small size, configuration or location of a particular development or on sites with less than three units it is not possible to provide functional public open space on site.

Policy E3: Energy Performance in Existing and New Buildings

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

11.3.1 Riparian Corridors

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.3.5 Landscape Character Assessment

Table 12.17: Landscape Character Types

12.4.2 Green Infrastructure and Development Management

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.5.3 Density and Building Heights

12.5.4 Public Realm: (At the Site Level)

12.6.1 Mix of Dwelling Types

12.6.3 Unit Tenure

12.6.7 Residential Standards

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12.6.8 Residential Consolidation

12.6.10 Public Open Space

12.7.1 Bicycle Parking / Storage Standards

12.7.2 Traffic and Transport Assessments

12.7.4 Car Parking Standards

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

12.8.4 Early Childhood Care and Education Facilities

12.10.1 Energy Performance in New Buildings

12.11.1 Water Management

12.11.3 Waste Management

12.11.4 Environmental Hazard Management

CDP Maps: Zoned VC' To protect, improve and provide for the future development of Village Centres. Residential is permitted in principle ACA – Lucan Village, Riparian Corridor, Bird Hazards, conical surface (Casement), Outer Horizontal Surface (Dublin), Inner Horizontal Surface (Weston), Record of Monuments and Places, Flood Zone B (Part).

The key policies and objectives relevant to the proposed development are assessed as follows:

Housing and Architectural Policies

There are no significant changes to the assessment of the proposed development as a result of the new policies within the CDP.

Riparian Corridor

Below sets out the requirements for Riparian Corridors:

Policy GI3: Sustainable Water Management

GI3 Objective 1:

To ensure that hydromorphological assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors identified as part of this Development Plan.

GI3 Objective 2:

To require development proposals that are within riparian corridors to demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology.

12.4.3 The riparian corridors of the County include rivers, streams and other watercourses and are important for water quality as well as providing green infrastructure and biodiversity links, see sections 4.2.2 and 11.3.1 for policy and objectives. Development within or affecting riparian corridors will be required to:

- Ensure that hydromorphological assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors

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identified as part of this Development Plan;

- Demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology;
- Promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along all watercourses within any development site. This is a minimum and should be considered in light of the bullet points above;
- Uncover existing culverts where appropriate and in accordance with relevant river catchment proposals, restore the watercourse to acceptable ecological standards for biodiversity wherever possible, improving habitat connection and strengthening the County's GI network.

The site is located entirely within a Riparian Corridor. As such the applicant is required to undertake a **hydromorphological assessment**. There are three stages to this:

- Stage 1 Screening – identifies whether the site is within a corridor. This has already been determined; therefore, the applicant is required to undertake stages 2 and 3.
 - Stage 2 Scoping - The scoping stage considers the pressures that have the potential to directly or indirectly affect hydromorphology. The assessment of pressures should identify driver, pressure, state, impact and response. A Stage 2 assessment is to include a qualitative assessment of the likely positive and negative impacts of the development on existing pressures. The morphological pressures relevant to the proposed development should be identified and should also consider the development phase (i.e., construction, operation/maintenance, demolition). Pressures that should be considered are listed in the Water Information System for Europe (WISE). The effect (positive/neutral/negative), duration and significance are to be considered. If the planning authority is satisfied that there is no potential risk of adverse impacts to the hydromorphology of the subject reach from the proposed development, the process can conclude at Stage 2. However, where there are likely negative impacts the assessment process will progress to Stage 3 Detailed Assessment to quantify the potential impact to the reach hydromorphology.
- Stage 3 Detailed Assessment - Stage 3 Detailed Assessment is undertaken to quantitatively assess the impact of the proposed development and any mitigation measures required. This will typically involve site walkover using River Hydromorphology Assessment Technique (RHAT). RHAT method was developed for WFD classification, but it also has other applications including assessing morphological pressures at a site or reach scale. The RHAT can be used as a tool to determine remedial/restoration work required to improve the river habitat as well as determine deviation from a "Natural" form. It can also be used to assess conditions before and after such works are carried out. The stage 3 assessment must be undertaken by a suitably qualified person (e.g., hydrologist or geomorphologist) that will identify whether RHAT

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will be required, given the characteristics of the proposed development. Attributes considered as part of a RHAT survey are listed below:

- (1) Channel form and flow types
- (2) Channel vegetation
- (3) Substrate condition
- (4) Barriers to continuity
- (5) Bank structure & stability
- (6) Bank vegetation
- (7) Riparian land use
- (8) Floodplain connectivity

The RHAT concludes by defining a WFD Hydromorphological Status (i.e., Bad, Poor, Moderate, Good, High). This stage takes into consideration mitigation measures and is an iterative process whereby a mitigation measure can be assessed to determine the most appropriate for the proposed development. The potential impact of the proposed development should be assessed and considered in sufficient detail to define the likely Hydromorphological Status post development. A proposed development will be accepted if post-mitigation there is no adverse change in hydromorphological Status (i.e., from Good to Moderate) of any reach directly or indirectly impacted by the proposed development.

It is noted that this requirement has been introduced by the new CDP. Nonetheless, the applicant is requested to address it via **clarification of additional information**.

Green Infrastructure

The subject site is located on the edge of a Strategic GI Corridor, as identified on Figure 4.4: Green Infrastructure Strategy Map of the 2022-2028 CDP.

Strategic Corridor 4:

The River Liffey traverses the northern boundary of the County and is a GI corridor of regional importance. It provides a 'green lung' for Dublin City / County and is a key element of the wider regional GI network, running from its origins in the Wicklow Mountains through the plains of County Kildare and through County Dublin into Dublin City Centre where it enters the sea.

Sections of the River Liffey are designated as proposed Natural Heritage Areas, while the portion within South Dublin County and Fingal County is also subject to a Special Amenity Area Order. These designations reflect the variety of habitats and protected species supported by the River Liffey.

The majestic open parkland setting of sections of the River Liffey Valley provide opportunities to strengthen the visual and landscape amenity value of the valley and create appropriately

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designed pedestrian and cycle routes that can traverse the County and link with amenities in adjoining counties.

Under section 12.4.2, the CDP states that 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, The development should, at a minimum, protect any existing GI assets and enhance same.

As stated, the proposal is located within a GI corridor. As such, the applicant is requested to provide a GI assessment / plan in line with the CDP via clarification of additional information, to ensure compliance with Policy Objectives GI1 Objective 4, GI4 Objective 1, GI2 Objective 4 and Section 12.4.2 of the CDP 2022-2028.

Green Space Factor

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, this applies to all development comprising 2 or more residential units and any development with a floor area in excess of 500 sq.m.

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.

The applicant is requested to provide GSF in accordance with 12.4.2 of the CDP and GI5 Objective 4) via **clarification of additional information.**

Public Open Space

In accordance with 7.2.15 of the LAP, Public Open Space shall be provided in line with the requirements of the County Development Plan.

Section 8.7.3 of the Development Plan requires an overall standard of 2.4ha per 1,000 people. The Development Plan 2022-2028 requires a minimum of 10% Public Open Space for VC lands to be provided on site. It is considered that 10% of the VC area is required to be provided within the VC lands. In terms of the overall standard of 2.4 Ha of open space per 1,000 Population, this proposal would provide:

3 dwelling of 3+ beds.

COS5 Objective 6:

To require that public open space calculations be based on an occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.

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3 x 3.5 = **10.5** people

Overall Standard	2.4 Ha per 1,000 Population
	0.0024ha per person
10.5 * 0.0024	0.025 ha

The total open space requirement to meet the overall standard of the Development Plan is 0.03ha (300sq.m), i.e., 10% (0.0057ha) and 0.025ha.

The site plan does not indicate any POS.

In accordance with 12.6.8 'Residential Consolidation'

"Subject to appropriate safeguards to protect residential amenity, reduced public open space and car parking standards may be considered for infill development, dwelling sub-division, or where the development is intended for a specific group such as older people or students. Public open space provision will be examined in the context of the quality and quantum of private open space and the proximity of a public park. Courtyard type development for independent living in relation to housing for older people is promoted at appropriate locations. Car parking will be examined in the context of public transport provision and the proximity of services and facilities, such as shops;"

While a contribution in lieu of public open space provision can be considered at the Planning Authority's discretion, under COS5 Objective 7 of the CDP, in this instance in consideration of the minimal quantum that would be owed and to the adequate provision close to the site in terms of Sarsfield Park, the River Liffey and other significant green infrastructure, a contribution will not be sought.

Assessment:

Item 1:

The Planning Authority maintains concerns in relation to the proposed design response and the associated impact on both the existing Architectural Conservation Area (ACA) and the neighbouring Protected Structures. In particular, it is considered that the height, form and overall design of the proposed development fails to sit sensitively at this location. Accordingly, the applicant is requested to address the following;

i. A site analysis that addresses the scale, density, siting and layout of new development taking account of the local context. It should be noted while a contemporary design within an ACA may be acceptable, new development must integrate with the surrounding built form, and the proposed design must sit it sensitively within the site and overall site context. Note: A revised design is required to respond to the concerns of the Planning Authority;

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- ii. A rational and justification for the proposed density. The applicant should justify how the subject application can be considered acceptable in this regard, given the historic village context. If necessary, the density of the proposed development should be reduced;
- iii. Submit and Architectural Impact Assessment;
- iv. Submit photomontages showing the overall visual impacts on the neighbouring Protected Structures and the ACA;
- v. Details of boundary treatments and how they respond to the historic context;
- vi. A schedule of accommodation that indicates all of the required standards, including room widths, are met.

Applicant's response:

In respect of (i) and (ii), a site analysis has been provided, based upon the amended proposal. Justification for density set out in this.

Scale – overall height has been reduced, as has visual impact of roof. Overall scale is similar to those in the immediate vicinity of the site.

Density – current density is 17dph – proposal will result in 53dph. Site is located within 'metropolitan consolidation town,' which is suitable for higher density.

Layout – 3 houses, semi pair and single detached, all have side access to allow bin storage to rear. Layout allows offroad parking

Siting – indicated in photomontages – two contrasting aspects, depending on approach (iii) and (iv) – Architectural impact assessment provided

(v) details of boundary treatments provided - No boundary treatment to south. Pavement will be dished. Pavement and parking areas will be designated by different surface finishes and treatments. West boundary wall is in good condition, this will be retained. East wall is also good condition and will be retained. Treatment of the rear boundary wall will be as set out in the Archaeological Desktop Assessment.

(vi) schedule of accommodation provided.

Assessment:

The applicant has provided a revised design for the proposed development, which would incorporate a reduction in building height, amended fenestration detailing and the introduction of face brick. The applicant has also submitted verified views and photomontages illustrating the viability and associated impact of the proposed development on the receiving environment. It is noted that a report was received from the Architectural Conservation Officer, which has raised concerns with the proposed development and its associated visual impact.

Having regard to the revised design, it is considered that the applicant has significantly improved the overall design. The submitted views demonstrate the proposed development would be visible from a number of areas within the immediate vicinity of the application site, however it is considered that visibility is not analogous to visual impact. The revised, two storey houses are not considered to visually dominate any of the surrounding protected structures or the wider conservation area, which includes a broad mix of building typologies and heights.

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In relation to the material choices, the Planning Authority supports the proposed use of brick, which is a durable material that will not degrade with age. Furthermore, while render is common within the village centre, a significant number of buildings utilise brick. The use of vertically orientated windows, with deep reveals is considered to be an effective design response. The concern of the Conservation Officer in relation to blank side elevations are noted and it is considered that a revised brick detailing along this elevation, would mitigate any potential impact. It is therefore recommended that should the application be approved; a **condition** be imposed requiring the materials and finishes as well as the treatment of the side elevations be agreed in writing with the Planning Authority.

Accordingly, it is considered that the proposed development is not deemed visually injurious to the area and has adopted a sympathetic design approach and therefore, is considered acceptable.

Item 2:

Roads.

The applicant is requested to provide:

1. A visibility splay drawing demonstrating visibility in both directions.
2. An AutoTRAK drawing demonstrating access and egress to site.
3. A revised drawing showing 6m clearance from building line to public footpath.

Applicant's response:

Traffic report provided.

Assessment:

The Roads Department have raised no objections to the proposed development subject to conditions.

Item 3:

a. Water

- i. The applicant is requested to submit a revised drawing showing an individual foul drain connection from each house to the public foul sewer as per Irish Water Standards.
- ii. The applicant is requested to submit a Pre-connection Enquiry to Irish Water regarding proposed development.
- iii. The applicant is requested to obtain a letter of confirmation of feasibility from Irish Water and submit same to the Planning Authority.

b. Foul

- iv. The applicant is requested to submit a Pre-connection Enquiry to Irish Water regarding proposed development and obtain a letter of confirmation of feasibility from Irish Water and submit same to the Planning Authority.

Applicant's response:

a (i) – revised drainage drawing should show individual foul drain connection for each house to

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public sewer

(ii) – copy of PCE provided

(iii) copy of letter of confirmation of feasibility provided

b (iv) – copy of PCE provided

Assessment:

Irish Water has raised no objections, subject to conditions.

Item 4:

Archaeology.

It is noted that the site is located within a zone of archaeological potential and Record of Monuments and Places (017-019). The applicant is requested to set out how this has been taken into consideration as part of the proposal. This should be supported by any necessary assessments undertaken by suitably qualified persons.

Applicant's response:

Desktop assessment provided.

Assessment:

Standard conditions are recommended in the event of grant.

Item 5:

The applicant is requested to submit a bat survey, undertaken by a suitably qualified professional. This should assess the building and outhouses that are proposed for demolition. A bat activity survey on the site should also be undertaken.

Applicant's response:

Bat survey provided.

Assessment:

The Heritage Officer has confirmed that the bat survey as provided is acceptable subject to conditions in the event of a grant of permission.

Other:

Noted that a certificate of exemption was granted for 3 houses on 3 May 2022.

Development Contributions

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Development Contributions Assessment Overall Quantum

Proposed Dwellings: 394.5sq.m

Assessable Area: 394.5sq.m

Planning Reference Number	SD22A/0066
Summary of permission granted & relevant notes:	3 dwellings
Are any exemptions applicable?	No
If yes, please specify:	
Is development commercial or residential?	Residential
Standard rate applicable to development:	104.49
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€104.49
Area of Development (m2)	394.5
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	394.5
Total development contribution due	€41,221.31

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 394.5sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0569 ha (stated)

Conclusion

Having regard to the 'VC' zoning objective of the site, and the nature and scale of the proposed

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development, it is considered that **clarification of additional** information should be requested to address matters imposed by the new CDP.

Recommendation

Request clarification of additional information.

Clarification of additional information requested: 4 October 2022

Extension Order: until 30/01/2023

Clarification of additional information received: 23 November 2022

Consultations:

Roads: No objections.

Parks: No objections.

Water Services: No objections, subject to conditions.

Irish Water: No objections, subject to conditions.

Assessment:

Item 1:

The site is located entirely within a Riparian Corridor. As such the applicant is required to undertake a hydromorphological assessment. The identification of the site within the corridor represents stage 1 of the assessment. The applicant is requested to undertake a Stage 2 'Scoping' assessment and, if relevant, a Stage 3 'Detailed Assessment'.

The requirements for a Stage 2 assessment are as follows:

- The scoping stage considers the pressures that have the potential to directly or indirectly affect hydromorphology. The assessment of pressures should identify driver, pressure, state, impact and response. A Stage 2 assessment is to include a qualitative assessment of the likely positive and negative impacts of the development on existing pressures. The morphological pressures relevant to the proposed development should be identified and should also consider the development phase (i.e., construction, operation/maintenance, demolition). Pressures that should be considered are listed in the Water Information System for Europe (WISE). The effect (positive/neutral/negative), duration and significance are to be considered. If the planning authority is satisfied that there is no potential risk of adverse impacts to the hydromorphology of the subject reach from the proposed development, the process can conclude at Stage 2. However, where there are likely negative impacts the assessment process will progress to Stage 3 Detailed Assessment to quantify the potential impact to the reach hydromorphology.

The requirements for a Stage 3 assessment are as follows:

- Stage 3 Detailed Assessment is undertaken to quantitatively assess the impact of the proposed

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development and any mitigation measures required. This will typically involve site walkover using River Hydromorphology Assessment Technique (RHAT). RHAT method was developed for WFD classification, but it also has other applications including assessing morphological pressures at a site or reach scale. The RHAT can be used as a tool to determine remedial/restoration work required to improve the river habitat as well as determine deviation from a "Natural" form. It can also be used to assess conditions before and after such works are carried out. The stage 3 assessment must be undertaken by a suitably qualified person (e.g., hydrologist or geomorphologist) that will identify whether RHAT will be required, given the characteristics of the proposed development. Attributes considered as part of a RHAT survey are listed below:

- (1) Channel form and flow types
- (2) Channel vegetation
- (3) Substrate condition
- (4) Barriers to continuity
- (5) Bank structure & stability
- (6) Bank vegetation
- (7) Riparian land use
- (8) Floodplain connectivity

The RHAT concludes by defining a WFD Hydromorphological Status (i.e., Bad, Poor, Moderate, Good, High). This stage takes into consideration mitigation measures and is an iterative process whereby a mitigation measure can be assessed to determine the most appropriate for the proposed development. The potential impact of the proposed development should be assessed and considered in sufficient detail to define the likely Hydromorphological Status post development. A proposed development will be accepted if post-mitigation there is no adverse change in hydromorphological Status (i.e., from Good to Moderate) of any reach directly or indirectly impacted by the proposed development.

Applicant's response:

Stage 2 assessment was undertaken, and it was determined that a stage 3 assessment was not required.

Assessment:

The submitted assessment is considered acceptable, given the characteristics of the site and the conclusion that there will be no impact on the hydromorphology of the designated riparian corridor. No mitigation measures are proposed or necessary. The Planning Authority accepts the finding and recommendations of the report submitted.

Item 2:

In accordance with the CDP 2022-2028, all development proposals shall be accompanied by a

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Green Infrastructure Plan, which will normally be submitted as part of the suite of Landscape Plans that are required for a development. Plans shall include the following:

- Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County;
- Site survey and analysis, identifying existing GI Infrastructure and key assets within the site;
- Indicate how the development proposals link to and enhance the wider GI Network of the County;
- Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site;
- Proposals for identification and control of invasive species.

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.
- Increased planting to the front of the dwelling

The applicant is requested to submit a Green Infrastructure Plan in accordance with the above. The applicant should note that the site is within Strategic Corridor 4: Liffey Valley Corridor and any submission should reflect this

Applicant's response:

Landscape masterplan and planting schedule prepared.

Assessment:

The submitted details are noted. A condition is recommended in the event of grant.

Item 3:

The applicant is requested to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirement based on best international standards and the unique features of the County's GI network. Compliance should be demonstrated through the submission of a Green Space Factor (GSF) Worksheet.

Applicant's response:

The required GSF score could not be met.

Assessment

The required score is 0.5. The applicant states the score for the site is 0.2. Whilst it is regrettable that the applicant can't achieve the minimum score of 0.5, it is noted that in certain instances, on smaller sites an applicant can't meet the minimum standard. In this case, it is not considered reasonable to refuse the subject application on these grounds.

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Item 4:

The applicant should note that Further Information was requested on 20 April 2022. Any response to this Further Information must be received by the Planning Authority within 6 months of this date. The applicant is advised that, under Article 33(3) of the Planning and Development Regulations, the Planning Authority may agree to an additional period, not exceeding 3 months, to respond to the request for Further Information. The applicant should note that any such request should be made prior to the submission of details in accordance with this Clarification of Further Information request.

Applicant's response:

Copy of extension order provided.

Assessment

Extension order is noted.

Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Environmental Impact Assessment

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

Other:

Noted that a certificate of exemption was granted for 3 houses on 3 May 2022.

Noted that there is an error in the section submitted at FI stage. Condition recommended seeking compliance with the revised detail.

Development Contributions

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Development Contributions Assessment Overall Quantum

Proposed Dwellings: 394.5sq.m

Assessable Area: 394.5sq.m

Planning Reference Number	SD22A/0066
Summary of permission granted & relevant notes:	3 dwellings
Are any exemptions applicable?	No
If yes, please specify:	
Is development commercial or residential?	Residential
Standard rate applicable to development:	104.49
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€104.49
Area of Development (m2)	394.5
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	394.5
Total development contribution due	€41,221.31

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 394.5sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0569 ha (stated)

Conclusion

Having regard to the 'VC' zoning objective of the site, and the nature and scale of the proposed

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development, it is considered that, subject to conditions, the proposed development is acceptable and in keeping with the sustainable planning and development of the area.

Recommendation

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

FIRST SCHEDULE

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

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 7 September 2022, Clarification of Further Information received on 23 November 2022. save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments-
 - (a) Site section / contiguous elevation, which indicate dormer to the rear in line with the elevations and floorplans.
 - (b) A plan indicating a GSF score of minimum 0.5, unless otherwise agreed in writing.REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. Materials and Finishes

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Prior to the commencement of development, the applicant shall submit materials and finishes for the written agreement of the Planning Authority. This shall include revised treatment for the side elevations.

REASON: in the interests of visual amenity.

4. Roads.

1. Prior to the commencement of development, the applicant shall submit a front elevation drawing indicating a kerbed footpath at the main road except for locations where the perpendicular parking spaces occur; here the footpath to be dished.

2. The footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

4. Boundary walls 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.

5. Any gates shall open inwards and not out over the public domain.

REASON: In the interest of pedestrian safety.

5. Mitigation Measures

The mitigation measures and commitments identified in the Archaeological Desktop Assessment and Bat Survey and other plans and particulars submitted with the planning application, as amended by the additional information and clarification of additional information received, shall be implemented in full by the developer, except as otherwise may be required in order to comply with other conditions.

REASON: In the interest of the protection of the environment.

6. Irish Water Connection Agreement.

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

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

7. Drainage - Irish Water.

(a) The applicant shall include additional SuDS (Sustainable Drainage Systems) such as water butts or other SuDS.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(c) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

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8. Environmental Health.

1. The management of all construction and demolition waste must be carried out in accordance with the Waste Management Act 1996 and Protection of the Environment Act 2003 as amended.

2. No heavy / noisy construction equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

3. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.

4. During the construction / demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.

5. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

6. The applicant shall put in place a pest control contract for the site for the duration of the construction works.

7. Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A).

8. Any connections to the main sewer must be connected so as not to give rise to a public health nuisance.

9. Signage or lighting to be used on site during both construction and the on-going operation of the development must not be intrusive to any light sensitive location including residential properties in close proximity to the development.

10. Clearly audible or impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

REASON: In the interests of public health.

9. Services to be Underground.

All public services to the proposed development, including electrical, information and communications technology (ICT) telephone and street lighting cables and equipment shall be located underground throughout the entire site. There shall also be provision for broadband throughout the site in accordance with the Planning Authority's policy and requirements.

REASON: In the interests of the visual amenities of the area, the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

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10. Restriction on Use and Occupancy.

Each proposed residential unit shall be used and occupied as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, (including short-term letting).

REASON: To prevent unauthorised development.

11. Permission Required for Class 1 & 3 Exemptions.

Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001 as amended, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations and any statutory provision replacing or amending them shall take place within the curtilage of the proposed development without a prior grant of planning permission.

REASON: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwelling, compliance with Development Plan policy, and in order to protect the residential amenity of the area.

12. Street Naming and Dwelling Numbering.

Prior to the commencement of any works on site the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

(i) A dwelling numbering scheme, for the development as approved that is in accordance with the Planning Authority's policy and requirements for such schemes, along with associated proposed signage for the scheme.

The agreed number shall be placed on each house upon completion so as to be clearly legible from the proposed access road or the public realm and shall be erected in a manner to be clearly legible, and in accordance with Planning Authority's requirements.

The applicant, developer, or owner is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required scheme.

REASON: In the interest of the proper planning and sustainable development of the area and compliance with the South Dublin County Council's Development Plan.

13. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €41, 221.31 (forth one thousand, two hundred and twenty one euro and thirty one cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

14. Pursuant to this decision, no development shall be commenced until security for the provision, satisfactory completion and maintenance, to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy), of roads, open spaces, car parks, sewers, watermains, drains and other publicly accessible services required in connection with the development, has been given by:
- (A) Lodgement of a cash deposit of €20, 982.00 (twenty thousand nine hundred and eighty two euros) (amount will be updated at the date of commencement of development in accordance with changes in the Tender Price Index), to be retained by South Dublin County Council and applied by South Dublin County Council at its absolute discretion, if roads, open spaces, car parks, sewers, watermains, drains and other publicly accessible services required in connection with the development are not duly provided, completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy), or
- (B) By lodgement with South Dublin County Council of an approved Insurance Company Bond or a Bond of any Body approved by the Planning Authority in the sum of €24, 129.00 (twenty four thousand one hundred and twenty nine euros) (amount will be updated at the date of commencement of development in accordance with changes in the Tender Price Index) which shall be kept in force until such time as the roads, open spaces, car parks, sewers, watermains, drains and other public services required in connection with the development are provided , completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Council's Taking in Charge Policy). The bond shall be coupled with an agreement empowering South Dublin County Council to apply such sum or part thereof of said bond to the satisfactory completion of publicly accessible services in the development.

REASON: To ensure that a ready sanction may be available to South Dublin County Council to induce the provision of public services and safeguard amenity in the development.

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REG. REF. SD22A/0066

LOCATION: 'Hillview', Dispensary Lane, Lucan, Co. Dublin, K78K2N1

Colm Hare

**Colm Hare,
Senior Executive Planner**

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

Date: 15/12/22



**Gormla O'Corrain,
Senior Planner**