

# Comhairle Chontae Atha Cliath Theas

**PR/1570/22**

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

**Reg. Reference:** SD22A/0393      **Application Date:** 19-Oct-2022  
**Submission Type:** New Application      **Registration Date:** 19-Oct-2022

**Correspondence Name and Address:** PDC Architectural 12A, Churchfields, Kentstown, Co. Meath.

**Proposed Development:** Construction of a 1.5 storey, 3 bedroom detached, dormer bungalow to rear garden of existing dwelling; site works proposed including modification to shared vehicular entrance and boundary walls to separate new access road to site at rear of existing dwelling; landscaping and associated site works including new soakaway; existing bungalow to front and new proposed dormer bungalow to rear to be separate sites.

**Location:** 11 Esker Cottages, Esker South, Lucan, Co. Dublin.

**Applicant Name:** Danielle Whelan

**Application Type:** Permission

(SW)

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

Site Area: stated as 0.0841

### **Site Description**

The subject site contains a semi-detached bungalow, located within a predominantly residential area. The existing dwelling and surrounding dwellings are situated within long plots. It is apparent that a number of properties in the area have developed second houses to the rear.

### **Proposal**

- Construction of a **1.5 storey, 3 bedroom detached, dormer bungalow** to rear garden of existing dwelling;
- site works proposed including **modification to shared vehicular entrance** and boundary walls to separate new access road to site at rear of existing dwelling;
- landscaping and associated site works including new soakaway; existing bungalow to front and new proposed dormer bungalow to rear to be separate sites.

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### **Zoning**

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

CDP Maps: Outer Horizontal Surface (Dublin), Conical Surface (Casement, Weston), Bird Hazards

SEA Sensitivity Screening – no overlap.

### **Consultations**

Water Services – additional information requested.

Irish Water – additional information requested.

Parks – no objection, subject to conditions.

Roads – additional information requested.

### **Submissions/Observations /Representations**

None.

### **Relevant Planning History**

*Subject site:*

None.

*Adjacent sites:*

SD228/0009 Construction of 4.2 km shared pathways pedestrian and cycle facilities within parklands and quiet streets and traffic calming measures on vehicle carriageway from Grand Canal to Lucan Village; Construction of 4.29km school connections with improved footpaths, cycle facilities, and school zones; Junction amendments to provide safer movement of pedestrians and cyclists; Associated services; Landscaping and Public Realm works

### **Relevant Enforcement History**

None recorded for subject site according to APAS.

### **Pre-Planning Consultation**

None recorded for subject site according to APAS.

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

Chapter 3 Natural, Cultural and Built Heritage

Policy NCBH3 Natura 2000 Sites

NCBH3 Objective 3 (Appropriate Assessment)

Chapter 4 Green Infrastructure

Policy GI1 Overarching

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

Policy GI2 Biodiversity

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

Policy GI4 Sustainable Drainage Systems

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

Chapter 6 Housing

Section 6.8 Residential Consolidation in Urban Areas

Policy H9 Private and Semi-Private Open Space

Policy H11 Privacy and Security

#### H11 Objective 2

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

Policy H13 Residential Consolidation

#### H13 Objective 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 12:

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Implementation and Monitoring.

### H13 Objective 5

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

Chapter 7 Sustainable Movement

Section 7.10 Car Parking

Policy SM7 Car Parking and EV Charging

SM7 Objective 1 Maximum car parking standards

Chapter 10 Energy

Section 10.2 Energy Measures

Policy E3 Energy Performance in Existing and New Buildings

Policy IE1: Overarching Policy

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

Policy IE8: Environmental Quality

Chapter 12 Implementation & Monitoring

Section 12.3 Natural, Cultural and Built Heritage

Section 12.3.1 Appropriate Assessment

Section 12.3.3 Environmental Impact Assessment

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

Section 12.6.7 Residential Standards

(i) Housing

Table 12.20 Minimum Standards for Housing

12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

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Section 12.6.8 Residential Consolidation

(i) Infill Sites

(iii) Backland Development

12.11.1 Water Management

### **Relevant Government Guidelines**

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

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

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

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

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, (2009).

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

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

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Green infrastructure;
- Roads;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

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

The site is located in an area which is zoned 'RES' 'to protect and/or improve residential amenity.'

Residential development is permitted in principle subject to its accordance with the relevant provisions of the County Development Plan with specific reference to Section 12.6.8 'backland development'.

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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;
  - *Proposal is for a single dwelling*
- 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 integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes.
  - *The proposal is similar to the adjacent backland development*
- Larger sites will have more flexibility to define an independent character;
  - *N/A*
- While the minimum standards set will be sought in relation to refurbishment schemes it is recognised that this may not achieve a positive planning outcome, particularly in relation to historic buildings, 'living over the shop' projects, and tight (less than 0.25 Hectares) urban centre infill developments. In order to allow for flexibility, the standards may be assessed on a case-by-case basis and if considered appropriate, reduced in part or a whole, subject to overall design quality in line with the guidelines
  - *N/A*
- Sustainable Urban Housing: Design Standards for New Apartments, 2020;
  - *N/A*
- 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 would be removed to facilitate access, but this is not a significant feature*
- Where the proposed height is greater than that of the surrounding area a transition should be provided (See Chapter 5, Section 5.2.7 of this Chapter and Appendix 10: Building Height and Design Guide);
  - *Height is in keeping with surrounding area*

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- 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;
  - *Sufficient rear amenity space is provided.*
- 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;
  - *N/A*
- All residential consolidation proposals shall be guided by the quantitative performance approaches and recommendations under the 'Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guidelines to Good Practice (BRE 2011) and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' and / or any updated guidance;
  - *Given the height of the proposal and the distance from the residential to the north, the impacts are considered acceptable*
- It should be ensured that residential amenity is not adversely impacted as a result of the proposed development;
  - *Residential amenity would not be adversely impacted in terms of overlooking, overshadowing or overbearing.*
- Delivery of Public Open Space and Contribution in Lieu shall be in accordance with the provisions set out under Section 8.7.4 of Chapter 8: Community Infrastructure and Open Space.
  - *N/A*

The design of development on backland sites should meet the criteria for infill development in addition to the following criteria:

- Be guided by a site analysis process in regard to the scale, siting and layout of development;
  - *No analysis provided but contextual elevations and layout indicate appropriate siting and scale*

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- Avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development in the area;
  - *Backland development has taken place on adjacent sites and proposal would be in keeping with the pattern of development.*
- Demonstrate that there is no undue overlooking, and that overshadowing is assessed having regard to 'Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guidelines to Good Practice (BRE 2011) and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' or any updated guidance;
  - *The proposal would not result in any undue overlooking. Proposal would not result in significant overshadowing impacts.*
- Access for pedestrians and vehicles should be clearly legible and, where appropriate, promote mid-block connectivity.
  - *Separate access provided for each dwelling. In accordance with Section 12.7.6 of the CDP, driveways should not be more than 3.5m. the driveway for the host dwelling would be 3.1m and the driveway for the new dwelling would be 4.448m. The applicant is requested to ensure both driveways are no more than 3.5m by additional information.*

*It is noted that the proposed access road is adjoined by a separate access route that serves No 10A Esker Cottages and it would appear feasible to provide a combined access route that would serve No. 10A and the proposed dwelling. Further information should be requested in this regard.*

Subject to the additional information requested, the proposal is considered to be in keeping with Council Policy.

#### ***Visual and Residential Amenity;***

#### ***Internal Accommodation & Private Open Space***

Quality Housing for Sustainable Communities-Best Practice Guidelines (DOEHLG 2007) and Table 3.20 of the County Development Plan set out dwellings standards. The proposal provides a single 3bed 1.5 storey dwelling (taken to be single storey for the purposes of this assessment). Bed 1 is 11.8sq.m, bed 2 is 14.5sq.m and bed 3 is approx. 14sq.m. The proposal therefore provides 3 double bedrooms and is a 6person dwelling.



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Section 5.3.2 of the Quality Housing for Sustainable Communities Guidelines.	Requirement (sq.m) for a 6person 3 bedroom house (1 storey)	Provision (sq.m)
Gross Floor Area	90 (Table 3.20 of CDP is 92)	Stated as 127
Minimum main living area	15	Approx. 33sq.m
Aggregate living area	37	Approx. 33sq.m
Aggregate Bedroom Area	36	Approx 40.3sq.m
Storage	6	<b>Approx 0.8sq.m</b>
Unobstructed Living room width	3.6	Requirement met
Double bedroom(s) width	2.8	Requirement met
Single bedroom(s) width	2.1	N/A
Main bedroom for house above 3 persons	13	Requirement met
Double bedroom area	11.4	Requirement met
Single bedroom area	7.1	N/A

The applicant is requested to provide additional storage.

The required private open space is 60sq.m. 134sq.m is provided. 126sq.m is also retained for the host dwelling. This is considered acceptable.

### *Separation Distance, Overlooking, Overbearing*

The proposed development would be approx. 17.708m from the host dwelling to north. The proposed dwelling is also set off from the site boundary, as are the existing backland developments. The tallest element is located close to 10A, but due to the separation distance and the orientation building, the impact in terms of daylight and overshadowing is considered acceptable.

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There would be no directly opposing windows at the upper level and therefore no overlooking will occur. It is noted that there is a tall, glazed element on the front elevation, but this is a double height area.

The proposal is a similar scale to the adjacent dwellings and would not be overbearing. The proposal is considered acceptable in this regard.

### *Access*

As stated, **additional information** is required regarding the access.

### *Visual*

The proposed design is considered acceptable and in keeping with the area.

### ***Green Infrastructure***

The site is located within a secondary GI corridor - L2 Griffeen – Grand Canal Link.

The report from the Parks Department has requested conditions. Given **additional information** is sought for other matters, it is considered that **additional information** should also be sought in this instance.

The application would provide for a new dwelling in an established suburban residential area. The site is located within a secondary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4) and Table 4.1. It is noted that the application does not include SuDS measures. Having regard to the location of the site within a Secondary Corridor, the extent of private amenity grassland, the scale of the footprint increase and the lack of/ limited provision of SuDS measures, it is considered that the subject development has not incorporated Green Infrastructure and would therefore not be in accordance with Policy Objectives GI1 Objective 4, GI4 Objective 1, GI2 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028. The applicant should be requested, by way of **further information**, to submit a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets, demonstrating compliance with the Green Infrastructure Strategy.

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

*Regardless of development size or type, applicants must submit an overall site*

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*summary quantifying and detailing the following:*

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

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

**Additional information** is required to address this.

### ***Roads***

The Roads Department has requested the following **additional information**:

- 1) Applicant to submit:
  - a) A revised parking layout which demonstrates how vehicles can safely turn within the site and exit.
  - b) An AutoTRAK analysis which compliments the revised layout in (a) above.

### ***Services & Drainage and Flood Risk***

A report from Water Services requests **additional information**. Irish Water has also requested **additional information**.

### ***Screening for Appropriate Assessment***

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

Having regard to:

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

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

### ***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.

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### *Development Contributions*

#### **Development Contributions Assessment Overall Quantum**

Proposed Dwelling: 127sq.m

Assessable Area: 127sq.m

#### **SEA Monitoring Information**

Building Use Type Proposed: New dwelling

Floor Area: 127 sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0841 ha (stated)

#### **Conclusion**

Having regard to concerns regarding access, green infrastructure and drainage, it is considered necessary to request **further information** to ensure the proposed development is compliant with Development Plan policy and the proper planning and sustainable development of the area.

#### **Recommendation**

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

1.
  1. The applicant is requested to explore if it is feasible to provide a combined access route that would serve No. 10A and the proposed dwelling.
  2. Should a combined access route not be feasible, the applicant is requested to provide revised details which indicate both driveways will be no more than 3.5m each.
  3. The applicant is requested to submit:
    - a) A revised parking layout which demonstrates how vehicles can safely turn within the site and exit.
    - b) An AutoTRAK analysis which compliments the revised layout in (a) above.
2. Green infrastructure:
  - 1) The applicant is requested to submit details of:
    - tree and hedgerow removal;
    - tree and hedgerow retention;
    - new tree and hedgerow planting.
  - 2) The applicant is requested to submit a Green Infrastructure Plan which shall be submitted as part of the suite of Landscape Plans that are required for a development. The Green infrastructure Plans should include the following information:
    - 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.

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- 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 where appropriate, for the site
- 3) The applicant is requested to submit a Landscape Plan for the site, including details of materials, species and a planting schedule
3. Surface Water.
- a) The applicant is requested to submit a drawing and report showing surface water layout and connections for the proposed development.
  - b) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
  - c) The applicant is requested to submit a revised drawing showing plan and crosssectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
    - i) At least 5m from any building, public sewer, road boundary or structure.
    - ii) Generally, not within 3m of the boundary of the adjoining property.
    - iii) Not in such a position that the ground below foundations is likely to be adversely affected.
    - iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
    - v) Soakaways must include an overflow connection to the surface water drainage network.
  - d) The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. The applicant is requested to submit a maintenance plan as a demonstration of how the system will function following implementation. The applicant is requested to include additional natural SUDS features into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant is requested to provide the following:
    - Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.
    - A drawing to show how surface water shall be attenuated to greenfield run off rates.
    - Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drains, bio-retention tree pits, rains gardens, swales or other such SuDS.

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- SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.
  - The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.
4. Irish Water
    - 1) Water: The applicant has not submitted any drawings showing water layout and connections for the proposed development. The applicant is requested to submit a drawing showing proposed watermain layout and connections for the proposed development.
    - 2) Foul: The applicant has not submitted any drawings showing wastewater connections for the proposed development. The applicant is requested to submit a drawing showing proposed wastewater layout and connections for the proposed development.
  5. The applicant is requested to indicate 6sq.m of storage on the floorplans.

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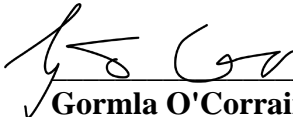
REG. REF. SD22A/0393

LOCATION: 11 Esker Cottages, Esker South, Lucan, Co. Dublin.

  
\_\_\_\_\_  
Colm Harte,  
Senior Executive Planner

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 13/12/22

  
\_\_\_\_\_  
Gormla O'Corrain, Senior Planner