

Comhairle Chontae Atha Cliath Theas

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Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0401 **Application Date:** 25-Oct-2022
Submission Type: New Application **Registration Date:** 25-Oct-2022

Correspondence Name and Address: HW Planning 5, Joyce House, Barrack Square,
Ballincollig, Co. Cork

Proposed Development: Demolition of the 4 existing shed structures on site within the curtilage of the protected structure; Retention and conversion of Scholarstown House (Protected Structure) into two residential units comprised of 1 two bed and 1 three bed units served by private open space in the form of ground floor terrace; The proposed works to Scholarstown House include but are not limited to internal re-configuration; Re-location of the staircase to its original location within the house; Removal of non-original features including the closing up of non-original openings; Creation of a new door opening within the existing alcove, and the blocking up of a window opening both located on the northern elevation; Construction of an apartment block ranging in height from 3 to 5 storeys containing 74 apartment units comprised of 32 one bed apartments, 33 two bed apartments, and 9 three bed apartments all served by private open space in the form of balconies and/or ground floor terraces; The proposed development also includes 100sq.m of residential amenities and facilities consisting of but not limited to a reception, communal amenity room and parcel room; The development will be served by a total of 40 car parking spaces and 183 cycle parking spaces accessed via a new pedestrian and vehicular access off Orlagh Grove with the existing entrances on Scholarstown Road and Orlagh Grove being re-configured to provide for pedestrian and cycle access; All ancillary development works required to facilitate the development including but not limited to, plant rooms, a substation, bin stores, landscaping, boundary treatments and lighting; The proposed development comprises the carrying out of works to a protected structure: Scholarstown House (RPS Ref: 322).

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Location: Scholarstown House, Scholarstown Road, Dublin 16
Applicant Name: Emmaville Limited
Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.79 Hectares on the application form.

Site Visit: 23rd of November 2022.

Site Description

The subject site is located on the corner of Orlagh Grove and Scholarstown Road. The site adjoins a site with a row of shops, childcare facility, takeaways and beauty clinic to the south. St. Colmcille's Community School is located to the east and south of the site. To the east, across Orlagh Grove, is low density, detached and semi-detached two storey housing. To the north of the site, across Scholarstown Road is existing and permitted (currently under construction) housing and apartment buildings.

The subject site consists of Protected Structure Scholarstown House (RPS Ref: 322), in the centre-east of the site, and agricultural type outbuildings, in the south-west corner. The remainder of the site is grassed with mature trees and vegetation. The site has vehicular accesses from Orlagh Grove and Scholarstown Road.

Proposal

Permission is sought for the following works:

- Demolition of the 4 existing shed structures on site within the curtilage of the protected structure;
- Retention and conversion of Scholarstown House (Protected Structure) into two residential units comprised of 1 two bed and 1 three bed units served by private open space in the form of ground floor terrace; The proposed works to Scholarstown House include but are not limited to internal re-configuration; Re-location of the staircase to its original location within the house; Removal of non-original features including the closing up of non-original openings; Creation of a new door opening within the existing alcove, and the blocking up of a window opening both located on the northern elevation;
- Construction of an apartment block ranging in height from 3 to 5 storeys containing 74 apartment units comprised of 32 one bed apartments, 33 two bed apartments, and 9 three

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bed apartments all served by private open space in the form of balconies and/or ground floor terraces;

- The proposed development also includes 100sq.m of residential amenities and facilities consisting of but not limited to a reception, communal amenity room and parcel room;
- The development will be served by a total of 40 car parking spaces and 183 cycle parking spaces accessed via a new pedestrian and vehicular access off Orlagh Grove with the existing entrances on Scholarstown Road and Orlagh Grove being re-configured to provide for pedestrian and cycle access;
- All ancillary development works required to facilitate the development including but not limited to, plant rooms, a substation, bin stores, landscaping, boundary treatments and lighting;
- The proposed development comprises the carrying out of works to a protected structure: Scholarstown House (RPS Ref: 322).

Zoning

The subject site is largely zoned Zoning Objective 'RES': *'To protect and/or improve residential amenity'* under the 2022-2028 CDP. Parts of the southern and eastern boundaries of the site overlap with 'OS': *'To preserve and provide for open space and recreational amenities'*.

Consultations

Water Services	Additional information requested.
Irish Water	No objection subject to conditions.
Roads Department	Additional information requested.
Public Realm	No objection subject to conditions.
Waste Management	No objection subject to conditions.
Heritage Officer	No report received at the time of writing this report.
Architectural Conservation Officer	Additional information requested.
Housing Department	No objection subject to conditions.
County Architect	No report received at the time of writing this report.
H.S.E. Environmental Health Officer	No objection subject to conditions.
National Transport Authority	No report received.
Transport Infrastructure Ireland	No report received.
Failte Ireland	No report received.
Heritage Council	No report received.
An Taisce	Observations received
Department of Housing, Local Government & Heritage	No report received.

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An Comhairle Ealaíon

No report received.

SEA Sensitivity Screening – the subject site overlaps with the following:

- Aviation layers Approach Surfaces and Outer Horizontal Surfaces for Casement and Bird Hazards.
- Protected Structure Scholarstown House (RPS Ref: 322).

Submissions/Observations/Representations

There were 46 no. third party submissions received on the application, which raised the following points in summary:

Visual and residential amenity

- Would be visually incongruous and at variance with the predominant pattern of development in the area. Orlagh Grove is a mature settled 2 storey development which would be overlooked front/back gardens.
- Obstruction of scenic views of Dublin Mountains from Scholarstown Road
- New apartments could have negative effect on house prices. Max profit on minimum space.
- Proposals overlooks school grounds, raising concerns of privacy, child protection/safety issues. More cars increase risk in relation to school.
- Over-development of the site, density of housing, proposal's bulk overshadows Orlagh/Woodfield estates
- Scale, bulk, density and height not appropriate
- The number of one beds over 2/3 beds, this will not address needs of homeowner.
- Residents will be adjacent to of Astro pitch and will be impacted by lighting, noise and foul language.
- Significant negative impact on residential amenity of adjoining residential properties. Impact on adjoining and surrounding residential properties through proximity of mass and scale, loss of privacy, loss of security, impact views.
- Shadow survey flawed.
- Open space and play provision inadequate.
- Unit mix and tenure.

Local infrastructure and amenities

- Knocklyon has no village centre/main street. Lack of restaurants /coffee shops, parks or amenities.
- Local amenities have not been expanded or enhanced to cater for the additional residents and resultant vehicular and pedestrian traffic.

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- The areas infrastructure has collapsed due to development. Traffic and schools can't support.
- Local schools/child minding services already at capacity, also lack of spaces in sporting clubs to accommodate 'existing' children. No increase in core services for all age groups especially school age children.

Traffic and car parking

- Traffic management remains a major issue at all times of day despite multiple requests to SDCC to alleviate the issues. The traffic survey carried out Wed 17th August doesn't reflect the true and accurate levels at the site. Traffic from the Two Oaks development (590 units) hasn't been considered.
- Travel plan (page 10) indicates the 'excellent public transport links'...Under what criteria are these services excellent. They are currently full even before Two Oaks is populated.
- Unrealistic assumption that residents will not use private vehicles
- No barriers at Orlagh Grove (exit location of proposal) cyclists crossing presents serious injury risk, more so with additional residents.
- Other recent developments at adjacent sites (Cosgrave 600 dwellings) exacerbate congestion, local amenity pressure
- Concerns in relation to the lack of car parking provision. Would exacerbate existing car parking issues. Including weekends. Sharing of existing roads with new residents.
- Only 40 car parking spaces for 75 apartments is insufficient. Already parking at local shops (Orlagh Grove) is difficult.
- Orlagh roundabout currently struggling with traffic congestion, public transport Service deteriorating.
- TIA inadequate.

Ecology and Trees

- Ecological impact of tree felling/removal of hedgerows.
- No assessment of the impact on birds.
- Concerns in relation to impact on bats.
- Address the function of the site as an important ecological corridor.

Architectural Heritage

- Significant alterations to Scholarstown House (protected structure). Previous works on this structure carried out.
- Concerns with impact of the proposal on Scholarstown House, in relation to character, design, height and overshadowing.

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- Concern with conservation methodology proposed.

Other

- No solar panels on roof plan (described in energy statement). Only 8 no. EV charging points.
- Quality of documentation uploaded online.
- Invalid as notice does not describe extent of proposed works.
- Contrary to local and national plans, legislation, guidelines, EU Directives and the sustainable development and principles of proper planning.
- Concern with boundary treatment.
- No archaeological assessment.
- Impact on Woodstown Streams. Hydrological connection to Natura 2000 sites.
- Construction will cause disruption.
- No noise or air quality assessments.
- No reference to a Judgement by Judge Holland regarding a SHD development on Taylor's Lane.

An Taisce has provided an observation stating:

The 3 to 5 storey apartment block which stretches from West to South East of the 2 storey Protected Structure will completely overshadow and dwarf it. The NIAH entry states the house retains its attractive setting; this would be completely destroyed by the proposed development.

The house and its private garden will be devoid of sunlight in winter.

The long homogeneous block will dwarf the adjoining two storey houses.

Practically all the trees on this densely wooded site are to be removed.

These submissions/observations have been reviewed in full and taken into consideration in the assessment of the proposed development.

Relevant Planning History

Subject site

None.

Adjoining school site

SD20A/0146

A cluster of solar PV panels measuring approximately 65sq.m lying flat on the roof of the technology rooms measuring approximately 350sq.m. **Permission granted.**

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SD19A/0144

Installation of roof mounted solar photovoltaic (P.V.) system on the roof of the sports hall; cluster of solar pv panels (approximately 85sq.m) lying flat on the roof of the sports hall (approximately 700sq.m). **Permission granted.**

SD18A/0297

Three storey split level extension to side of existing sports hall to consist of changing and toilet facilities at lower ground floor, performance space at upper ground floor and multi-function space at first floor. Works will also include all associated demolition, landscaping, drainage and site works. **Permission granted.**

SD12A/0063

Construction of a new 35sq.m. single storey extension with internal alterations to existing art room to the rear of school to include new kitchen store. Works will also include alterations to existing art room windows and all associated demolition, landscaping, drainage and site works. **Permission granted.**

SD05A/0612

342sq.m single storey classroom extension block to the front of the existing 4026sq.m school to accommodate Transition year students. The proposed extension comprises two general classrooms (43.75sq.m each), a technical drawing room (59.5 sq.m), two group rooms (21.7 sq.m each) a religion/meditation room (53.9 sq.m) a pastoral office (9.9 sq.m) an administrative office (6.1sq.m) and will incorporate minor landscaping and drainage line re-location. **Permission granted.**

SD04A/0506

Upgrading and extension of an existing Netball court area into a synthetic pitch approximately 53 mtrs wide by 97 mtrs long. The upgrade will include the erection of perimeter fencing which will be generally 3 mtrs in height with ends of 4.5mtrs in height and the installation of eight floodlight columns which will provide artificial lighting to the pitch, to the rear of the building on existing playing fields. **Permission granted.**

Adjoining shops to south

SD21A/0289

Change of use of part of existing office at unit 1 first floor to provide additional floor area to existing pre-school facility at unit 2 first floor; associated works including new openable windows at each gable. **Permission granted.**

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Relevant surrounding sites

ABP Ref. TA06S.305878

Demolition of all existing structures on site which include a single storey dwelling known as 'Beechpark' (172sq.m), a 2 storey dwelling known as 'Maryfield' (182sq.m), with associated garage/shed (33.5sq.m) and associated outbuildings (47.1sq.m); and the construction of 590 residential units (480 Build-to-Rent apartment units and 110 Build-to-Sell duplex units and apartments), ancillary residential support facilities and commercial floorspace. **Permission granted (9th March 2020).**

S01A/0852

Three storey with penthouse apartment building comprising 4 no. 3 bed apartments, 26 no. 2 bed apartments, 7 no. 1 bed apartments 65 no. car spaces, bicycle storage, refuse storage area, new vehicular/pedestrian entrance off Scholarstown Road, new boundary wall treatment to north boundary and associated landscaping. **Permission granted**

S00B/0471

Revised site boundary, new vehicular access point and parking area to rear, being located on the land surrounding protected structure Ref. No. 2/193, house, recessed gateway and gates. **Permission refused.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

Pre-Planning Ref. PP054/22

Proposed build-to-sell residential apartment development, with a proposed indicative range of 60-80 residential units.

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

Policy NCBH1: Overarching

Policy NCBH2: Biodiversity

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

Policy NCBH19: Protected Structures

Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

NCBH19 Objective 1:

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To ensure the protection of all structures (or parts of structures) and their immediate surroundings including the curtilage and attendant grounds of structures identified in the Record of Protected Structures.

NCBH19 Objective 2:

To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale, and form. All such proposals shall be consistent with the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011 or any superseding documents) including the principles of conservation.

NCBH19 Objective 3:

To address dereliction and to welcome, encourage and support the rehabilitation, renovation, appropriate use, and sensitive re-use of Protected Structures consistent with RPO 9.30 of the RSES.

Policy NCBH23: Architectural Conservation and Design

Policy NCBH24: Adapting and Reusing Historic Buildings

Policy NCBH25: Placemaking and the Historic Built Environment

Policy GII: Overarching

GII Objective 4:

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

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 GI3: Sustainable Water Management

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.

Policy GI5: Climate Resilience

Policy QDP1: Successful and Sustainable Neighbourhoods

Policy QDP2: Overarching - Successful and Sustainable Neighbourhoods

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Policy QDP6: Public Realm

Policy QDP7: High Quality Design – Development General

Policy QDP7: High Quality Design – Street Frontage

Policy QDP7: High Quality Design – Street Width and Height

Policy QDP7: High Quality Design – Adaptability and Inclusivity

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

QDP8 Objective 2:

In accordance with NPO35, SPPR1 and SPPR3, to proactively consider increased building heights on lands zoned Regeneration (Regen), Major Retail Centre (MRC), District Centre (DC), Local Centre (LC), Town Centre (TC) and New Residential (Res-N) and on sites demonstrated as having the capacity to accommodate increased densities in line with the locational criteria of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020) and the Urban Design Manual – Best Practice Guidelines (2009), where it is clearly demonstrated by means of an urban design analysis carried out in accordance with the provisions of South Dublin County's Building Height and Density Guide that it is contextually appropriate to do so.

Policy QDP9: High Quality Design - Building Height and Density

Policy QDP10: Mix of Dwelling Types

Policy QDP11: Materials, Colours and Textures

Policy H1: Housing Strategy and Interim Housing Need and Demand Assessment

H1 Objective 12:

Proposals for residential development shall provide a minimum of 30% 3-bedroom units, a lesser provision may be acceptable where it can be demonstrated that:

- there are unique site constraints that would prevent such provision; or

- that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socioeconomic, population and housing data set out in the Housing Strategy and Interim HNDA; or

- the scheme is a social and / or affordable housing scheme.

Note: Build-To-Rent (BTR) residential developments shall comply with the Sustainable Urban Housing: Design Standards for New Apartments (2020) (or any superseding Section 28 Ministerial Guidelines).

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

Policy H13: Residential Consolidation

Policy SM2: Walking and Cycling

Policy SM7: Car Parking and EV Charging

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Policy COS5: Parks and Public Open Space – Overarching

Policy E3: Energy Performance in Existing and New Buildings

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE7: Waste Management

Policy IE8: Environmental Quality

Policy IE9: Casement Aerodrome

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.3.7 Protected Structures

12.4.2 Green Infrastructure and Development Management

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.5.4 Public Realm: (At the Site Level)

12.6.1 Mix of Dwelling Types

12.6.7 Residential Standards

12.6.8 Residential Consolidation

12.6.10 Public Open Space

12.7.1 Bicycle Parking / Storage Standards

12.7.4 Car Parking Standards

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.11.1 Water Management

12.11.3 Waste Management

12.11.4 Environmental Hazard Management

12.11.5 Aviation, Airports and Aerodromes

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).

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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).

Sustainable Urban Housing: Design Standards for New Apartments, Department of Housing, Local Government and Heritage, (2020)

Urban Development and Building Heights Guidelines for Planning Authorities, Department of Housing, Planning and Local Government, (2018).

Architectural Heritage Protection Guidelines for Planning Authorities, Department of Arts, Heritage, and the Gaeltacht, (2011).

Circular PL 3/2016 - Childcare facilities

Childcare Facilities Guidelines for Planning Authorities (2001)

ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise New Residential Development (May 2017)

Circular Letter NRUP 03/2021 - S28 Guidelines on the Regulation of Institutional Investment in Housing Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage, and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Part V Provision;
- Archaeological Heritage;
- Architectural Heritage;
- Density, Height, and Mix;
- Visual and Residential Amenity;
- Open Space;
- Green Infrastructure, Ecology and Landscaping;

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- Access and Parking;
- Infrastructure and Environmental Services;
- Waste Management;
- Environmental Health;
- Screening for Environmental Impact Assessment; and
- Screening for Appropriate Assessment.

Zoning and Council Policy

The subject site is largely zoned Zoning Objective 'RES': *'To protect and/or improve residential amenity'* under the 2022-2028 CDP. Slivers of land along the southern and eastern boundaries of the site overlap with Zoning Objective 'OS': *'To preserve and provide for open space and recreational amenities'*. The proposed development is for the conversion of Scholarstown House into 2 no. residential units and the construction of an apartment block of 74 no. apartments.

Residential development is Permitted in Principle under the RES zoning. Boundary treatment and landscaping are proposed in the part of the site zoned OS. The adjoining school site to the east and south of the subject site is zoned OS. The applicant states that a pinch point was identified to the south east of the application site with the boundary of the school where there is currently conflict between cars and pedestrians at the school due to the curved shaped of the existing boundary. As part of the subject application, it is proposed to re-position the boundary wall to address this issue.

It appears that the existing site boundary already includes the part of the land zoned OS. So, there would be no further extension of the site into the OS zoned lands. Due to the proposed changes to the boundary, the applicant states that part of the boundary would be ceded to the school. The applicant should be requested to submit **additional information** to clarify the zoning of the site. The existing and proposed site layouts and boundary should be overlaid precisely with the SDCC County Development Plan 2022-2028 zoning maps.

Part V Provision

The Housing Department has reviewed the proposed development and states the following: *I refer to the above application for planning permission Reg Ref SD22A/0401 and I wish to advise that a Part V condition should be attached to any grant of permission for this application.*

The Part V proposal lodged with the planning application indicates that the Part V proposal is for 3 Ground Floor, 6 first floor and 6 second floor apartments. It is requested that the applicant engages directly with the Housing Department concerning this proposal. The Housing Department will require 3 ground floor units of incorporating the key features universal design and suitable for candidates on the Councils medical priority housing list, to be included in the proposal.

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The Part V percentage liability is dependent on the date the applicant purchased the subject site and the applicant is required to provide proof of same to the Housing Department.

Further proposals are subject to review and consideration by the Housing Department, subject to planning approval. South Dublin County Council can only agree Part V in respect of the permitted development subject to costing approval from the Department of Housing, Local Government & Heritage. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

Please note that the Council require a fully completed Part V submission prior to commenting on costs.

A Part V **condition** should be attached in the event of a grant of permission.

Archaeological Heritage

Third party submitters have raised concerns in relation to impact on archaeology. The subject site does not comprise of nor is proximate to a designated Area of Archaeological Potential or Record of Monument and Place. It is noted that works under ABP Ref. TA06S.305878, located to the north-east of the subject site, unearthed a feature of archaeological interest. Given the size and nature of the subject site, **conditions** in relation to archaeological testing, monitoring and reporting should be included in the event of a grant of permission.

Architectural Heritage

The proposed development would involve works to and within the curtilage of Protected Structure Scholarstown House (RPS Ref: 322). Submitted with the application is an Architectural Heritage Impact Assessment, which includes a Method Statement, prepared by John Cronin and Associates.

SDCC's Architectural Conservation Officer has reviewed the proposed development and states the following:

Protected Structure

Scholarstown House is referred to in the Council's Record of Protected Structures - Schedule 2 of the South Dublin County Development Plan 2022-2028 under Map Ref. No. 322. Under Section 2 of the Planning and Development Act 2000, the term 'structure' means "any building, structure, excavation, or other thing constructed or made on, in, or under any land, or any part of a structure so defined, (a) where the context so admits, includes the land on, in or under which the structure is situate, and (b) in relation to a protected structure or proposed protected structure, includes (i) the interior of the structure, (ii) the land lying within the curtilage of the structure, (iii) any other

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structures lying within that curtilage and their interiors, and (iv) all fixtures and features which form part of the interior or exterior of any structure or structures". Therefore, the entire site is a protected structure, including all existing buildings on site including their exteriors, interiors, fixtures and fittings. The Protection also extends to the lands of the site and as such come under the provisions of the Planning and Development Act 2000.

Appraisal

The proposed development consists of the following; Demolition of the 4 existing shed structures on site within the curtilage of the protected structure; Retention and conversion of Scholarstown House (Protected Structure) into two residential units comprised of 1 two bed and 1 three bed units served by private open space in the form of ground floor terrace; The proposed works to Scholarstown House include but are not limited to internal re-configuration; Re-location of the staircase to its original location within the house; Removal of non-original features including the closing up of non-original openings; Creation of a new door opening within the existing alcove, and the blocking up of a window opening both located on the northern elevation; Construction of an apartment block ranging in height from 3 to 5 storeys containing 74 apartment units comprised of 32 one bed apartments, 33 two bed apartments, and 9 three bed apartments all served by private open space in the form of balconies and/or ground floor terraces; The proposed development also includes 100sq.m of residential amenities and facilities consisting of but not limited to a reception, communal amenity room and parcel room;

A pre-planning meeting took place between the applicant/agents and the Planning Authority including the undersigned. On foot of pre-planning meetings/discussions the overall design and type of development and impacts on the Protected Structure were discussed. The proposed height and its location and separation to the Protected Structure was highlighted. The overall use and incorporation of the Protected Structure into the development was also discussed at pre-planning. It is extremely important for the longevity of the Protected Structure and viability of use that this is given full consideration. Separation distance and setting of the protected structure were also discussed and how the existing house would sit within the site and overall visual impacts of same.

Proposed works to Protected Structure

Scholarstown House is a Protected Structure (RPS Ref. 322) as detailed above. The proposed residential development is located within the curtilage of Scholarstown House. It is proposed to convert the protected structure into two residential units comprising of 1 two bed and 1 three bed units.

An Architectural Impact Assessment has been completed and submitted as part of the planning application which provides details on the historic development of the site and existing house and under Appendix 2 A Conservation Method Statement. An assessment of the existing house has been

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provided in order that its architectural and historical significance is understood. The property having been damaged by fire and rebuilt in 1909 and is the structure which exists today. The property is a modest early 20th Century structure with good proportions and presence within its existing setting and associated outbuildings. It is proposed to retain all original material within the new proposals, however in order to facilitate the subdivision of the existing house into 2 no. dwellings new or enlarged openings are proposed along with revisions to the original floor plan and other related works.

A room by room assessment of the proposed changes is provided with regard to overall impact. On assessment of the level of works proposed the undersigned considers the majority of the work to have modest/minimal impacts. However, there are some areas of alterations and revisions to the original layout and insertion of additional services where negative impacts are likely.

The following items proposed need to be addressed as part of a request for Additional Information:

-
- *It is considered that where original windows are proposed to be blocked up alternatives should be considered, or alternative designs considered in order to provide a solution and the retention.*
- *Removal of original architectural features is not acceptable and where this has been indicated, mitigation measures or alternative floor plans should be provided in order to negate the removal of architectural features.*
- *Where additional services are proposed details shall be provided on how services i.e., bathrooms and w/c will be integrated and how these will be ventilated etc.*
- *The Conservation Methodology provides details on the architectural elements for repair which is very helpful in directing the works in accordance with best conservation principles and practice. There are no details included on any proposed energy efficiency works to the protected structure. Clarification should be sought with regard to any such works.*

It is considered that in addition to the Conservation Methodology a Schedule of Works should be provided for each floor in order to specify all the works to include; interventions/revisions, conservation repairs and routine maintenance. A Schedule of Works and Method statement for the specific elements should also include how the items listed above will be dealt with as part of the entire scope of works to the protected structure.

Outbuildings

It is proposed to demolish all of the existing Outbuildings. The outbuildings have been included in the Architectural Impact Assessment and survey drawings of the existing buildings have been provided. On assessing the existing Outbuildings and details provided, it is felt that the Building D

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should be re-examined with regard to its retention and adaptive reuse as part of the overall development. It is considered that the retention of an original early 19th century outbuilding would provide additional architectural interest and character to the site and will support the association with Scholarstown House and the overall setting of the original site. It was advised during the pre-planning meeting that the original outbuildings should be considered with regard to possible retention for reuse or using the footprint and architectural elements of the outbuildings in the design of the new build allowing a sensitive building type and link with the Main House.

Proposed residential development within the Curtilage of Protected Structure

The proposed apartments are located within the curtilage of the Protected Structure (Scholarstown House, a Protected Structure, RPS Ref. 322). The vista to the Protected Structure has been retained which is welcomed. The residential apartments block ranging in height from 3 to 5 storeys containing 74 apartment units are mainly located along the south end of the site with one building forming a backdrop to the Protected Structure.

As part of the pre-planning discussions the height of the proposed apartment block was raised with regard to the Protected Structure and overall site context. At the pre-planning meeting a concept design for the scheme was presented, however the design concepts and ideas with regard to changes in design, heights and roof profiles which the undersigned had given positive feedback on is not shown in the scheme now proposed.

The mass, scale and height of the proposed apartment block is too overbearing on the site as the dense form is concentrated along the site in one form and is not broken up sufficiently with separation, different roof profiles providing different heights and different architectural forms and materials in order to provide a more suitable backdrop and building type against the setting of the Protected Structure.

It is considered that the overall design, mass and height should be reconsidered and revised in order to find a greater balance between the existing and new development. It is noted that the height has been reduced where the new block forms a backdrop to the protected structure, however, not enough has been done in relation to the overall design to the adjoining block to provide a building type that doesn't completely overshadow and dominate the protected structure and site context.

Given the concerns raised above it is recommended that Additional Information be requested in order to find a more suitable and sensitive building type/design for the proposed new development on the site. Additional information is also required in order to address the concerns and issues raised in relation to the subdivision of the Protected Structure and demolition of the existing outbuildings.

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The ACO recommends that **additional information** is sought in relation to the above concerns, including in relation to the works to Scholarstown House, further consideration of the possible retention for reuse of Outbuilding D or using the footprint and architectural elements of the outbuildings in the proposal, overall height, scale and mass of 5-storey element reduced and overall design, form and treatment revised, and to address overshadowing and overbearing of the Protected Structure,

Density, Height and Mix

Residential Density

The proposed 76 no. apartments on an approx. 0.79ha site equates to a residential density of approx. 96 units per ha. The HQA states that the site area used to calculate residential density includes the letter of consent areas. This includes the public footpath along the eastern and northern boundaries of the site, which should not be included in the net developable area. **The applicant should be requested to advise the net developable area of the site and based on this, the proposed net residential density.** This would likely bring the proposed net residential density to over 100 units per ha.

The site is located within a low-density suburban area with public transport in the immediate area limited to bus services that serve the city centre. The site is zoned RES and the requirement to make efficient use of underutilised RES land is noted.

Development proposals for increased building heights and densities are assessed against the South Dublin Building Heights and Density Guide. QDP8 Objective 1 requires that residential development of this size be accompanied by a Design Statement that provides a detailed analysis based on this Guide. The submitted Design Statement does not reference this guide.

QDP8 Objective 2 of the CDP states:

In accordance with NPO35, SPPR1 and SPPR3, to proactively consider increased building heights on lands zoned Regeneration (Regen), Major Retail Centre (MRC), District Centre (DC), Local Centre (LC), Town Centre (TC) and New Residential (Res-N) and on sites demonstrated as having the capacity to accommodate increased densities in line with the locational criteria of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020) and the Urban Design Manual – Best Practice Guidelines (2009), where it is clearly demonstrated by means of an urban design analysis carried out in accordance with the provisions of South Dublin County's Building Height and Density Guide that it is contextually appropriate to do so.

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The 'Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities' (Apartment Guidelines)(2020) provide some guidance on appropriate densities, listing different locations and the appropriate densities for large scale developments in those locations, as follows:

- Central and/or Accessible Urban Locations (suitable for small- to large- scale and higher density development)
- Intermediate Urban Locations (suitable for smaller-scale higher or medium-high density, will vary but broadly >45 dwellings per ha net)
- Peripheral and/or Less Accessible Urban Locations (suitable for limited, very small-scale, higher density development wholly of apartments or residential development of any scale with a minority of apartments at low-medium densities, low-medium density, will vary but broadly <45 dwellings per ha net).

The Planning Authority is of the opinion that the subject site does not fulfil the criteria for a central and/or accessible urban location. The Planning Authority assessed the amenities of the location, and the existing and proposed public transport links at the site have been assessed. The applicant states that the site is well served by bus services which travel into the city centre. Third party submitters have raised concerns on the accessibility of the site. Although the site is located in close proximity to bus routes to the city centre it is not well linked to other modes of public transport. The area fulfils the requirements of an intermediate urban location, suitable for densities of >45 dph.

Given the site's location, public transport provision (existing and planned) and the characteristics of the site, it is recommended that the applicant revise the proposals to provide a development of a lower density in a new planning proposal. The site is zoned for residential, and the Planning Authority is supportive of a residential scheme at an appropriate density. Concerns have been raised elsewhere in this report in relation to the scale, height and mass of the proposed building. **A revised design to address these concerns will likely result in a reduction of units.**

Building Heights

The existing Protected Structure and outbuildings are one to two storeys in height. Adjoining development is one to two storeys. There is an existing four story apartment building to the north of the site. ABP Ref. TA06S.305878 results in buildings up to six storeys in height.

The proposed apartment building would be three to five storeys in height. The higher element of the proposal would be in the south-west part of the site, in proximity to the Protected Structure and southern-western boundary. The adjoining site to the south-west is a terraced buildings comprised of shops, childcare facility, takeaways and beauty clinic. However, this adjoining site is zoned RES.

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Any development on the subject site should not prejudice the future residential development of this adjoining site.

Higher heights than immediately surrounding development could be acceptable onsite, subject to appropriate design. The Planning Authority would have concerns about where on the site the increase in heights is proposed. The four storey element would be less than 1m from the south-western boundary, adjoining RES zoned lands. Windows to habitable rooms would be in close proximity to this boundary.

The approach to height should be reconsidered in relation to impact on residential amenity. The applicant should be requested to submit a revised design at this boundary, including providing an increased separation distance of the higher elements of the building from this boundary and improved boundary treatment, to help mitigate any overbearing impact. **This should be addressed by way of additional information.**

The three-storey element and separation distances from the northern and eastern boundaries are considered an appropriate response.

Unit Mix

The proposed unit mix of the 76 no. proposed apartments would be as follows:

- 1 bed 32 no. (42%)
- 2 bed (3 person) 1 no. (1%)
- 2 bed (4 person) 33 no. (43%)
- 3 bed 10 no. (13%)

Policy H1 Objective 12 of the CDP requires a minimum of 30% 3 bed units, a lesser provision may be acceptable where it can be demonstrated that:

- '- there are unique site constraints that would prevent such provision; or*
- that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socioeconomic, population and housing data set out in the Housing Strategy and Interim HNDA; or*
- the scheme is a social and / or affordable housing scheme'.*

The proposed unit mix would include 13% as 3 bed units. The applicant has submitted a Statement of Housing Mix. This states that the proposed mix is appropriate at this location having regard to specific housing demand in the area, prevailing housing type within a 10-minute walk of the site and the most recent CSO population and housing data.

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The report references the permitted development of 590 residential units to the north-east of the site, ABP Ref. TA06S.305878. This permitted development should be taken into consideration in the assessment of dwellings by number of rooms within 1km of the subject site. It is noted that this assessment is based on CSO 2016 census data. Further consideration should be given to permitted development in this assessment. **A revised statement should be submitted addressing this.**

The CDP states that unit mix should also provide for a statement demonstrating how the scheme has been designed for/and could be adapted in the future for older people/persons with a disability/or lifetime homes. The submitted Architectural Design Statement states that the units can be reconfigured to adapt to changing life cycles and personal needs. Apartments meet or exceed the minimum floorspace requirements.

Visual and Residential Amenity

General Layout

The existing Protected Structure would be redesigned to accommodate 2 no. apartments and a new apartment building would be constructed in the south and south-west of the site. The openness and landscaping of the site to the front of the Protected Structure and along Scholarstown Road are to be welcomed. The separation distances and scale of the apartment building in relation to this road and the eastern boundary are considered an appropriate response.

Own door apartments are proposed on the west side of the block, onto Orlagh Grove. These are to be welcomed to help open up the site. The apartments would be able to be accessed either directly off Orlagh Grove or within the building internally. The access off Orlagh Grove would be via the private amenity spaces for these apartments. This arrangement is acceptable, given that the private amenity spaces for Apartment Nos 0001-0004 exceed the minimum space requirements. Sufficient separation distance has been provided from Orlagh Grove to these ground floor apartments to allow for privacy.

The proposed layout should be reconsidered in the south-west part of the site, to address the following: concerns raised by the Roads Department in relation to the vehicular access, consideration of the reuse of Outbuilding D or using the footprint and architectural elements of the outbuildings, and concerns in relation to the proposed apartment building in relation to impact on the Protected Structure and the adjoining site to the south-west. This is discussed further in this report.

Existing Residential Amenity

The nearest existing residential development is located to the west and north of the site on Orlagh Way, Orlagh Green and Scholarstown Road. The proposed apartment building would be setback

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approx. 21m (20m including balcony) to the closest house at Orlagh Way to the west. The building would also be setback approx. 22.5m (22m including balcony) from the closest house at Orlagh Green. These houses have their side elevations facing the site. The building would be well setback from the residential development to the north of the site, on Scholarstown Road.

It is also noted that the site adjoining the south-west of the subject site is zoned RES. **The applicant should be requested to reconsider the separation distances and design of the building in this part of the site.**

Amenity of Future Occupiers of Proposed New Building

Table 3.21 of the County Development Plan and the 2020 Apartment Guidelines set out minimum space standards for apartments. The applicant has submitted an Architectural Design Statement and Housing Quality Assessment. This details that the proposed apartments would meet or exceed the minimum floorspace requirements. The majority of the apartments (68%) would exceed the minimum standard by 10%.

It is not considered that Apartment Nos. 0007, 0111, 0215 and 0315 would have true dual aspect given the layout of this apartment type. However, with these units considered as single aspect, the proposed development would achieve a dual or more aspect ratio of 50%, 38 no. units of 76 no. It is also noted that the above listed apartments would exceed the minimum floorspace requirements. Apartment No. 0007's ground floor private amenity spaces would also exceed the minimum requirements. There would be no north facing, single aspect units included in the development.

Private amenity spaces would be provided in the form of either terraces or balconies. The ground floor terraces for Apartment Nos. 0008 and 0009 are not considered to be afforded sufficient privacy. An appropriate boundary and/or 'privacy strip' to these terraces should be provided to ensure privacy. **This should be addressed by way of additional information.**

100sq.m of resident amenities and facilities are proposed onsite, including a reception, communal amenity rooms and parcel room. 73sq.m at ground floor and 23sq.m at first floor. The communal amenity rooms are designed as multi-purpose.

A Building Lifecycle Report has been submitted, as required by the 2020 Apartment Guidelines. This proposes a property management company to enter into a contract directly with the Owners' Management Company for the ongoing management of the development.

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No analysis of the proposed development in relation to the Childcare Facilities Guidelines for Planning Authorities (2001) has been provided. **The applicant should be requested to address this by way of additional information.**

Amenity of Future Occupiers of Scholarstown House

The proposed 2 no. apartments in Scholarstown House would meet the minimum floorspace and dual aspect requirements of the CDP and 2020 Apartment Guidelines. The ground floor of the house would not meet the minimum floor to ceiling height requirement of 2.7m, however, SPPR5 of the 2020 Apartment Guidelines allows for discretion to be exercised for building refurbishment schemes. The proposed ground floor to ceiling height of 2.4m is considered acceptable given the building is a Protected Structure and is being refurbished for residential use as part of the overall development.

The proposed apartment building would be approx. 10.3m to 14.9m from Scholarstown House. This measurement excludes balconies. Screening should be provided where appropriate on balconies to mitigate overlooking. This can be secured by way of **condition**. These separation distances should not be reduced, especially in relation to height, as a result of the requested revisions to the proposal.

Sunlight and Daylight

A Daylight and Sunlight Assessment Report prepared by 3D Design Bureau has been submitted. This shows general compliance with the relevant standards, except for Scholarstown House. The submitted Report finds that the levels of daylight for Scholarstown House would not be sufficient to comply with BRE Guidelines in most cases. The rationale provided is that given it is a Protected Structure, no increase in glazing would be possible. The report states that the layout would be rearranged so that habitable spaces are to the south, which is considered to improve the current conditions. The private gardens would also not meet BRE Guidelines.

The ACO has raised concerns with the blocking up of original windows in Scholarstown House and requests that alternatives be considered so that these can be retained. The ACO also raises concerns with the overshadowing of the Protected Structure by the proposed apartment. **Any revised design to Scholarstown House should be assessed in terms of daylight/sunlight accessibility. The proposed apartment building may need to be revised in relation to impact on Scholarstown House and its proposed gardens.**

In relation to the proposed open space on site, 66% of this area allocated as communal/public open space would be capable of receiving 2 hours of sunlight on March 21st. This includes the play area.

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Design and Visual Impact

A Landscape and Visual Impact Assessment has been submitted. The proposed building would be well setback from Scholarstown Road. An active frontage would be provided along Orlagh Grove. The most significant frontage and visual impact to the surrounding area would be in the south-west corner of the site, where the new vehicular access is proposed.

The proposed variability in building and roof form is to be welcomed. This helps break up the massing of the building. However, the ACO has raised concerns in relation to the impact of the mass, scale, height and design of the building in relation to the Protected Structure. The design is otherwise considered to be of a high quality.

The Planning Authority would have concerns with the concentration of height at the south-west corner of the site. While the adjoining site is currently used for local shops etc. it is zoned RES. The submitted elevational drawings and verified views show that a relatively blank façade of the development would be located in close proximity to the south-west boundary. This is not acceptable in terms of visual and residential amenity.

The proposed external finishes would be selected brick finishes and for the top floor metal cladding. The materials and finishes are acceptable in terms of durability. The ACO has requested that the elevational treatment and materiality are reviewed in the context of the Protected Structure and the existing outbuildings within its curtilage.

Open Space

The proposed communal open space is stated at 487sq.m, which exceeds the minimum requirements of the CDP and 2020 Apartment Guidelines. There does not appear to be a clear physical distinction between communal and public open space. Total communal and public open space provided would be 2,057sq.m.

In the absence of a supporting Development Contribution Scheme and having regard to Section 8.7.4 Delivery of Public Open Space and Contributions in Lieu and COS5 Objective 5-7, the Planning Authority refrains from implementing CDP provisions requiring 2.4ha of public open space per 1000 population. The Planning Authority will continue to implement its policy provisions in relation to minimum on-site public open space provision ranging from 10-20% depending on land use zoning, as per COS5 Objective 4 and in accordance with details set out in Table 8.2.

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The overall standard of 2,4ha per 1,000 people would equate to 3,216sq.m (based on 134 persons as defined under COS5 Objective 6). The minimum 10% of the site area requirement would equate to 790sq.m. The amount of public open space proposed is 1,570sq.m or 19.8% of the site. The site area includes the public footpaths to the north and east. However, even with this area discounted, the public open space provision exceeds the minimum 10% requirement. The proposed open space provides for a range of uses, permeability and an appropriate layout.

Given the above, it is considered that the proposed development would be compliant in terms of communal and public open space provision.

Green Infrastructure, Ecology and Landscaping

The subject site is located in proximity to a Primary Green Infrastructure Corridor as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. A Landscape Design Statement and landscape drawings have been submitted.

A Bat Fauna Impact Assessment prepared by Altemar Ltd. has been submitted. Surveys conducted in September 2022. Several mature trees identified as bat roosting potential. Mitigation measures include sensitive lighting, post construction bat surveys and light spill assessment and a pre-construction bat roosting inspection. These measures should be secured by way of **condition** in the event of a grant of permission.

Given the existing trees and vegetation onsite and the number proposed for removal, the applicant should be requested to assess the full ecological impact of the proposed development as appropriate. This might include a breeding bird survey and other appropriate assessments. **This should be addressed by way of additional information.**

The Public Realm Section have reviewed the proposed development and make the following comments:

Arboricultural Impact

Of the 96 number trees surveyed within the development site 75 will be removed with only 16 being retained and only 49 replacement trees proposed this represents a net loss of tree cover of -31. This is not acceptable to the Public Realm Section and is contract to the following policies and objectives in the CDP 2022-2028:

- *NCBH11 Objective 3: To protect and retain existing trees, hedgerows, and woodlands which are of amenity and / or biodiversity and / or carbon sequestration value and / or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council's Tree*

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Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.

- *GI5 Objective 6: To provide more tree cover across the county, in particular to areas that are lacking trees, with an emphasis on planting native Irish trees as appropriate*
Given the above the applicant is therefore requested to review the extent of tree removals proposed to ensure that a much higher number can be retained if possible. Failing an increase in existing trees to be retained, then the applicant is required to significantly increase the new proposed tree planting as part of the development proposals in order to endure there is a positive net gain in terms of tree cover. As a minimum existing trees lost should be replaced on a 3:1 ratio basis.

Green Infrastructure and Green Space Factor

The applicant has provided a suitable GI Plan and has achieved the relevant GSF for the landscape use zoning objective for the subject site.

SUDS

The applicant is requested to include SuDS tree pits as part of the proposed SUDS scheme and submit details of same:

- show what attenuation capacity is provided by such SuDS.*
- Tree pits incorporating SUDS features should include a deep cellular water storage/attenuation area below the surface which acts as a soak away allowing surface water to infiltrate into the ground.*
- The applicant is requested to refer to the 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.*

The Public Realm Section have no objection subject to conditions including the implementation of the landscape masterplan, retention of a landscape architect, landscape management, SUDS, additional tree planting, play provision, tree protection, and tree bond.

Additional information should be sought in relation to surface water and additional tree planting.

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Access and Parking

The existing vehicular accesses would be retained as pedestrian and/or cyclist accesses. A new pedestrian, vehicular and cyclist access would be provided from Orlagh Grove, in the south-west corner of the site. The access road would traverse the southern and eastern boundaries of the site with undercroft and surface car parking provided.

183 no. bicycle parking spaces are proposed. Internal access should be provided to the bicycle store at ground floor within the proposed apartment building. It is not clear where all the external bicycle parking spaces are, in order to meet the 183 no. total stated. **These items should be addressed by way of additional information.**

The Roads Department have reviewed the proposed development and request the following **additional information:**

Description

Construction of 1 two bed and 1 three bed units. 74 apartment units comprised of 32 one bed apartments, 33 two bed apartments, and 9 three bed apartments. The development will be served by a total of 40 car parking spaces and 183 cycle parking spaces accessed via a new pedestrian and vehicular access off Orlagh Grove with the existing entrances on Scholarstown Road and Orlagh Grove being re-configured to provide for pedestrian and cycle access

Access & Roads Layout:

The proximity of access to the Scholarstown Road roundabout may present risks. There is a raised pedestrian crossing at the access. To achieve the sight lines when exiting the development motorists will need to stop closer to the intended stop line, this will mean stopping on the pedestrian crossing. There is no elevation detailing the access location, a detailed visibility splay is required to ascertain if boundary treatment, street trees etc will limit forward visibility from the development. The road safety audit notes that on street parking on one side of Orlagh Grove if allowed to continue will obstruct visibility to and from the development and compromise safe unobstructed two-way movement on the road.

The internal road layout has parallel parking and a low radius bends, the width of the road is not apparent, a reversing space of 6.0m is required behind the parking spaces. The visibility along this road is limited due to parked cars and boundary treatments, a swept path analysis should be provided detailing traffic movements and parking accessibility. An autotrack of the fire tender and refuse vehicles has been provided and are adequate.

The proximity to the access point of the neighbouring retail units could cause visibility issues when used simultaneously leading to traffic hazard. Because of the nature of the neighbouring retail units, they would have a high frequency traffic use, resulting in an increased risk. The applicant

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should consider moving their access location away from the other access or provide some mitigation to reduce the frequency of use of the other access.

Permeability:

There is a lack of linkage between the proposed development and existing cycling infrastructure on the Scholarstown Road. The applicant should provide a layout detailing the pedestrian and cycle routes within the development. Ensuring the footpaths are adequate to allow ease of use, the minimum footpath widths should be 2.0m. the existing vehicular access locations will be removed and replaced by pedestrian only access locations.

Car Parking:

The total number of parking spaces for the development is 40no. From the county development plan the maximum number of parking spaces for a development such as this would be

<i>1 two bed</i>	<i>=</i>	<i>1 spaces</i>
<i>1 three bed</i>	<i>=</i>	<i>1.5 spaces</i>
<i>32 one bed apartments</i>	<i>=</i>	<i>32 x 1 = 33</i>
<i>33 two bed apartments</i>	<i>=</i>	<i>33 x 1.25= 41</i>
<i>9 three bed apartments</i>	<i>=</i>	<i>9 x 1.5= 14</i>

The maximum allowable is 91no parking spaces.

		Parking Spaces per Unit	Total Spaces required
Input no. of 1 beds	33	0.61	20
Input no. of 2 beds	33	0.81	27
Input no. of 3 beds	10	1.07	11
Total Residential Units	76		
% Build to Rent	100		
%Build to Sell	0		0
Build to Rent			49
		Total Spaces Residential	49
		Average Parking Ratio	0.64

This development would be considered in zone 1 for parking as the nearby public transport is not high frequency nor multidirectional, and the nearest LUAS stop is over 5km away (the transport assessment notes the development is in close proximity). A ratio of 0.64 has been applied to other developments in the area and would be considered appropriate for this, therefore the roads department consider the parking rate of 40no. a little low and would request additional parking closer to 49no. spaces.

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Bicycle Parking:

A 164no. of bicycle parking stands are proposed, the minimum required is 130no. long stay and 34 short stay. The bicycle parking is sufficient.

Taking in Charge:

There are no areas for TIC. Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department. All works shall be to SDCC TIC standard for works in the public realm.

Traffic assessment.

A traffic and transport assessment has been submitted detailing the traffic movements from the development. A traffic survey was conducted on one day in May 2022 on the nearby roundabout at Scholarstown Road. The survey concluded that the roundabout is operating within capacity, with the maximum degree of saturation is 65.4% in the AM peak.

A TRICS analysis of the parking allowance of 38no. spaces (this does not correspond with the layout plan of 40no. spaces) states that a maximum of 19no cars will leave the development in the AM and 16 will arrive in the PM.

The analysis of the future traffic at the proposed access junction of the development results in a degree of saturation of 9.1% in 2024 – 24.8% in 2029 (85% is considered unacceptable) this is to be expected as the number of parking spaces in the development is 40no.

The Scholarstown roundabout junction future traffic analysis is stated in RFC although the graphs describe the traffic results in degree of saturation. The maximum is 76.7% in the design year 2039 on the R113 arm of the roundabout. The applicant has stated that the recent new developments in the area have been taken in to account during the analysis.

Roads recommend that additional information be requested from the applicant:

- 1. The applicant shall submit a revised layout of not less than 1:200 scale showing the location and number of parking spaces to be provided at the development. Please refer to Table 12.25: Maximum Parking Rates (Residential) – from the SDCC County Development Plan 2022-2028.*
- 2. The applicant is requested to submit a revised layout not less than 1:200 scale showing the pedestrian routes within the development. All footpaths shall be a minimum of 2.0m wide.*
- 3. The applicant is requested to submit a revised layout not less than 1:200 scale of the elevation of the access location detailing the boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*

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4. *The applicant shall submit details of discussions with Public Realm in resolving Tree conflict with access point.*
5. *The applicant shall submit revised layout of not less than 1:200 scale a swept path analysis showing how the cars can safely access and egress the parking spaces for the development.*
6. *The applicant shall submit accurate plans demonstrating the provision of a visibility splay with 2.4 meters set back at a 1.05 meter height from ground level and 49 meters sight lines in both directions from the entrance. Sight lines should be shown to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting). The visibility shall consider the proximity of the vehicle access to the south.*
7. *The applicant shall submit revised layout of not less than 1:200 scale detailing a cycle route from the proposed access to the existing cycle infrastructure on the Scholarstown Road.*

The report from the Roads Department is noted. **Additional information should be requested.**

Infrastructure and Environmental Services

Water Services have reviewed the proposed development and **request additional information:**

1.1 Proposed surface water attenuation calculations are unclear. Submit a report showing surface water attenuation calculation in table format. Show the site area in m², and areas of different surface types in m². Examples of surface types are buildings, green roofs, roads, pathways, permeable paving, green areas and their respective run off coefficients. Show in a report the SAAR (Standard annual Average Rainfall) value and green field run off rate in litres/second/hectare for the proposed development site. Use Met Eireann rainfall figures for the site when calculating the surface water attenuation required.

1.2 Submit a drawing showing the capacity in m³ of surface water attenuation provided in m³ of each SuDS (Sustainable Drainage System) system

SUDS include green roofs, scales to the west, retention basins/winter gardens to the north and permeable paving for the length of the access road.

Irish Water have reviewed the proposed development and have no objection subject to a condition that prior to the commencement of development the applicant/developer enters into connection agreement(s) regarding water supply and wastewater. This **condition** should be attached in the event of a grant of permission.

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Waste Management

The applicant has submitted a Construction and Environmental Management Plan and an Operational Waste Management Plan. SDCC's Waste Management Department have reviewed the proposed development and recommend a condition is included for the submission of a bespoke Construction and Demolition Resource Waste Management Plan, including demonstration of proposals to adhere to best practice and protocols. This should be **conditioned** in the event of a grant of permission.

Environmental Health

The H.S.E. Environmental Health Officer has reviewed the proposed development and have no objection subject to conditions restricting noise and air pollution during the construction phase. These **conditions** should be attached in the event of a grant of permission.

Environmental Impact Assessment

In their Planning Statement, the applicant concludes that the proposed development does not trigger a mandatory EIAR and a sub-threshold EIAR is assessed as not required in this instance.

Having regard to the 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.

Screening for Appropriate Assessment

An Appropriate Assessment Screening Report has been submitted with the application. This report concludes that a Stage 2 NIS is not required for the proposed development.

Table 1: Description of the project and site characteristics

Planning File Reference	SD22A/0401
Brief description of the project	76 no. residential units
Brief description of site characteristics	Irregular shaped site with slight change in ground levels
Application accompanied by a NIS Y/N	N

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Table 2: Identification of European Sites which may be impacted by the project

European Site	List of Qualifying Interest/ Special Conservation Interest	Distance from proposed development (m/km) (approx.)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Glenasmole Valley SAC	3 Qualifying Interests CO001209.pdf (npws.ie)	4.0km	No	No
Wicklow Mountains SAC	13 Qualifying Interests ConservationObjectives.rdl (npws.ie)	4.7km	No	No
Wicklow Mountains SPA	2 Qualifying Interests - Merlin (Falco columbarius) [A098] Peregrine (Falco peregrinus) [A103] CO004040.pdf (npws.ie)	4.6km	No	No
South Dublin Bay SAC	4 Qualifying Interests ConservationObjectives.rdl (npws.ie)	8.5km	Indirect hydrological pathway via proposed foul and surface water networks.	Yes
South Dublin Bay and River Tolka Estuary SPA	14 Qualifying Interests ConservationObjectives.rdl (npws.ie)	8.5km	Indirect hydrological pathway via proposed foul and surface water networks.	Yes

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Table 3: Assessment of Likely Significant Effects

Identify all potential direct and indirect impacts (alone or in combination) that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project:	
Likely Impacts	Possible Significance of Impacts (duration, magnitude etc.)
<p>Construction phase e.g.</p> <ul style="list-style-type: none"> • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	<p>During the construction stage there is the potential for surface water run-off. However, the hydrological connection to the Dublin Bay sites is indirect and weak. The construction phase would not result in significant environmental impacts that could affect European Sites within the wider catchment area.</p>
<p>Operational phase e.g.</p> <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles, and activities • Physical presence of structures (e.g., collision risks) • Potential for accidents or incidents 	<p>Foul and surface water would ultimately lead to the Dublin Bay sites. Surface water would firstly be managed onsite as much as possible. The hydrological connections are indirect and weak, and the separation distance is significant, such that there is no real likelihood of any significant effects on European Sites in the wider catchment area.</p>
<p>In-combination/Other</p>	<p>All extant developments are similarly served by urban drainage systems and the WWTP and have been screened out for appropriate assessment. No likely significant in-combination effects are identified.</p>

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Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?
Yes
No X

Table 4: Screening Determination Statement

Assessment of significance of effects:		
Describe how the proposed development (alone or in-combination) is/is <u>not likely</u> to have <u>significant</u> effects on European site(s) in view of its conservation objectives.		
<p>On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:</p> <ul style="list-style-type: none"> • 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, <p>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.</p>		
Conclusion:		
	Indicate (X)	Recommendation
It is clear that there is no likelihood of significant effects on a European site	X	The proposal can be screened out. Appropriate assessment not required.
It is uncertain whether the proposal will have a significant effect on a European site		Request further information to complete screening Request NIS Refuse permission
Significant effects are likely		Request NIS Refuse permission
Completed by	COS	
Date	13/12/2022	

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Conclusion

While the proposed development is acceptable in principle, **additional information** is required in relation to:

- Land use zoning
- Architectural heritage
- Residential density and unit mix
- Impact on south-west residentially zoned lands
- Standard of accommodation
- Ecology and trees
- Access, parking and roads items
- Surface water

Recommendation

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

1. The applicant is requested to submit additional information to clarify the land use zoning of the site. The existing and proposed site layouts and boundaries should be overlaid with the SDCC County Development Plan 2022-2028 zoning maps.
2. The applicant is requested to submit additional information addressing the following concerns of SDCC's Architectural Conservation Officer:
 - (a) The majority of the work appear to have modest/minimal impacts. However, there are some areas of alterations and revisions to the original layout and insertion of additional services where negative impacts are likely.
The following items need to be addressed: -
 - It is considered that where original windows are proposed to be blocked up alternatives should be considered, or alternative designs considered in order to provide a solution and the retention.
 - Removal of original architectural features is not acceptable and where this has been indicated, mitigation measures or alternative floor plans should be provided in order to negate the removal of architectural features.
 - Where additional services are proposed details shall be provided on how services i.e., bathrooms and w/c will be integrated and how these will be ventilated etc.
 - The Conservation Methodology provides details on the architectural elements for repair which is very helpful in directing the works in accordance with best conservation principles and practice. There are no details included on any proposed energy efficiency works to the protected structure. Clarification should be sought with regard to any such works.

It is considered that in addition to the Conservation Methodology a Schedule of Works

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should be provided for each floor in order to specify all the works to include; interventions/revisions, conservation repairs and routine maintenance. A Schedule of Works and Method statement for the specific elements should also include how the items listed above will be dealt with as part of the entire scope of works to the protected structure.

(b) On assessing the existing Outbuildings and details provided, it is felt that the Building D should be re-examined with regard to its retention and adaptive reuse as part of the overall development. It is considered that the retention of an original early 19th century outbuilding would provide additional architectural interest and character to the site and will support the association with Scholarstown House and the overall setting of the original site. The original outbuildings should be considered with regard to possible retention for reuse or using the footprint and architectural elements of the outbuildings in the design of the new build allowing a sensitive building type and visual link and association with the Protected Structure.

(c) Although separation has been provided in providing limited but designed setting to the Protected Structure, it is considered that by virtue of the height of the proposed apartments the Protected Structure is completely overshadowed. The mass and scale of the apartment block which completely surround the Protected Structure to the rear as a backdrop and to the side, is overbearing and causes negative visual impacts. In order to less the visual impact the overall height, scale and mass of the 5-storey element needs to be reduced and overall design revised.

(d) It is considered that the overall design, mass and height should be reconsidered and revised in order to find a greater balance between the existing and new development. It is noted that the height has been reduced where the new block forms a backdrop to the protected structure, however, not enough has been done in relation to the overall design to the adjoining block to provide a building type that doesn't completely overshadow and dominate the entire site.

(e) As previously advised during pre-planning discussions the block form needs to be broken up in different heights and different treatments with some separation between to provide separate block forms. The outbuildings should be considered with regard to adaptive reuse and reflecting the outbuildings in the design ethos of one or two blocks or using the original footprint to provide additional new building where the existing corrugated shed is located. The elevational treatment and materiality should reflect a more rural and agricultural style of building type that would connect visually to the existing protected structure and provide high quality design and character to the site.

3. (a) The submitted Housing Quality Assessment states that the site area used to calculate residential density includes the letter of consent areas. This includes the public footpath along the eastern and northern boundaries of the site, which should not be included in the net developable area. The applicant is requested to advise the net developable area of the site and based on this, the proposed net residential density.

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- (b) The revised proposed development submitted in response to other additional information items herein may lower the net residential density. Additional consideration of the proposals with reference to Appendix 10 Building Height and Density Guide of the County Development Plan is warranted
4. The submitted Statement of Housing Mix references the permitted development of 590 residential units to the north-east of the site, ABP Ref. TA06S.305878. This permitted development should be taken into consideration in the assessment of dwellings by number of rooms within 1km of the subject site. It is noted that this assessment is based on CSO 2016 census data. Further consideration should be given to permitted development in this assessment. A revised statement should be submitted addressing this.
5. The applicant is requested to submit a revised proposed development addressing the following:
- (a) The approach to height should be reconsidered in relation to impact on the Protected Structure and residential amenity. The Planning Authority would have concerns about where within the site, taller elements are proposed. The four storey element would be less than 1m from the south-western boundary, adjoining RES zoned lands. Windows to habitable rooms would be in close proximity to this boundary.. The applicant is requested to submit a revised design at this boundary, including providing an increased separation distance of the higher elements of the building from this boundary and improved boundary treatment, to help mitigate any overbearing impact.
- (b) The ground floor terraces for Apartment Nos. 0008 and 0009 are not considered to be afforded sufficient privacy. An appropriate boundary and/or 'privacy strip' to these terraces should be provided to ensure privacy.
- (c) No analysis of the proposed development in relation to the Childcare Facilities Guidelines for Planning Authorities (2001) has been provided.
- (d) Any revised design to Scholarstown House should be assessed in terms of daylight/sunlight accessibility. The proposed apartment building may need to be revised in relation to sunlight/daylight impact on Scholarstown House and its proposed gardens.
6. (a) Given the extent of existing trees and vegetation onsite and the number proposed for removal, the applicant is requested to assess the full ecological impact assessment of the proposed development as appropriate. This might include a breeding bird survey and other assessments.
- (b) Additional tree planting should be provided as part of the landscape proposals in order to ensure that there is a positive net gain in terms of new tree proposed compared to those being removed. As a minimum existing tree lost should be replaced on a 3:1 ratio basis. Full details of all proposed tree planting should be provided on a detailed planting plan. This planting plan will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period.

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7. The Roads Department request the following additional information:
 - (a) The proximity of access to the Scholarstown Road roundabout may present risks. There is a raised pedestrian crossing at the access. To achieve the sight lines when exiting the development motorists will need to stop closer to the intended stop line, this will mean stopping on the pedestrian crossing. There is no elevation detailing the access location, a detailed visibility splay is required to ascertain if boundary treatment, street trees etc will limit forward visibility from the development. The road safety audit notes that on street parking on one side of Orlagh Grove if allowed to continue will obstruct visibility to and from the development and compromise safe unobstructed two-way movement on the road. The proximity to the access point of the neighbouring retail units could cause visibility issues when used simultaneously leading to traffic hazard. Because of the nature of the neighbouring retail units, they would have a high frequency traffic use, resulting in an increased risk. The applicant is requested to move the proposed access location away from the other access or provide some mitigation to reduce the frequency of use of the other access.
 - (b) This development would be considered in zone 1 for parking as the near by public transport is not high frequency nor multidirectional, and the nearest LUAS stop is over 5km away (the transport assessment notes the development is in close proximity). A ratio of 0.64 has been applied to other developments in the area and would be considered appropriate for this, therefore the roads department consider the parking rate of 40no. a little low and would request additional parking closer to 49no. spaces. A revised layout of not less than 1:200 scale showing the location and number of parking spaces to be provided at the development should be submitted. Please refer to Table 12.25: Maximum Parking Rates (Residential) – from the SDCC County Development Plan 2022-2028.
 - (c) A revised layout not less than 1:200 scale showing the pedestrian routes within the development. All footpaths shall be a minimum of 2.0m wide.
 - (d) A revised layout not less than 1:200 scale of the elevation of the access location detailing the boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 - (e) Details of discussions with Public Realm in resolving Tree conflict with access point.
 - (f) A revised layout of not less than 1:200 scale a swept path analysis showing how the cars can safely access and egress the parking spaces for the development.
 - (g) Accurate plans demonstrating the provision of a visibility splay with 2.4 meters set back at a 1.05 meter height from ground level and 49 meters sight lines in both directions from the entrance. Sight lines should be shown to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting). The visibility shall consider the proximity of the vehicle access to the south.
 - (h) A revised layout of not less than 1:200 scale detailing a cycle route from the proposed access to the existing cycle infrastructure on the Scholarstown Road.

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- (i) Internal access should be provided to the bicycle store at ground floor within the proposed apartment building.
 - (j) It is not clear where all the external bicycle parking spaces are, in order to meet the 183 no. total stated. The applicant is requested to clarify this.
8. (a) Proposed surface water attenuation calculations are unclear. The applicant is requested to submit a report showing surface water attenuation calculation in table format. Show the site area in m², and areas of different surface types in m². Examples of surface types are buildings, green roofs, roads, pathways, permeable paving, green areas and their respective run off coefficients. Show in a report the SAAR (Standard annual Average Rainfall) value and green field run off rate in litres/second/hectare for the proposed development site. Use Met Eireann rainfall figures for the site when calculating the surface water attenuation required.
- (b) The applicant is requested to submit a drawing showing the capacity in m³ of surface water attenuation provided in m³ of each SuDS (Sustainable Drainage System) system

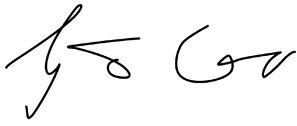
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REG. REF. SD22A/0401

LOCATION: Scholarstown House, Scholarstown Road, Dublin 16



**Gormla O'Corrain,
Senior Planner**

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

Date: 15 Dec 2022



**Mick Mulhern, Director of Land Use,
Planning & Transportation**