

Comhairle Chontae Atha Cliath Theas

PR/0043/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0426 **Application Date:** 10-Nov-2022
Submission Type: New Application **Registration Date:** 10-Nov-2022
Correspondence Name and Address: Sweeney Architects Block A, Gem Park, Athlone Rd, Longford
Proposed Development: Demolition of existing 5sq.m single storey detached shed and construction of new 13sq.m single storey detached insulated steel shed on concrete base to east side of existing Health Centre, adjustments to existing concrete footpaths / grassed areas and surface water system to suit and all associated ancillary works.
Location: Lucan Health Centre, Sarsfield Park, Lucan, Co. Dublin.
Applicant Name: Health Service Executive
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area

Stated as 0.124ha.

Site Description

The property is located on Sarsfield Park in Lucan within close proximity to the Lucan Road and N4. The subject site contains a detached, single storey unit with an intersecting pitched roof and flat roofed prefabricated unit to the north of the site. The area is primarily residential in nature with retail units located on the Lucan Road, Lucan Village to the south.

Proposal:

The development will consist of:

- Demolition of existing 5sq.m single storey detached shed.
- Construction of new 13sq.m single storey detached insulated steel shed on concrete base to east side of existing Health Centre.
- Adjustments to existing concrete footpaths / grassed areas and surface water system to suit.
- Total area of works 13sqm.

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Zoning:

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

Consultations:

Irish Water - No objections subject to conditions.

Water Services – No objections subject to conditions.

Roads Department – No objections.

SEA Sensitivity Screening

Overlaps with the following relevant layers:

- Architectural Conservation Area
- Area of Archaeological Potential
- Record of Monuments and Places

There are 3 Protected Structures located within close proximity of the site:

- RPS 067 – Ard Garon, Dispensary Lane, Lucan: Semi-detached Three-Bay Two1Storey Clerical Dwelling
- RPS 073 - Lucan Methodist Church, Dispensary Lane, Lucan: Detached Gothic Revival Church
- RPS 075 - Dispensary Lane, Lucan: Detached Three-Bay Two-Storey Clerical Dwelling

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject Property:

S01A/0358 – Permission Granted for retaining existing prefabricated building to rear of Health Centre and permission sought for extension to existing prefabricated building to rear.

Relevant Enforcement History

None.

Pre-Planning Consultation

None.

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

Policy COS6: Healthcare Facilities Support the Health Service Executive (HSE) in their aim to provide access to a range of quality health services, in line with Sláintecare and relative to the scale of each settlement and community, and facilitate other statutory and voluntary agencies,

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and the private sector in the provision of healthcare facilities and services, including the system of hospital care and the provision of community based primary care facilities appropriate to the size and scale of each settlement.

***COS6 Objective 1:** To facilitate the development of community-based care including primary health care centres, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with the Development Plan core and settlement strategy, consistent with RPO 9.23 of the RSES*

***COS6 Objective 3:** To support the provision of appropriately scaled healthcare facilities within existing settlements, in locations that are accessible by public transport and safe walking and cycling infrastructure.*

***NCBH25 Objective 3:** To support the development of sustainable back land and infill development that is appropriate in scale and character to historic town and village centres, that transitions properly, that accommodates surviving structures where practical and that retains the historic streetscape form particularly within sensitive areas of architectural importance.*

12.8.3 Healthcare Facilities

Relevant Government Guidelines

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

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

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Assessment

The main issues for assessment are

- Zoning and Council Policy
- Residential and Visual Amenity
- Drainage
- Roads
- Green Infrastructure
- Appropriate Assessment
- Environmental Impact Assessment

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Zoning and Council Policy

A development comprising of a single storey shed in a Health Centre is Permitted in Principle and would be consistent in principle with zoning objective 'VC' – 'To protect, improve and provide for the future development of Village Centres,' subject to the relevant provisions in the County Development Plan **2022-2028**.

The Village Centre zoning will support the protection and conservation of the special character of the traditional villages.

Residential and Visual Amenity

The proposed development is for a single skin clad steel shed with a pitched roof on a concrete base with a depth of 7m and a width of approximately 2.2m. The proposed development will have a ridge height of 2.95m.

The proposed development is replacing a similar shed structure to the rear and would not be visible from the street or surrounding areas to an extent in which it would have a negative impact on the amenities of the Lucan Village Architectural Conservation Area.

Overall, the proposed development will not be injurious to the visual or residential amenities of the area and is acceptable subject to conditions.

Drainage

Both Irish Water and Surface Water Drainage have no objections to the proposed development subject to conditions which is deemed appropriate.

Roads

The Roads Department have no objections which is appropriate as there does not appear to be changes to the access arrangements as a result of the proposed development.

Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the subject house on an established suburban residential site. The site appears to be located within a Primary GI Corridor (Liffey Valley Corridor) as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028) but given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is not required.

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Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development comprises of the demolition of a single storey shed.

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 (EIAR)

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

Development Contributions

| | |
|------------------------------------------------------------------|------------|
| Planning Reference Number | SD22A/0426 |
| Summary of permission granted & relevant notes: | Shed. |
| Are any exemptions applicable? | No |
| If yes, please specify: | |
| Is development commercial or residential? | Commercial |
| Standard rate applicable to development: | 112.57 |
| % reduction to rate, if applicable (0% if N/A) | 0 |
| Rate applicable | €112.57 |
| Area of Development (m2) | 13 |
| Amount of Floor area, if any, exempt (m2) | 0 |
| Total area to which development contribution applies (m2) | 13 |
| Total development contribution due | € 1,463.41 |

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SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 13sqm

Land Type: Urban Consolidation.

Site Area: 0.124.

Conclusion

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the proposed development, it is considered that, subject to the **conditions** set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

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

FIRST SCHEDULE

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

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. Minimise Air Blown Dust.

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

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nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

3. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

4. Drainage - Irish Water.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of € 1, 463.41 (One thousand, four hundred and sixty-three euro and forty-one cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

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

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

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

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

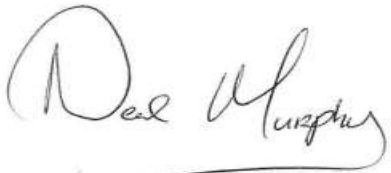
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REG. REF. SD22A/0426

LOCATION: Lucan Health Centre, Sarsfield Park, Lucan, Co. Dublin.



Neal Murphy
Executive Planner

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

Date: 16/01/23


Gormla O'Corrain,
Senior Planner