

# Comhairle Chontae Atha Cliath Theas

**PR/0045/23**

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

**Reg. Reference:** SD22B/0508      **Application Date:** 21-Nov-2022  
**Submission Type:** New Application      **Registration Date:** 21-Nov-2022  
**Correspondence Name and Address:** RMA Architects 40, Main Street, Blackrock, Co. Dublin.  
**Proposed Development:** Amendments to planning permission SD20A/0299. Construction of new 2m high boundary wall on the eastern side of the site to replace existing hedge along with associated site works.  
**Location:** 14a, Woodlawn Park Grove, Firhouse, Dublin 24  
**Applicant Name:** Jospeh Hayden  
**Application Type:** Permission

(PB)

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

Site Area: stated 0.0271 Ha on the application form.

### **Site Description**

The subject site is located at 14a Woodlawn Park Grove, Firhouse, Dublin 24.

### **Proposal**

Amendment to planning permission SD20A/0299. Construction of new 2m high boundary wall on the eastern side of the site to replace existing hedge along with associated site works.

### **Zoning**

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2022-2028.

### **Consultations**

Roads Department      Report received  
Parks                      Report received

SEA Sensitivity Screening –No issues

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

Closed 4<sup>th</sup> January 2023 – None received

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### **Relevant Planning History**

#### *Subject site*

S02A/0143

*Two storey detached dwelling with separate access at side*

*Additional Information requested (May 2002)*

SD20A/0299

*Construction of a two storey, three-bedroom detached house to the side of the existing house; new vehicular entrance; associated landscaping and site works. Compliance with condition 8.*

*Decision: Grant Permission*

#### *Adjoining and surrounding sites*

##### *Adjacent sites*

*SD04A/0546: 91, Woodlawn Park Grove, Firhouse, Dublin 24*

*Proposal: Two storey family dwelling house adjacent to existing family dwelling house.*

*Decision: Refuse Permission.*

*S01B/0349: 13 Woodlawn Park Grove, Firhouse, Dublin 24.*

*Proposal: Construct two storey two-bedroom extension to dwelling house.*

*Decision: Grant Permission*

*SD01B/0088: 13 Woodlawn Park Grove, Firhouse, Dublin 24.*

*Proposal: Construct single storey extension to dwelling house.*

*Decision: Grant Permission.*

### **Relevant Enforcement History**

None identified in APAS.

### **Pre-Planning Consultation**

None identified in APAS.

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

*Policy GI1: Overarching*

*Policy GI2: Biodiversity*

*Policy GI4: Sustainable Drainage Systems*

*Policy QDP7: High Quality Design – Development General*

*Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable, and inclusive urban design, urban form and architecture.*

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*Policy QDP11: Materials, Colours and Textures*

*Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.*

*12.3.1 Appropriate Assessment*

*12.3.2 Ecological Protection*

*12.3.3 Environmental Impact Assessment*

*12.4.2 Green Infrastructure and Development Management*

*12.6 Housing - Residential Development*

*12.6.7 Residential Standards*

*Table 12.26: Maximum Parking Rates (Residential Development)*

*12.11.1 Water Management*

### **Relevant Government Guidelines**

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

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

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

*Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).*

*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).*

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### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy.
- Visual and Residential Amenity.
- Access and Parking.
- Green Infrastructure.
- Appropriate Assessment
- Environmental Impact Assessment.

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

The subject site is located within zoning objective 'RES': *'To protect and/or improve residential amenity'*.

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

The current hedgerow boundary to the north-eastern side of the property would be replaced with a new 2m height wall. It will be sufficiently setback from front line of property. The wall will be painted render finished and capped.

In summary, the proposed development is considered to have an acceptable impact in terms of residential and visual amenity.

### ***Access and Parking***

The Roads Department have reviewed the proposed development and have no issues

### ***Green Infrastructure***

The Parks Department have assessed the proposal and do not have an issue with the removal of the (of little arboriculture value, according to Arborist report) existing non-native hedgerow; however, we would like to suggest planting a native hedgerow behind the proposed boundary wall. While the report of the Parks Department is noted, the remaining space between the boundary wall and the proposed dwelling is considered too tight to provide the recommended native hedgerow behind the wall and for this reason a condition on native hedgerow is not included.

### ***Screening for Environmental Impact Assessment***

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

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

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves changes to front boundary wall and access.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced 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.

### **Development Contributions**

Nil

### **SEA monitoring**

Building Use Type Proposed: Changes to side boundary, construct 2m boundary wall to eastern side.

Floor Area: 0sq.m

Land Type: Urban Consolidation.

Site Area: 0.0271 Hectares.

### **Conclusion**

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, 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.

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### **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. The proposed development shall be carried out in accordance with the submitted plans and particulars.  
REASON: In the interests of the proper planning and sustainable development of the area.


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**REG. REF. SD22B/0508**

**LOCATION: 14a, Woodlawn Park Grove, Firhouse, Dublin 24**

  
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**Jim Johnston,**  
**Senior Executive Planner**

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

**Date:** 18/01/23\_\_\_\_\_

  
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**Gormla O'Corrain,**  
**Senior Planner**