

DOCUMENT: TECHNICAL REBUTTAL OF THIRD PARTY OBSERVATIONS
PROJECT: RESIDENTIAL DEVELOPMENT AT 124 TEMPLEVILLE DRIVE, TEMPLEOGUE
DATE: 2nd FEBRUARY 2023
REVISION: 0
PLANNING REF SD22A/0466
NAME COLIN MACKAY
ADDRESS 22 OAKLEY GROVE, BLACKROCK, CO. DUBLIN

The following document seeks to respond to the main issues raised within 3rd party observations to Planning Reference SD22A/0466 at 124 Templeville Drive, Templeogue, Dublin 6W. With particular reference to the submittal made by BPS Planning & Development Consultants on behalf of Mr & Mrs Anthony Holden, dated 25 January 2023 we would note the following points and responses.

1.0 No pre-planning consultation with South Dublin County Council

Pre-planning consultation with Local Authorities is non-statutory therefore the assertion that this application is **premature** as a result is simply nonsensical. Furthermore, we would note that due to current Local Authority workloads and constraints the timeframe for elucidating responses often results in delaying applications.

2.0 The 6m wide wayleave to the rear of the site appears is absent

As can be evidenced from the extensive CCTV survey as referred to within the supporting Engineers Report the 450mm diameter concrete pipe is entirely redundant in so far as it serves no dwellings, has no surface or foul water connections and provides no attenuation capacity. Furthermore, there is no wayleave over this redundant pipe and to make reference to the need for maintenance vehicle access along its length simply ignores the reality that nothing enters or leaves the pipe, there are a number of substantial structures constructed over the pipe as well as a large number of boundary walls crossing it.

3.0 Proposed relationship between applicant property and client's property at 'No. 122A'

Reference is made to a 22m requirement between rear elevations of dwellings. However, this recommendation is lifted from the Urban Design Manual (2009) and relates to first floor windows on opposing rear elevations which this condition does not relate to. With reference to South Dublin County Council Development Plan 2023 page 479, we would note the following:

Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy in line with the provisions of the Urban Design Manual as detailed above.

We would also like to note that a number of references are made to 'Backland Development' which this is most definitely not. This site has dual street frontage, whereas backland development relates to those sites typically at the rear of existing buildings which require independent access.

4.0 The proposed development description

This application creates 3No. vehicular entrances, not the 4No. referred to. Furthermore, none of the first floor windows proposed face directly onto No. 122A Templeville Drive.

5.0 Comments on the submitted 'Planning Report'

In relation to supporting precedents for this application we would refer to

SD19A/0095 2 Springfield Park, Templeogue, Dublin 6W

Demolition of a single storey dwelling house; construction of 5 terraced, 2 storey plus attic dwellings including parking, site works and ancillary site landscaping.

SD16A/0119 19 Templeville Park, Templeogue, Dublin 6W

Internal and external alterations to the previously permitted development (Planning Reference SD09A/0144). Amendments include separating block B into two detached properties, external modifications including pitched roofs to all four dwellings and internal alterations.

Both of the above noted projects sought to demolish an existing poorly performing dwelling and replace with a more sustainable housing. Furthermore, the boundary proximities within this

application are greater than both of the above and care and consideration has been taken to mitigate the impact of first floor windows to all neighbouring properties as can be evidenced from the proposed plans, sections and elevations.

In relation to parking standards, this site is very well served by public transport with close proximity to a very well served and connected bus network. As such, the maximum parking standards as defined in 12.7.4 of the Development Plan and in particular Table 12.26 propose that a maximum of 1.5 spaces per house should be provided and not the mandatory 2No. which is mentioned.

6.0 Comments on the submitted 'Landscape Plan'

Tree planting is not proposed as a means of visual mitigation, all private open space proposed meet the minimum standards as defined within the Development Plan.

7.0 Proposal is contrary to the Sustainable Residential Development in Urban Areas Guidelines

The protection of existing residential amenities has been a key strategy when developing the design and has been addressed through various measures including the siting and location of fenestration, including the angling of first floor windows facing onto the public roadway to avoid overlooking.

8.0 Contrary to s.12.3.9 'Vernacular and Historic / Older Buildings, Estates and Streetscapes

We would respectfully suggest that this section of the CDP relates to the wider Heritage of SDCC and does not relate to this site or the wider context of Templeville Park.

9.0 Contrary to s. 6.7.1 'Residential Design and Layout' of the CDP

As noted above we would stress that the potential impact on existing residential amenities including for No. 122A Templeville Drive has been a key focus of the design and we would suggest that the existing amenities would remain unaffected.

10.0 Contrary to H7 Objective of the CDP – proliferation of entrances & reversing into the road

This application seeks to create 3No. entrances, one of which is shared between Houses 1 and 2 and directly accords with that which was previously granted by SDCC.

Any on curtilage parking within urban / sub-urban locations by its very nature requires that vehicles either drive in and reverse, out the opposite. The number of vehicular trips for these homes is absolutely minimal and coupled with access to good quality public transport and proximity of village amenities means that traffic movements would be greatly reduced.

11.0 The siting, depths and sizes of the rear gardens are contrary to the CDP

All four homes are provided with private open space in accordance with the development plan standards. The Green Space Factor Tool is not submitted as a measure of justification of private open space.

12.0 Contrary to Section 12.6.8 'Residential Consolidation'

The density of this site when viewed within the wider Templeville Park estate has minimal increase. With reference to the Planning Report submitted with the application we would contest that the design accords with 12.6.8 Residential Consolidation and in particular those

sections for Infill Sites and Corner / Side Garden Sites. We would reiterate that this application is not a 'Backland Site'.

13.0 The proposed building lines are context-less which is contrary to s. 12.6.8

The design retains the existing primary building line for Houses 1 and 2 with the adjoining dwelling, yet create a projecting bay window structure to punctuate the façade and create a more nuanced and considered overall design. As this is an undeveloped corner site there is no determined building line for Houses 3 and 4.

14.0 Car Parking Standards

We note that the site lies within Zone 2 due to its proximity to good quality public transport, therefore the maximum parking required to be provided is 1.5 space per dwelling which the applicant is compliant with.

15.0 The proposed development would negatively overlook No. 122A

House 2 – the provision of first floor windows which overlook the public roadway is a design feature to allow the building to visually 'turn the corner' rather than creating a blank gable. Furthermore, 122A has no windows along their northern gable and as such no overlooking actually occurs.

Houses 3 and 4 – again, we would refer to the fact that there is no fenestration of 122A facing onto the application site. Furthermore, the design takes cognisance of potential for visual overlooking of the rear garden space of 122A and as such has angled the primary bedroom windows to face obliquely away thus reducing any potential for a negative impact.

Furthermore, there is erroneous reference to 12m dimensions as some means of defining the impact on 122A. We would contest that both the measures as outlined above, in tandem with the minimum 11m window to back garden guidance somewhat contradicts this assertion.

16.0 The issue of negative overshadowing

There is absolutely no justification for any overshadowing arising from this application. In fact any overshadowing would be more greatly felt from adjoining buildings, boundary walls and mature tree vegetation.

We trust that the foregoing seeks to appropriately respond to the concerns raised by BPS on behalf of the owners of 122A Templeville Drive and the design intentions taken to avoid these concerns.

Yours sincerely,



Colin Mackay
On behalf of Barry and Susanne Coleman

Colin Mackay for B. & S. Coleman
22 Oakley Grove
Blackrock
Co. Dublin
A94 W5X9

Date: 02-Feb-2023

Dear Sir/Madam,

Register Ref: SD22A/0466
Development: Demolition of an existing single storey plus dormer three bedroom dwelling house and the construction of four two storey three bedroom semi-detached dwellings; Three separate vehicular accesses are to be created off Templeville Drive with one to the south and two to east of the site with all ancillary site works and landscaping.
Location: 124, Templeville Drive, Templeogue, Dublin 6W
Applicant: Barry & Susanne Coleman
Application Type: Permission
Date Rec'd: 21-Dec-2022

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdblincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the **Planning Applications** part of the Council website, www.sdblincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named "**Notify me of changes**" and click on "**Subscribe**". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,


for Senior Planner