

Comhairle Chontae Atha Cliath Theas

PR/0115/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0450 **Application Date:** 02-Dec-2022
Submission Type: New Application **Registration Date:** 02-Dec-2022

Correspondence Name and Address: Weber Architecture 180, Rathgar Road, Dublin 6

Proposed Development: Demolish single storey extension at side, erect a two storey four bedroom semi-detached dwelling (end of terrace) at front, side and rear including new front vehicular entrance for existing dwelling, existing front vehicular entrance will be retained for new dwelling; Revisions to previously approved plans SD17A/0172; The proposal includes demolishing a conservatory extension and construction of a single storey extension to rear of existing dwelling.

Location: 23, Knocklyon Close, Dublin, 16.

Applicant Name: Alan Davis

Application Type: Permission

Description of Site and Surroundings

Site Area: stated as 0.0450 Hectares on the application form.

Site Description

The subject site is a corner site located on Knocklyon Close. The dwelling is located on the corner between two cul-de-sacs of Knocklyon Close. The subject site contains a two-storey semi-detached dwelling with pitched roof profile. A single storey flat roof element is located to the west side elevation of the dwelling with a mono pitched front porch structure addressing the front of the side element also. The streetscape of the surrounding area is characterised by dwellings of a similar form and appearance with a uniform building line. Knocklyon Close street consists of a footpath with grass verge and mature trees. There is evidence of on street parking. The subject dwelling has an established mature hedgerow on its boundary.

Proposal

The proposed development consists of Permission the following:

- Demolish single storey extension at side,
- Erect a two storey four-bedroom semi-detached dwelling (end of terrace) at front, side and rear including;
- New front vehicular entrance for existing dwelling, existing front vehicular entrance will be retained for new dwelling;
- Revisions to previously approved plans SD17A/0172;

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- The proposal includes demolishing a conservatory extension and construction of a single storey extension to rear of existing dwelling.

Zoning

The subject site is zoned Zoning Objective 'RES': *To protect and/or improve residential amenity* under the 2022-2028 CDP.

Consultations

Water Services -

Further Information required.

Irish Water -

Further Information required.

Roads Department -

Further Information required.

Public Realm -

Further Information required.

NTA –

No report received at time of writing.

TII -

No observations/objections.

SEA Sensitivity Screening –
SEA mapping tool.

No overlap indicated with relevant environmental layers on

Submissions/Observations/Representations

Submission expiry date – 16/1/2023

No submissions or observations were received.

Relevant Planning History

Subject site

SD17A/0172/EP - Demolish a single storey extension at side, erect a 2 storey, 4 bedroom semi-detached dwelling (end of terrace) at front, side and rear including reconstruction of existing front vehicular entrance to provide vehicular access for new and existing dwellings (revisions to previously approved plans SD13A/0163). The proposal includes demolishing a conservatory extension and construction of a single storey extension to rear of existing dwelling.

Refuse Extension of Duration of Permission. May 2022

Reason for Refusal:

1. The criteria set down in s42(1)(a)(i) or s42(1A)(b)(v) are not met in this instance, and the Planning Authority therefore cannot grant permission for an extension of duration of permission. In each case the Planning and Development Act 2000 (as amended) sets out as necessary criteria that works have commenced and substantial works must have taken place.

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SD17A/0172 - Permission to demolish a single storey extension at side, erect a 2 storey, 4-bedroom semi-detached dwelling (end of terrace) at front, side and rear including reconstruction of existing front vehicular entrance to provide vehicular access for new and existing dwellings (revisions to previously approved plans SD13A/0163). The proposal includes demolishing a conservatory extension and construction of a single storey extension to rear of existing dwelling.

Grant Permission.

SD13A/0163 - Construction of a two storey three-bedroom dwelling with single storey extension.

Grant Permission.

SD14B/0274 – (No.23A) Construct a 9. 36sq.m garden shed in rear garden.

Grant Permission.

SD07A/0770/EP - Alterations to previously approved planning application (SD07B/0265) including replacing a previously approved ground floor window with front door and internal alterations including sub division into 2 separate 3 bedroom houses with associated site works including 2 separate driveway entrances and pavement dishing.

Grant Extension of Duration of Permission. May 2013.

SD07A/0770 - Alterations to previously approved planning application (SD07B/0265) including replacing a previously approved ground floor window with front door and internal alterations including subdivision into 2 separate 3 bedroom houses with associated site works including 2 separate driveway entrances and pavement dishing.

Grant Permission following appeal to ABP PL06S.226973.

SD07B/0265 - Ground and first floor extension to side and single storey extension to rear with roof lights and associated site works.

Grant Permission.

SD06A/0051 - Demolition of existing single storey extension and alterations to existing house and entrance driveway and the construction of a two storey, three bedroom detached house with single storey extension to rear, incorporating attic storage space with Velux roof lights in main roof void and 600mm diameter circular window with opaque glass in west facing gable wall with new vehicular entrance on garden site to side.

Refuse Permission.

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Adjacent Sites

SD22A/0036 - 1, Knocklyon Close, Knocklyon, Dublin 16 D16KR79 (*Dwelling opposite*)
Demolition of screen wall; (b) construction of a part two-storey, part single storey new dwelling to the side of the existing adjoining dwelling; (c) associated site works, boundary, new pedestrian access and services; (d) new dish pavement for new vehicular access; (e) elevational alterations to existing dwelling.

Grant Permission.

SD16A/0307/EP - 1, Knocklyon Close, Knocklyon, Dublin 16.

Demolition of existing conservatory and utility room, alterations and extension to rear of existing dwelling, subdivision of existing dwelling to facilitate the construction of a new adjoining dwelling to side of existing dwelling along with all associated site works and services including new pavement dish.

Grant Extension of Duration of Permission.

SD16A/0307 - 1, Knocklyon Close, Knocklyon, Dublin 16

Demolition of existing conservatory and utility room, alterations and extension to rear of existing dwelling, subdivision of existing dwelling to facilitate the construction of a new adjoining dwelling to side of existing dwelling along with all associated site works and services including new pavement dish.

Grant Permission.

SD15B/0110 - 13, Knocklyon Close, Knocklyon, Dublin 16

2 storey extension to side of existing house with partial conversion of garage to provide new kitchen and toilet at ground floor and 2 bedrooms and bathroom at first floor with pitched roof to match existing including new pitched roof to existing porch, with new door and brick panel to side passage and new door to garage and windows at both ground and first floor to side (east) elevation.

Grant Permission.

Relevant Enforcement History

None identified in APAS for subject site.

Pre-Planning Consultation

None identified in APAS.

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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 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 QDP2: Overarching - Successful and Sustainable Neighbourhoods

Policy QDP7: High Quality Design – Development General

Policy QDP11: Materials, Colours and Textures

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

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H13 Objective 3:

To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring.

Policy SM2: Walking and Cycling

Policy SM7: Car Parking and EV Charging

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

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

12.5.1 Universal Design

12.5.2 Design Considerations and Statements

12.6.7 Residential Standards

12.6.8 Residential Consolidation

Corner / Side Garden Sites

Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;*
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;*
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible. Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;*
- The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context*

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are encouraged, particularly on larger sites which can accommodate multiple dwellings;

- *A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;*
- *Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.*

12.6.10 Public Open Space

12.7.4 Car Parking Standards

12.11.1 Water Management

National Guidelines & Policy relevant to Development Management

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

The House Extension Design Guide contains the following general guidance on house extensions:

Rear Extensions:

- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.
- Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.
- Make sure enough rear garden is retained.

Side extensions:

- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.
- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- Avoid the use of prominent parapet walls to the top of side extensions.

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Elements of Good Extension Design:

- Respect the appearance and character of the house and local area;
- Provide comfortable internal space and useful outside space;
- Do not overlook, overshadow or have an overbearing affect on properties next door;
- Consider the type of extension that is appropriate and how to integrate it; and
- Incorporate energy efficient measures where possible'.

Overbearing impact:

- Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.
Use light coloured materials on elevations adjacent to neighbouring properties.

Relevant Government Guidelines

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

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

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

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities,

Department of the Environment, Heritage and Local Government (2009).

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

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

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).

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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:

- Background and Context
- Planning History
- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Green Infrastructure and Landscaping;
- Infrastructure and Environmental Services;
- Screening for Environmental Impact Assessment (EIAR);
- Screening for Appropriate Assessment (AA)

Background and Context

The application site has been the subject of numerous applications. The latest permission SD17A/0172 has now withered, and the subject application relates to a new (albeit very similar) development. As noted below, there are some significant changes to green infrastructure policy which militate against infill/corner development. The application is thus assessed as a new application; there are, however, many elements for which the proposed development is substantially similar to the previously permitted scheme, and where there is no new policy of relevance. These are dealt with summarily.

Planning History

Under SD17A/0172 permission was granted for the demolition of a single storey extension at side, erect a 2 storey, 4-bedroom semi-detached dwelling (end of terrace) at front, side and rear including reconstruction of existing front vehicular entrance to provide vehicular access for new and existing dwellings. Works had not commenced sufficiently therefore permission for an extension of duration of permission for a further five years was refused in May 2022.

The permitted application as noted above itself provides for revisions to previously approved plans SD13A/0163 for new 2 storey 3 bed dwelling to side and single storey extension to rear of existing dwelling which was also not commenced.

Application SD07A/0770 and subsequently PL06S.226973 for the subject site was permitted by An Bord Pleanála which included for alterations to SD07b/0265 including subdivision of site to provide 2 separate 3 bed houses. This was also Not commenced.

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It is clear from the planning history of the site that the principle of the subdivision of the site and side garden is acceptable for the creation of a separate dwelling house.

Zoning and Council Policy

A new dwelling and extensions to existing are consistent with zoning objective 'RES': *'To protect and/or improve residential amenity.'* Infill residential development is permissible in principle under this zoning objective, subject to the criteria laid down in Chapter 12 of the South Dublin County Development Plan 2022-2028, and other relevant policies and objectives of the Plan. Development in corner gardens is guided by section 12.6.8 of the Plan.

Visual and Residential Amenity

The proposed development is similar to that permitted under SD17A/0172. The current proposal provides for an increase in floor space by 10sqm to the rear at first floor level. The roof profile to the rear would be altered from the previously permitted hipped front and pitched rear to a hipped element on the rear slightly offset to that on the front elevation. The proposed development and alteration to the roof profile would not impact negatively on the visual amenities of the surrounding area and would be considered acceptable.

The overall development includes for the demolition of the existing single storey element to the side of the subject dwelling No.23 and the construction of a semi-detached two storey 4-bedroom dwelling No.23A in the side garden on the corner site. The proposed new dwelling would be constructed on the same building line of the existing dwellings front porch which protrudes 0.89m from the front of the dwelling. A tiled mono-pitched roof porch element similar to several dwellings located in the immediate vicinity would be constructed c0.55m from the front building line and is deemed acceptable.

The proposed roof height of the new dwelling would match and be consistent with the ridge height of the adjoining dwelling No.23 and neighbouring dwellings.

This would be in keeping with Section 12.6.8 Residential Consolidation, Corner / Side Garden Sites of the CDP which states:

'The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible. Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;'

A single storey rear element of the proposed new dwelling would extend c3.2m from the rear building line of the dwelling. The element would be full width of the main dwelling and consists of a pitched roof with two ridges and one valley. The ridge height would be c4m on the tallest part and c3.5m on the smaller pitched element over study room. The proposed roof profile

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would match the roof profile on the proposed rear extension on the existing dwelling No.23. This extension would replace an existing single-story conservatory building and would extend 3.1m from the rear building line of the dwelling. The extension would have a pitched roof profile with ridge height of c3.9m. The proposed extension would not be significantly overbearing on the adjoining dwelling of No.21 and not have a negative impact on the visual amenity of the dwelling. The proposed roof profiles of the rear elements to both the existing dwelling and proposed new dwelling would match and complement the style, materials and details of the main dwelling which is consistent with policy in the South Dublin County Council House Extension Guide (2010) in relation to rear extensions.

Two windows are proposed in the side gable elevation which addresses the street to the cul-de-sac of Knocklyon Close. The presence of windows in the gable wall of a building which face onto face onto public footpaths and roads are welcome so as not to incorporate blank facades as required by Section 12.6.8 Residential Consolidation Corner / Side Garden Sites of the CDP.

The ground floor window is proposed to serve a non-habitable utility room. The first-floor window is proposed to serve an En-suite bathroom. The window would be 1m by 1.2m in size and as noted by Drawing No. 18/22 is to be obscure in nature. The window would therefore not lead to any overlooking or negative impact on the surrounding streetscape and is acceptable to the planning authority.

A new Velux rooflight is proposed on the rear facing roof of the existing dwelling and would not have any negative impact on visual amenity. A Velux window is also proposed on the new dwelling on the rear facing roof. The windows provide no issue to the planning authority and are deemed acceptable.

Residential Standards

The application form states that the proposed house would be approx. 198.35sqm in size. The proposed bedrooms would meet the minimum (four bedroom) floorspace requirements stated at 43sqm of the CDP and 2007 Quality Housing Guidelines. Approximately 55.12sqm of floorspace is provided for the four bedrooms. The overall design including the living room requirement of 15sqm minimum is also exceed with 30.5sqm of floorspace proposed. The proposed development of the new dwelling would be acceptable in terms of residential amenity.

Private Amenity Space

The applicant has provided satisfactory private amenity space on the site. It is noted from the drawings that the subject (existing) site has provided 60sqm of rear amenity space which is the minimum required for a three-bedroom house as required by Chapter 12 - Table 3.20: Minimum Standards for Housing of the CDP. The private open space that is proposed to serve the new dwelling No.23A would be 80.88sqm. Table 3.20 of the CDP states that a minimum of 70sqm of private open space should apply to dwellings of four or more bedrooms.

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In summary, the proposed development is considered in general to comply with the guidance set out in the CDP 2022-2028 and the South Dublin County Council House Extension Design Guide (2010) and would have an acceptable impact, subject to conditions in terms of residential and visual amenity.

Access and Parking

The Roads Department of the council have reviewed the proposed development and have requested **Additional Information** in the following report:

Observation:



Drawing of existing opening does not correspond to actual opening.

Access & Roads Layout:

As per images above; It seems that there is a considerable discrepancy between the submitted road layout drawing and with the actual existing opening which means that proper assessment is not possible.

The proposed entrance width is 3.66m, and the given dimension for the existing entrance is also 3.66m (site visit may be required to verify existing). A width of 3.5m is normally the maximum allowable access width; a justification to exceed this distance will be needed if any proposed width exceeds the normal maximum.

Roads Department have initial concerns with the entrance layout as proposed as this development would introduce additional reversing traffic here which is located at a junction and on a kerb radius. Additional information will be required in order to accurately establish the existing layout, and to ensure the proposed layout ties in accurately with the existing access.

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Roads recommend that additional information be requested from the applicant:

- 1. Applicant to submit an accurate existing layout (separate drawing) with all relevant site dimensions (to be checked during subsequent site visit).*
- 2. Applicant to submit a revised proposed road layout (which corelates to existing layout) and which is fully dimensioned.*
- 3. Applicant to provide Auto TRAK analysis showing how it is proposed that each parked vehicle can safely egress their respective driveways.*
- 4. Applicant to provide a visibility splay drawing.*

Should the permission be granted, the following conditions are suggested:

- 1. The boundary walls 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.*
- 2. The vehicular access point shall not exceed a width of 3.5 meters.*
- 3. Any gates shall open inwards and not outwards over the public domain.*
- 4. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*
- 5. The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.*

The report from the Roads Department is noted. It appears from the drawings submitted that the existing opening will serve the proposed new dwelling while a new opening will be made to serve the existing dwelling. The existing entrance appears to be located in front of the existing side extension to the dwelling which would be demolished for the construction of the new dwelling.

The opening is noted at 3.66m in Drawings No.18/22 sheet 3 of 3. The proposed opening which would involve the removal of boundary hedgerow is noted as being 3.66m in width also. It is deemed appropriate due to the nature, scale and location of the proposed development located on the corner site that the **conditions** as indicated by the Roads Section shall be attached in the event of a grant of permission.

Green Infrastructure and Landscaping

The subject site is located proximate to the Primary Green Infrastructure Corridor (No.2 – M50 Corridor) and the Secondary Corridor: M50-DLR Crosslink as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP.

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The proposed development will result in the reduction of some green infrastructure on the site which currently contains mature hedgerows and planting with lawns.

The Public Realm department of the council have reviewed the subject application and have made the following comments in a report received:

*The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following **ADDITIONAL INFORMATION** be requested:*

1. Landscape and GI Plan

- (i) There are concerns with the lack of information submitted in terms of a landscaping scheme and boundary treatment for the proposed development. The applicant is requested to provide a landscape design including details of boundary treatment for the proposed development.*
- (ii) In addition the applicant is required to provide a GI Plan – in the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which may allow the site to act as a local stepping stone.*

2. Boundary Treatment

The applicant is requested to submit elevation drawings specifying the proposed boundary treatment to the front of the site.

3. Arboricultural Impact Assessment (AIA)

The applicant is required to submit a thorough, detailed and realistic analysis and assessment of the likely impacts of the new front vehicular entrance as part of the development proposals. The AIA should be undertaken in accordance with BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction.

4. Tree Protection

The applicant is required to submit the following information outline the tree protection measures to be employed in accordance with BS5837:2012: in order to ensure the protection of the existing trees located within the grass margin outside the property:

- a) The existing street trees located within the grass margin shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction;*

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b) Any works within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing. Any trees that are damaged or felled during construction work must be replaced with semi mature trees of the same or similar species.

5. Sustainable Drainage Systems

(A) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.

(B) In relation to SUDS, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.

(C) SUDS Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

(D) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. Note: If tree pits are proposed, SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

(E) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m³ . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.

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6. Green Infrastructure

The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:

(a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.

The report from the Public Realm department is noted. Given the existing character of the site and the policies and objectives contained within the CDP, along with the size, scale and nature of the proposed development, it is deemed appropriate that the information required can be obtained in the event of a grant in permission by means of **Condition**.

Infrastructure and Environmental Services

Water Services have reviewed the proposed development and have requested **Additional Information** in the report which has been received.

Surface Water Report: *Further Information Required:*

1.1 Submit a report and drawing to show how surface water will be attenuated to green field run off rates as per GDSDS (Greater Dublin Regional Code of Practice for Drainage Works).

1.2 The applicant shall include additional SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- *Permeable Paving*
- *Green roofs*
- *Raingarden /planters with overflow connection to a public surface water sewer*
- *Swales and rill channels*
- *Grasscrete*
- *Where feasible a Soakaway with percolation tests results as per BRE Digest 365 Standards*
- *Examples of SuDS can also be found at:*
- *sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf*
- *Or at: www.sdcc.ie/en/services/planning/planning-applications/water-and-drainage-considerations/sdcc-householders-guide-to-sustainable-drainage-suds-.pdf*

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Flood Risk *No Objection:*

2.1 The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

2.2 All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Irish Water have also reviewed the subject application and have requested **Further Information** in a report received which states the following:

1 Water

1.1 Submit a drawing showing the setback distance from foundation of proposed development to the nearest watermain. The setback distance shall be a minimum of 3m.

1.2 Alternatively submit a confirmation letter of feasibility for proposed development from Irish Water to SDCC water services.

1.3 Prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

Reason: *In the interest of public health and to ensure adequate water facilities.*

2 Foul

2.1 Submit a drawing showing the foul drain layout out to the point of connection to the public foul sewer.

2.2 Alternatively submit a confirmation letter of feasibility for proposed development from Irish Water to SDCC water services.

2.3 Prior to the commencement of development the applicant or developer shall enter into a wastewater connection agreement(s) with Irish Water.

Reason: *In the interest of public health and to ensure adequate water facilities.*

The report from Water Services notes how the proposed development lacks details in relation to surface water attenuation and Sustainable Urban Drainage Systems (SuDS). Sustainable drainage measures are also requested by the Public Realm department which can be requested by means of **condition**. It is also deemed appropriate that the other points can be obtained by means of **condition** in the event of a grant in permission. This is particularly important in relation to Irish Waters notes how the proposed dwelling is located in close proximity to an existing Irish Water main which requires a minimum of 3m setback.

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Screening for Environmental Impact Assessment (EIAR)

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.

Screening for Appropriate Assessment (AA)

The applicant has not submitted any information in relation to screening for Appropriate Assessment. It is noted that the subject site is not located within nor within close proximity to a European site. The development involves the demolition of a single storey extension at side, erection of a two storey four-bedroom semi-detached dwelling (end of terrace) at front, side and rear including a new front vehicular entrance for existing dwelling and new single storey extension to rear of existing dwelling.

Having regard to:

- the 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

Proposed works	$17.37 + 198.35 = 215.72\text{sqm}$
Exemption Remaining	<u>32.16sqm</u> (Previous Conservatory)
Total Assessable	183.56sqm

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Planning Reference Number	SD22A/0450
Summary of permission granted & relevant notes:	Demolish single storey extension at side, Erect a two storey four-bedroom semi-detached dwelling (end of terrace) at front, side and rear including; New front vehicular entrance for existing dwelling, existing front vehicular entrance will be retained for new dwelling; Revisions to previously approved plans SD17A/0172; The proposal includes demolishing a conservatory extension and construction of a single storey extension to rear of existing dwelling. Proposed Works – 215.72sqm
Are any exemptions applicable?	Yes
If yes, please specify:	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). This exemption will not apply to development for which retention permission is sought.
Is development commercial or residential?	Residential
Standard rate applicable to development:	119.10
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€119.10
Area of Development (m2)	215.72
Amount of Floor area, if any, exempt (m2)	32.16
Total area to which development contribution applies (m2)	183.56
Total development contribution due	€21,862.00

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Two Storey semi-detached dwelling, single storey extension to existing dwelling.	198.35sq.m new dwelling, 17.37sqm existing dwelling
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.177 existing, 0.0297 new

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.

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2. Vehicular Access:

The applicant, owner or developer shall ensure that:

1. The boundary walls 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.
2. The vehicular access point shall not exceed a width of 3.5 meters.
3. Any gates shall open inwards and not outwards over the public domain.
4. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.
5. The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.

REASON: In the interests of traffic safety and amenity.

3. The applicant, owner or developer is required to submit the following to the planning authority for approval:

1. Landscape and GI Plan -

(i) Provide a landscape design including details of boundary treatment for the proposed development.

(ii) In addition the applicant is required to provide a GI Plan – this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets.

2. Boundary Treatment

The applicant is requested to submit elevation drawings specifying the proposed boundary treatment to the front of the site.

3. Arboricultural Impact Assessment (AIA)

The applicant is required to submit a thorough, detailed and realistic analysis and assessment of the likely impacts of the new front vehicular entrance as part of the development proposals. The AIA should be undertaken in accordance with BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction.

4. Tree Protection

The applicant is required to ensure that any tree protection measures employed are in accordance with BS5837:2012: in order to ensure the protection of the existing trees located within the grass margin outside the property:

a) The existing street trees located within the grass margin shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction;

b) Any works within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing. Any trees that are damaged or felled during construction work must be replaced with semi mature trees of the same or similar species.

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5. Sustainable Drainage Systems

The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.

(A) In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.

(B) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.

(C) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.

Note: If tree pits are proposed, SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.

(D) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m³ . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.

4. The applicant, owner or developer is requested to submit the following for the approval of the planning authority:
 - 1 Water
 - 1.1 Submit a drawing showing the setback distance from foundation of proposed development to the nearest watermain. The setback distance shall be a minimum of 3m.
 - 1.2 Alternatively submit a confirmation letter of feasibility for proposed development from Irish Water to SDCC water services.

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1.3 Prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 Submit a drawing showing the foul drain layout out to the point of connection to the public foul sewer.

2.2 Alternatively submit a confirmation letter of feasibility for proposed development from Irish Water to SDCC water services.

2.3 Prior to the commencement of development the applicant or developer shall enter into a wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water facilities.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €21, 862.00 (Twenty one thousand, eight hundred and sixty two euro), 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.

6. (a) External Finishes.

All external finishes shall harmonise in colour or texture that is complementary to the house or its context.

REASON: In the interest of visual amenity.

(b) Restriction on Use.

The house and the proposed extension shall be jointly used as a single dwelling unit for

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residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

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

(ii) 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.

(iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

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.

(d) 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 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.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, 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 only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place 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

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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.

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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22A/0450

LOCATION: 23, Knocklyon Close, Dublin, 16.



Deirdre Kirwan
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: 01/02/23


Gormla O'Corrain,
Senior Planner