

Comhairle Chontae Atha Cliath Theas

PR/0118/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0500 **Application Date:** 05-Dec-2022
Submission Type: New Application **Registration Date:** 05-Dec-2022
Correspondence Name and Address: Noel Cullen 157, Cherryfield Road, Dublin 12
Proposed Development: Removal of pillar, thus widening driveway to accommodate off-road parking for two cars.
Location: 157, Cherryfield Road, Dublin 12
Applicant Name: Noel Cullen
Application Type: Retention

(EW)

Description of Site and Surroundings:

Site Area: not noted on application.

Site Description:

The site is located in Cherryfield Road in Walkinstown and contains a two-storey mid terraced property with pitched roof. The streetscape is characterised by properties of a similar form and appearance. There is evidence in the existing area of alterations to front vehicular entrances.

Proposal:

The proposal consists of *Retention* for the following:

- Removal of pillar, thus widening driveway to accommodate off-road parking for two cars.

Zoning

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

SEA Sensitivity Screening

- The site has no sensitivity overlaps.

Consultations

Water Services – No report received, standard conditions.
Roads Department – No objections subject to conditions.
Public Realm Section – No report received.

Comhairle Chontae Atha Cliath Theas

PR/0118/23

Record of Executive Business and Chief Executive's Order

Submissions/Observations /Representations

- No submissions have been received.

Relevant Planning History

None for subject application.

Adjacent sites

SD19B/0154 - 169, Cherryfield Road, Walkinstown, Dublin 12. For vehicular entrance and off street car parking to front garden and all associated site works.

Decision: **GRANT PERMISSION.**

SD15B/0182: 151, Cherryfield Road, Dublin 12.

New vehicular entrance driveway and associated site.

Decision: **GRANT PERMISSION.**

SD09B/0294: 90, Cherryfield Road, Walkinstown, Dublin 12.

New vehicular entrance; 2 new brick piers; dishing of the footpath.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None regarding the current proposal.

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

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GI1 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.

Section 4.2.1 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.

Comhairle Chontae Atha Cliath Theas

PR/0118/23

Record of Executive Business and Chief Executive's Order

Section 4.2.2 Sustainable Water Management

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.

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Chapter 12 Implementation and Monitoring

12.7.4 Car Parking Standards

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

Policy IE8: Environmental Quality

12.4.3 Riparian Corridors

12.5 Quality Design and Healthy Placemaking

12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

12.11.1 Water Management

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management

12.5 Quality Design and Healthy Placemaking

12.5.1 Universal Design -

Comhairle Chontae Atha Cliath Theas

PR/0118/23

Record of Executive Business and Chief Executive's Order

Relevant Government Guidelines

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

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority, (2010).

Traffic and Transport Assessment Guidelines, National Roads Authority, (2007)

Waste Management Plan for the Dublin Region 2005-2010, Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council, (2005)

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

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority (2010)

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,
- Visual impact,
- Water Services and Drainage,
- Access and Roads,
- Appropriate assessment,
- Environmental Impact Assessment.

Zoning & Council Policy

The proposed development for retention for the widening of a driveway is permitted in principle with zoning objective 'RES': *'To protect and/or improve residential amenity'*. The principle of widening a vehicular entrance is generally considered to be acceptable, subject to design and having regard to pedestrian safety and the relevant policies, objectives, and standards contained within the South Dublin County Development Plan 2022 – 2028.

Comhairle Chontae Atha Cliath Theas

PR/0118/23

Record of Executive Business and Chief Executive's Order

Visual and Residential amenity

The development for retention involves removing an existing gate pillar (0.485m) from the south of the vehicular entrance, creating a total width of 4.5m. The previous pedestrian gate in situ measured a width of 0.9 metres. The development for retention involved removing the existing pillar in situ and allowing the two remaining pillars to the north and south of the boundary site that are matching to create one large entrance. Both pillars would be approximately 1.15 metres in height.

While there are notable similar-type developments in the area, the siting of the development at this mid-terraced road location would be agreeable to the visual and residential amenities of the area. However, under the current South Dublin County Development Plan 2022 – 2028, the roads department requirement for a maximum of 3.5m wide on vehicular entrances is noted for pedestrian safety with access and egress out of the site.

Roads

A report was received from the Roads Department with no objections that stated the following:

1. The vehicular access points shall be limited to a width of 3.5 meters.

The requirements from the Roads Department are noted and shall apply by condition for the reinstatement of the wall to have a maximum vehicular width of 3.5 meters, within 6 months of permission.

Services & Drainage

The proposal relates to widening a vehicular access, the driveway area is of hardstanding. A report has not been submitted from the drainage department; it is deemed however that standard conditions can be obtained coinciding with green infrastructure below.

Green Infrastructure

The subject application provides for widening a vehicular access on an established suburban residential site. The site is not located within a Primary GI Corridor or Secondary GI Link 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). A **condition** for surface water shall include for SuDS measures in the form of water butts.

Comhairle Chontae Atha Cliath Theas

PR/0118/23

Record of Executive Business and Chief Executive's Order

Having regard to the provision of SuDS measures, it is considered that the subject development has incorporated Green Infrastructure and will protect, manage and enhance the GI resources on the subject site. As such, the proposal is in accordance with GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.'

Parks

No Parks comments on the subject proposal have been received.

No street tree or grass verge has been impacted by this retention proposal.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area.

Having regard to:

- the small scale and 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

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

The proposal for the followings:

- Retention: widening a vehicular access

Development contributions are Nil.

Comhairle Chontae Atha Cliath Theas

PR/0118/23

Record of Executive Business and Chief Executive's Order

Conclusion

Having regard to the:

- provisions of the South Dublin County Council Development Plan;
- the 'RES' zoning objective;
- the overall design and scale of the development proposed;

it is considered that, subject to compliance with the conditions set out below with a 3.5m width, the proposed development for retention 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 Retention 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 to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with amendment conditions and plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Amendments.
The applicant shall submit within six months of the grant of Retention Permission the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments-

Comhairle Chontae Atha Cliath Theas

PR/0118/23

Record of Executive Business and Chief Executive's Order

(a) Reinstate the vehicular access point to be limited to a width of 3.5 meters.

REASON: To protect the area's amenities and in the interests of the proper planning and sustainable development of the area.

3. The applicant shall propose Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance. In addition the applicant should consider the provision of Water butts as part of the SuDS proposals.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under SECTION 4.2.2. SUSTAINABLE WATER MANAGEMENT and other relevant policies in the South Dublin County Council Development Plan 2022-2028.

Comhairle Chontae Atha Cliath Theas

PR/0118/23

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0500

LOCATION: 157, Cherryfield Road, Dublin 12



**Evan Walsh,
Assistant Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for Retention 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: 01/02/2023



**Deirdre Kirwan,
Senior Executive Planner**