

# Comhairle Chontae Atha Cliath Theas

**PR/0186/23**

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

**Reg. Reference:** SD22B/0533      **Application Date:** 15-Dec-2022

**Submission Type:** New Application      **Registration Date:** 15-Dec-2022

**Correspondence Name and Address:** Graham McNevin 3, Killakee Gardens, Firhouse, Dublin 24

**Proposed Development:** Retention and completion permission for boundary wall treatment. 1. Retention of walls (circa 1.7m & piers 1.95) to front and wall to rear of existing property circa 2.475m (circa 2m from terrace FFL on applicants side). 2. Completion of rendered finish to wall internally & externally to front and all associated site works.

**Location:** 222, Templeogue Road, Templeogue, Dublin 6w

**Applicant Name:** Leanne Connell & Daniel Devine

**Application Type:** Permission and Retention

(SW)

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

Site Area: stated as 0.036 hectares.

#### Site Description:

The application site comprises a semi-detached dwelling within a predominantly residential area. The area is characterised by a mix of dwelling types. The properties are generally bounded by walls to the front and side. The walls adjacent to the application site are relatively low, whilst the properties on the opposing side of the road are generally higher.

The river Dodder is situated to the rear of the dwelling.

### **Proposal:**

Retention and completion permission for boundary wall treatment.

1. **Retention of walls** (circa 1.7m & piers 1.95) **to front and wall to rear** of existing property circa 2.475m (circa 2m from terrace FFL on applicants side).
2. Completion of **rendered finish to wall** internally & externally to front and all associated site works.

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### **Zoning:**

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity.'*

CDP Maps – approach surfaces (Casement); Bird Hazards; Outer Horizontal Surface (Dublin); Outer Horizontal Surface (Casement); Riparian Corridor (rear of site only).

### **Consultations:**

Roads: **Refusal** recommended

Water Services: No report received at time of writing.

Irish Water: No report received at time of writing.

### **SEA Sensitivity Screening**

No overlap, adjacent to HA-DV zoning.

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

None.

### **Relevant Planning History**

*Application Site:*

None.

*Adjacent Sites:*

No 224:

S01B/0158 Revisions to previously approved planning Reg. Ref. S99B/0180 to include increased ridge level to rear extension, provision of side access to extension and minor elevational amendments on lands. **Permission Granted**

S99B/0180 Single storey extension to rear to include mezzanine level, garage conversion to side, minor elevation changes to front, provision of 2 no. car parking spaces to front yard and widening of existing vehicular entrance. **Permission Granted**

### **Relevant Enforcement History**

S8977 **Potential** 1. Structure to rear which may not be considered exempted dev; 2. Wall to front which may exceed 1.2m; 3. Wall to rear which may exceed 2m **LIVE FILE**

### **Pre-Planning Consultation**

None recorded for subject site.

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

*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.

*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.

*Policy H11: Privacy and Security* Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

#### *6.8.2 Residential Extensions*

*Policy H14: Residential Extensions* Support the extension of existing dwellings subject to the protection of residential and visual amenities.

*H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

#### *Chapter 4 Green Infrastructure*

##### *Section 4.1 Methodology*

*GI 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.*

##### *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.*

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*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 5 Quality Design and Healthy Placemaking*

*QDP6 Objective 7: To ensure, in so far as is practical, that all boundary walls in new residential developments are of a similar height and of a high quality where they are bordered on either side by a public footpath or an area that has been or is due to be taken-in-charge in order to leverage the opportunity to improve the quality of boundary treatments*

*Chapter 12 Implementation and Monitoring*

### **SDCC House Extension Design Guide**

*The House Extension design guide contains the following guidance on house extensions, including alteration of boundary walls:*

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.*

*For Front Extensions*

Keep front boundary walls or railings, particularly if they are characteristic of the street or area.

### **Relevant Government Guidelines**

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

*Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)*

*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 concern the following:

- Zoning and Council Policy
- Residential and Visual Amenity
- Sustainable Movement
- Green Infrastructure
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

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

The site is zoned objective RES - 'To protect and/or improve residential amenity'. The principle of the proposed wall for retention and completion is, therefore, considered acceptable.

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

The applicant is proposing to increase the height of the front boundary wall to approximately 1.7m (1.95m pier height). The applicant has provided the following rationale for these works:

- Unknown works were not exempt.
- SDCC guidelines not applicable in areas of high traffic volumes to allow shielding from traffic
- Properties in the area have similar walls.

It is also stated that the walls would be rendered and painted upon completion.

The surrounding area is characterised by a mix of dwelling types, with a mix of boundary treatments including high walls, low walls and railings. Different finishes are also present, such as brick and render. It is noted that the adjacent dwelling is indicated as having the same height wall, however, it is not evident whether this has planning permission.

While it relates to new development, QDP6 Objective 7, is considered a relevant guide for the appropriateness of boundary treatments for dwellings. QDP6 Obj. 7 states that '*all boundary walls in new residential developments are of a similar height and of a high quality where they are bordered on either side by a public footpath or an area that has been or is due to be taken-in-charge in order to leverage the opportunity to improve the quality of boundary treatments*'. It is clear that there is a mix of walls / railings on the street, some of which are of equal or greater height than the current site. Subject to appropriate rendering / painting, as suggested by the agent, it is considered that the visual impact of the walls would be acceptable.

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In terms of residential amenity, at 1.7m the wall to the front does not have any negative impacts in terms of daylight / overshadowing or being overbearing.

To the rear, the wall for retention / completion would measure 2.475m from the ground. It is stated that this is 2m from FFL on the applicant's side, but it is noted that there is a terrace. The overall height in terms of considering the impact is therefore taken to be 2.475m. The 'rear boundary wall plan' indicates that the extent of the wall over 2m would be 4.05m long and is the length of the terrace only. The 'rear garden wall elevation' (when measured, as no measurement is provided), indicates that the extent is 5m and that the higher element of wall continues beyond the terrace. The applicant is requested, via **additional information** to provide a clear layout plan showing the house, any extensions, terrace and the location and length of the wall.

### **Sustainable Movement**

The Roads department has reviewed the application and has made the following comments:

*"The front boundary wall has been built to a height of 1.7m with a pier height of 1.95m. Roads Dept. considers this height to be excessive as it will significantly reduce the forward visibility for drivers egressing the site. This could pose a serious risk to pedestrians and vulnerable road users and would endanger public safety by reason of a traffic hazard. The boundary walls and gates at vehicle access points should 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".*

It is noted that no comment is made regarding the rear wall and it is not considered that there would be any traffic impacts arising from this.

In their submission, the applicants have not considered the impact on visibility that the proposed wall would have on the safety of access and egress to and from the site, instead focusing on protection of the occupants amenity from the passing traffic.

It is considered that the increase in the height of the front boundary wall would significantly impact visibility from the site, with vehicles existing the property being very restricted in views in relation to both pedestrian and vehicular movement. This would present an unacceptable traffic hazard and it is agreed that the retention of the front wall in its current form should be **refused** on this basis.

As additional information is requested in relation to the rear wall, the applicant is invited in this instance to reduce the height of the boundary wall to the front to 1.2m. **Additional information** is therefore requested.

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### **Green Infrastructure**

The site appears to be located within Strategic Corridor 1: The Dodder River, as per Figure 4.4 of the Development Plan.

It is apparent from aerial imagery that there is / was some vegetation present along the boundary walls. The applicant is requested to provide a green infrastructure plan indicating the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

Any GI removed to accommodate the walls for retention should be clearly set out. If there is any loss, mitigation should be proposed. **Additional information** is therefore requested.

The heightening of the wall would not increase the area of hardstanding at the site, and it is not considered, therefore, that there would be a significant impact in terms of additional surface water runoff as a result of the development.

The rear of the site is within a designated Riparian Corridor. It is not considered the proposal to retain has significant implications for the Riparian Corridor.

### **Water Supply and Wastewater**

Given the nature of the development, it is not considered that there would be any impact to Irish Water infrastructure.

### **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 urban area and relates to boundary walls.

Having regard to:

- the scale and nature of the development,
- the location of the development, and
- the consequent distance from the site to qualifying European sites,

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.

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### **Environmental Impact Assessment**

Having regard to the nature of the proposed 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.

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design of the development proposed and the responses of relevant consultees, it is considered that **additional information** should be requested to ensure the proposed development would be contrary to the proper planning and sustainable development of the area.

### **Recommendation**

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The applicant is requested to provide a clear layout plan showing the house, any extensions, terrace and the location and length of the wall. Revised elevations / sections should also be provided as necessary.
2. The applicant is requested to provide revised plan / elevations which indicate the boundary walls and gates at vehicle access points are limited to a maximum height of 0.9m, and any boundary pillars are limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
3. The applicant is requested to provide a green infrastructure plan indicating the following:
  - tree and hedgerow removal;
  - tree and hedgerow retention;
  - new tree and hedgerow planting.

Any GI removed to accommodate the walls for retention should be clearly set out. If there is any loss, mitigation should be proposed.



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**REG. REF. SD22B/0533**

**LOCATION: 222, Templeogue Road, Templeogue, Dublin 6w**

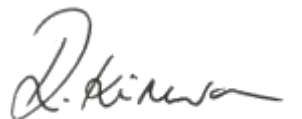


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**Sarah Watson**  
**Executive Planner**

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:** 17/2/2023



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**Deirdre Kirwan,**  
**Senior Executive Planner**