

Comhairle Chontae Atha Cliath Theas

PR/0189/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SDZ22A/0016 **Application Date:** 15-Nov-2022
Submission Type: Additional Information **Registration Date:** 24-Jan-2023

Correspondence Name and Address: Sunil Varghese 11, Shackleton Abbey, Lucan, Dublin

Proposed Development: The Construction of a single storey rear extension incorporating a playroom & office plus all associated site works within a Strategic Development Zone.

Location: 11, Shackleton Abbey, Lucan, Dublin

Applicant Name: Sunil Varghese

Application Type: SDZ Application

Description of Site and Surroundings

Site Area

Stated as 0.02355Hectares.

Site Description:

The subject site is a semi-detached property located within a predominantly residential area. The dwelling is wide frontage with a shallow back garden. There is an amenity area to the front / side of the property and a private amenity area to the rear.

Proposal

Permission is sought for development comprised of:

- The Construction of a single storey rear extension incorporating a playroom & office plus all associated site works within a Strategic Development Zone.

Zoning

The subject site is subject to zoning objective SDZ for which the stated objective is 'To provide for strategic development in accordance with approved planning schemes' in the South Dublin County Development Plan 2022-2028.

Consultations

Drainage and Water Services Department – No objection subject to conditions.
Irish Water – No objection subject to conditions.
Parks and Public Realm Department - No objection.
Roads Department - No objection.

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SEA Sensitivity Screening

Bird Hazards, Inner horizontal Surface (Weston), Conical Surfaces (Casement)

Submissions/Observations /Representations

None received.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Planning History

Subject Site

None recorded for the subject site.

Parent Permission

SDZ18A/0002 Permission for development of 268 dwellings comprising of the following: 184 two and three storey houses consisting of 102 three-bedroom houses (ranging from 111sq.m to 157sq.m), 67 four-bedroom houses (ranging from 135sq.m to 154sq.m) and 15 five bedroom houses (ranging from 169sq.m to 176sq.m) with associated private gardens, car parking and bin storage areas, in a mix of detached, semi-detached and terraced units; Block 1 (931sq.m gross floor area): four storey L-shaped terraced block consisting of 8 duplex units comprising 4 two bedroom duplex units (ranging from 93sq.m to 100sq.m) and 4 three bedroom duplex units (ranging from 107sq.m to 111sq.m); Block 2 (1032sq.m gross floor area): three storey terraced block consisting of 12 duplex/apartment units comprising 6 own door two bedroom apartments at ground floor (ranging from 88sq.m to 91sq.m) and 6 three bedroom duplexes over (ranging from 118sq.m to 120sq.m); Block 3 (1192sq.m gross floor area): three storey terraced block consisting of 14 duplex/apartment units comprising 7 own door two bedroom apartments at ground floor (ranging from 81sq.m to 89sq.m) and 7 three bedroom duplexes over (ranging from 113sq.m to 118sq.m); Block 4, 5 and 6 (488sq.m each): four storey block consisting of 4 duplex units comprising 2 two bedroom duplex units (101sq.m) and 2 three bedroom duplex units (117sq.m) and Block 7 (4110sq.m gross floor area): four storey block consisting of 38 apartment units comprising 8 one bedroom units (54sq.m) and 30 two-bedroom units (ranging from 82sq.m to 90sq.m). Block 7 includes a crèche (652sq.m) and associated play areas. Access will be provided from 3 access points from the approved east-west distributor road that bounds the site to the north ('Shackleton Drive'). The current application includes an additional section of Shackleton Drive (c.200 metres) that is within the applicants' ownership and will make provision for vehicular traffic, online bus services, car parking, pedestrian footpaths and cycle paths to tie in with the approved Shackleton Drive permitted under SDZ16A/0003. (Note: This section of road was previously permitted under Reg Ref: SDZ17A/0006 to facilitate access to lands in

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Development Area 5 Tubber Lane). The development also includes part (c.450metres) of the north-south road (referred to as 'Central Boulevard' in the Planning Scheme) that will replace Tandy's Lane along the eastern boundary of the site. This road will make provision for vehicular traffic, bus lanes/stops, pedestrian footpaths, cycle paths and 2 access points into the current application site. Permission is also sought for 552 parking spaces, bin storage areas, communal and private open spaces (including balconies, terraces, gardens, courtyards and roof terraces), hard and soft landscaping, boundary treatment and all associated site and development works. One dwelling and associated outbuilding (totalling 94sq.m) located to the south eastern corner of the site, at the bend of Tandy's Lane are to be demolished to accommodate the development. Temporary permission for 3 years is sought for two 4.5m high triangular pylon marketing signs to be erected in the north eastern and south eastern corner of the site addressing 'Shackleton Drive'/Central Boulevard and Central Boulevard, respectively. At this site (c.8.85 hectares) at Adamstown, Lucan Co. Dublin. The application relates to part of the lands within Adamstown SDZ Planning Scheme (2014) known as Tobermaclugg Village (Development Area 4) bounded to the north by approved east-west distributor road (approved under Reg Ref: SDZ16A/0003 - under construction) to the south by the proposed Airlie Park Public Open Space, to the east by a new road referred to as Central Boulevard and to the west by undeveloped lands designated in the Planning Scheme as Tobermaclugg Local Centre.

NB: Condition no. 17 of SDZ16A/0003 is relevant to the subject application as it states:

'Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development described in Classes 1 or 3 of Part 1 of Schedule 2 to those Regulations shall take place within the curtilage of the houses without a prior grant of permission.

REASON: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwellings.

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

Policy CS1: Strategic Development Areas

Prioritise housing and employment growth within the identified residential and employment growth areas set out under the Metropolitan Area Strategic Plan.

Policy CS7: Consolidation Areas within the Dublin City and Suburbs Settlement

CS7 Objective 4:

To promote and facilitate development at the Strategic Development Zones at Adamstown and Clonburris, in accordance with their planning scheme and associated phasing requirements, whilst adapting to and facilitating emerging transport service level pattern needs.

Policy QDP7: High Quality Design – Development General

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

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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 QDP15: Strategic Development Zones (SDZS)

Continue to implement the approved Planning Schemes for Adamstown and Clonburriss SDZs.

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.

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 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

12.3.1 Appropriate Assessment

12.3.3 Environmental Impact Assessment

12.6 Housing - Residential Development

12.6.7 Residential Standards

12.6.8 Residential Consolidation

Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.

12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

Adamstown Strategic Development Zone Planning Scheme 2014 (amended 2020)

2.0 Proposals for Development

2.3 (x) Building Language and Finishes

2.3(xiii) Private Amenity Space *"All dwellings shall be provided with a private amenity space in the form of a garden, patio or balcony. Private amenity space shall be designed to have a*

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functional relationship with the daytime rooms of the dwelling and shall be designed to optimise solar orientation and avoid both overshadowing and overlooking”.

- 2.6(ii) Green Infrastructure
- 3.0 Development and Amenity Areas
- Development Area 4 Tobermaclugg Village
- 4.0 Phasing and Implementation

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following guidance on house extensions, including for porches and front extensions:

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.*

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.*
- *Do not create a higher ridge level than the roof of the main house.*

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)

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

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

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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:

- Zoning and Council Policy.
- Residential and Visual Amenity
- Drainage and Water Services.
- Appropriate Assessment Screening.
- Environmental Impact Assessment.

Zoning and Council Policy

The SDZ Planning Scheme requires that development be laid out in a manner which adheres to a specific built form. Extensions to existing residential development within the SDZ are assessed against Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the Development Plan. The proposed extension shall be assessed in the context of these policies in the forthcoming sections.

Residential & Visual Amenity

The proposed extension to the rear would measure 6.75m long and 4.1m wide. It would have a pitched roof, with an eaves height of 2.7m, 3.8m to ridge. The proposal would be situated adjacent to the boundary with No12. It is note that the proposal is relatively long, however, the eaves height mitigates this, and it is considered the impact on No 12 is acceptable. No 1 Shackleton cross is situated to the rear of the proposal. It is noted that there are no ground floor windows at this location and the impact of the proposal is, therefore, considered acceptable.

It is apparent from the rear elevations submitted, that there are no rear windows at ground floor level of the dwelling to be extended and the existing patio doors would be replaced by the extension, which contains a number of windows overlooking the garden area. The playroom / office extension would be attached to the living room, which also received light from a window via the front of the dwelling.

The extension would increase shadowing on the garden of the dwelling. It is noted that there is an existing shed, to the side, behind the fencing which delineates the private amenity area. The Planning Authority is concerned about the level of rear amenity provision for the dwelling. It is noted that the shed is not indicated on the layout plan.

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The applicant is, therefore, requested to:

- Indicate whether it is proposed to retain the shed. If it is, it should be included on the layout plan.
- Provide a layout plan indicating the location and sq.m of the rear amenity space.

It is noted that there are some discrepancies in the plans and the north elevation is indicated as being the south elevation. The applicant is requested to submit revised plans correcting any errors via **additional information**.

Drainage and Water Services

The Drainage and Water Services Department and Irish Water have no objections to the proposed development, subject to conditions.

Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no 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.

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 and comprises a single storey rear extension. Having regard to:

- the small scale and domestic 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.

Other Considerations

Development Contributions

Residential Extension (Single Storey Rear) 22.5 sq.m
40sq.m exemption

Assessable area nil.

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SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension (Single Storey Rear)	22.5 sq.m
Land Type	Site Area (Ha)
Brownfield / Urban Consolidation	0.02355 Ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of proposed development it is considered that additional information should be requested to ensure the proposed development would not seriously injure the amenities of the area or of property in the vicinity.

Recommendation

Request additional information.

Additional information requested: 19 Jan 2023

Additional information received: 24 Jan 2023

Consultations:

Water Services: no objections, subject to conditions.

Irish Water: no objections, subject to conditions.

Roads: no objections.

Assessment:

Item 1:

The applicant is requested to:

- Indicate whether it is proposed to retain the shed. If it is, it should be included on the layout plan
- Provide a layout plan indicating the location and sq.m of the rear amenity space.

It is noted that there are some discrepancies in the plans and the north elevation is indicated as being the south elevation. The applicant is requested to submit revised *plans correcting any errors*.

Applicant's response:

The shed will be removed once the extension is complete. Rear amenity space will be 44.5sq.m

Revised plans provided.

Assessment:

The level of remaining rear amenity space is adequate. The revised plans are noted.

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Other Considerations

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Assessable area nil.

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension (Single Storey Rear)	22.5 sq.m
Land Type	Site Area (Ha)
Brownfield / Urban Consolidation	0.02355 Ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of proposed development it is considered that the proposed development would not seriously injure the amenities of the area or of property in the vicinity.

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 to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 24 January 2023, save as may be required by the other

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conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

2. (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 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.

(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.

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

(iv) The applicant shall include SuDS (Sustainable Drainage Systems) in the proposed development (such as green roof, planter boxes and / or other such SuDS).

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-

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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 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.

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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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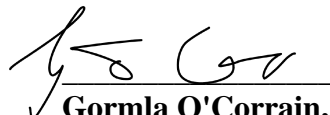
LOCATION: 11, Shackleton Abbey, Lucan, Dublin



**Sarah Watson,
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: 20/02/23



**Gormla O'Corrain,
Senior Planner**