

Comhairle Chontae Atha Cliath Theas

PR/0216/23

Record of Executive Business and Chief Executive's Orders

Reg. Reference: SD22A/0467 **Application Date:** 21-Dec-2022
Submission Type: New Application **Registration Date:** 21-Dec-2022
Correspondence Name and Address: Tara Cooke Architects 13, Clarinda Park North, Dun Laoghaire, Co. Dublin
Proposed Development: Alterations and associated repairs to the existing two storey corner extension to the rear, (north-east), of the house, including the provision of a new flat roof with a roof-light; Proposed new two storey flat roofed extension with roof-light(s) to the rear (south-east) with associated alterations to the existing building & development as approved under Planning Application Ref. No. SD21B/0530; Proposed new site entrance, (piers, vehicular and pedestrian gates) from the back (east), of the property, onto Laurel Park; Proposed solar panels; New garden wall with associated gates; All ancillary site works above and below ground.
Location: Oak Lodge, New Road, Clondalkin, Dublin 22, D22F516
Applicant Name: Thomas & Hazel Reilly
Application Type: Permission

(EW)

Description of Site and Surroundings

Site Area: 0.16 ha

Site Description:

Oak Lodge is a detached house and protected structure (No.156 as per the CDP) located along New Road in Clondalkin opposite the Immaculate Conception Church. To the rear is Laurel Park with semi-detached units located to the north and a detached located house to the south. Access is off New Road.

Proposal:

The proposal consists of Permission for the following:

- Alterations and associated repairs to the existing two storey corner extension to the rear, (north-east), of the house,
 - including the provision of a new flat roof with a roof-light;
 - Proposed new two storey flat roofed extension with roof-light(s) to the rear (south-east) with

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Associated alterations to the existing building & development as approved under Planning Application Ref. No. SD21B/0530;

- Proposed new site entrance, (piers, vehicular and pedestrian gates) from the back (east), of the property, onto Laurel Park;
- Proposed solar panels;
- New garden wall with associated gates; All ancillary site works above and below ground.

Zoning:

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

Oak Lodge, New Road, Clondalkin is a protected structure (no. 156 as per the CDP- *Detached Three Bay Single Storey Over Basement House*)

Consultations:

Water Services-	Additional information requested.
Irish Water –	Additional information requested.
Parks –	Additional information requested.
Conservation Officer-	Additional information requested.
Roads -	Refusal to new site entrance.

SEA Sensitivity Screening

No. 156 as per the CDP protected structure. *Oak Lodge, New Road, Clondalkin- Detached Three Bay Single Storey Over Basement House*

Submissions/Observations /Representations

27 submissions and a Cllr representation have been received for the proposed development and have raised the following concerns:

- Cllr representation(s) Objecting to development.
- Increase traffic in the adjacent cul de sac and be a danger to children.
- Existing safe space for children to play within Laurel Park cul de sac.
- Concerns about why new owners are requesting access to Laurel Park for bin collection when it can be accessed from the front of the house at New Road.
- Concerns that the owners of Oak Lodge will generate more traffic from new entrance.
- Formation of new entrance gates from Laurel Park over the existing pathway negatively impacts character and amenity for the entire cul de sac.
- Safety issues regarding sight lines when entering the site.

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- Reduction in the number of already limited car spaces available to residents.
- The extensive length of the entrance gate (5.195m) will result in the loss of public amenities.
- Contrary to South Dublin County Council Res Zoning.
- Increase possible anti-social activity to a quiet enclave.

In favour of proposal:

- The access from Laurel Park is to facilitate the applicants' visually impaired children to have safer access to the house.
- The applicant's family run business will not be operated from Oak Lodge address and will not impact on proposed rear entrance from Laurel Park.

The points raised in the third-party submissions have been taken into account in the assessment of this application.

Relevant Planning History

SD21B/0530 – **Permission Granted** for the following:

- Partial demolition and reconstruction of a 2 storey, corner extension to the rear;
- provision of a new flat roof with rooflight to this extension;
- demolition of the two-storey extension at the centre of the back (east) of the house;
- construction of a new flat roofed two storey extension with roof lights;
- repairs to windows with replacements where necessary or appropriate;
- construction of single storey bay extension with pitched roof to the south elevation at lower ground floor/basement level; minor internal alterations, general refurbishment, provision of maintenance access to centre valley, addition of photovoltaic panels, repairs to plasterwork, increase in height of rear garden boundary wall to the north; outbuilding to the rear, internal alterations, roof repairs, new doors and window and general refurbishment;
- minor hard and soft landscaping works including parking area to the northeast; all ancillary site works above and below ground.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None.

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

Section 3.5 Built Heritage

Section 3.5.2 Protected Structures

Policy NCBH19: Protected Structures

Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting,

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special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

NCBH19 Objective 1:

To ensure the protection of all structures (or parts of structures) and their immediate surroundings including the curtilage and attendant grounds of structures identified in the Record of Protected Structures.

NCBH19 Objective 2:

To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011 or any superseding documents) including the principles of conservation.

NCBH19 Objective 3:

To address dereliction and to welcome, encourage and support the rehabilitation, renovation, appropriate use and sensitive re-use of Protected Structures consistent with RPO 9.30 of the RSES.

NCBH19 Objective 4:

To support alternative uses for Protected Structures including former institutional sites in order to provide continued security of the heritage value of these buildings, attendant grounds and associated landscape features. To this end, the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the protected structure where the use proposed is compatible with the existing structure and where the proposed development is consistent with best practice conservation policies and the proper planning and sustainable development of the area.

NCBH19 Objective 5:

To prohibit demolition and inappropriate alterations of Protected Structures unless in very exceptional circumstances.

NCBH19 Objective 6:

To ensure that any works to upgrade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental physical or visual impact on the structure. Regard should be had to the DAHG publication 'Energy Efficiency in Traditional Buildings' (2010).

NCBH21:

SLO 1: To protect and maintain the remaining old stone walls of Clondalkin.

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Section 3.6.1 Adapting and Reusing Historic Buildings

Policy NCBH24: Adapting and Reusing Historic Buildings

Support and encourage the reuse and adaptation of historic, traditional, and older vacant and derelict buildings as a key component of promoting sustainable development and achieving compact growth and as a catalyst for the revitalisation of historic village and town centres.

NCBH24 Objective 1:

To encourage the repurposing and reuse of older vacant and derelict structures, particularly within towns, villages, and Architectural Conservation Areas.

NCBH24 Objective 3:

To encourage and support the delivery of projects that repair and conserve historic structures in accordance with national grant schemes for architectural conservation.

NCBH24 Objective 4:

To ensure the reuse, adaption and upgrade of historic buildings is in accordance with conservation principles including minimal intervention, reversibility, respectful alteration and repair.

Section 3.6.3 Climate Change Adaptation and Energy Efficiency in Historic Buildings

NCBH26 Objective 1:

To support and promote the retention and careful rehabilitation of historic and traditional buildings and other structures in both urban and rural contexts, in order to retain embedded energy and assist in carbon footprint reduction.

NCBH26 Objective 2:

To support and promote the sensitive retro fitting of energy efficiency measures and the use of renewable energy sources in traditional and historic buildings, consistent with RPO 7.40 of the RSES.

NCBH26 Objective 3:

To ensure that measures to upgrade the energy efficiency of historic or traditional buildings are in accordance with conservation principles including minimum intervention, acknowledging their inherent architectural characteristics, techniques and materials and ensure that any upgrading measures do not have a detrimental physical or visual impact.

Chapter 4 Green Infrastructure

Section 4.1 Methodology

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,

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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.

Section 4.3 Defining the Spatial Framework

Chapter 5 Quality Design and Healthy Placemaking

Section 5.2.1 The Delivery of Sustainable Neighbourhoods 'The Plan Approach'

QDP2 Objective 1:

To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.

Section 5.2.2 Context

Policy QDP3: Neighbourhood Context

Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.

SECTION 5.2.3 Healthy Placemaking

QDP4 Objective 2:

To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.

5.2.6 High Quality and Inclusive Development

QDP7 Objective 6:

To ensure that development provides an integrated and balanced approach to movement, healthy placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2019).

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QDP7 Objective 8:

To promote and support a Universal Design Approach to residential and non-residential development – having regard in particular to the universal design principles and guidance in relation to Buildings for Everyone, Housing and Shared Space as promoted by the Centre for Excellence in Universal Design at the National Disability Authority – ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES. (See also Chapter 8: Community Infrastructure and Open Space).

5.2.9 Materials, Colours and Textures

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.

QDP11 Objective 1:

To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.

QDP11 Objective 2:

To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.

QDP11 Objective 3:

To promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.

Section 6.3.2 Housing for Persons with Disabilities and/or Mental Health Issues

H3 Objective 1:

To support housing that is designed for older persons and persons with disabilities and / or mental health issues in residential and mixed-use areas, at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks, and public transport.

H3 Objective 2:

To support housing options for older persons and persons with disabilities and / or mental health issues – consistent with NPO 30 in the NPF, RPO 9.1 and 9.12 of the RSES.

Chapter 7 Sustainable Movement

Policy SM1: Overarching – Transport and Movement

Promote ease of movement within, and access to South Dublin County, by integrating sustainable land-use planning with a high-quality sustainable transport and movement network for people and goods.

Policy SM2: Walking and Cycling

Re-balance movement priorities towards sustainable modes of travel by prioritising the development of walking and cycling facilities and encouraging a shift to active travel for people of all ages and abilities, in line with the County targets.

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Section 7.10 Car Parking

Section 8.7 Parks and Public Open Space

Section 8.8 Healthcare Facilities

COS6 Objective 1:

To facilitate the development of community-based care including primary health care centres, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with the Development Plan core and settlement strategy, consistent with RPO 9.23 of the RSES.

COS6 Objective 3:

To support the provision of appropriately scaled healthcare facilities within existing settlements, in locations that are accessible by public transport and safe walking and cycling infrastructure.

Section 9.2.1 Green and Innovative Economy

EDE3 Objective 5:

To promote, through good placemaking, the delivery of places and communities which encourage employers and workers alike to live in the County, closer to their workplaces, promoting more sustainable travel and a good quality of life.

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.

Section 11.8.2 Casement Aerodrome

11.8.6 Airport and Aerodrome – Noise

11.8.7 Public Safety Zones

Chapter 12 Implementation and Monitoring

12.3.7 Protected Structures

12.4.2 Green Infrastructure and Development Management

12.5 Quality Design and Healthy Placemaking

Policy E3: Energy Performance in Existing and New Buildings

Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

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E3 Objective 1: To reduce the need for energy, enhance energy efficiency and secure the use of renewable energy sources in refurbished and upgraded dwellings and other buildings through the design and location of new development, in accordance with relevant building regulations and national policy and guidance.

E3 Objective 2: To prioritise the retrofitting of buildings over demolition and reconstruction where possible to reduce the large quantities of embodied carbon energy generated from building materials when building from the ground up.

E3 Objective 3: To require all new development to be designed to take account of the impacts of climate change, and that energy efficiency, energy provision and renewable energy measures are incorporated in accordance with national building regulations and relevant policy and guidelines.

E2 Objective 4: To support and facilitate the actions and targets of the National and South Dublin Climate Action Plans where they relate to private and public buildings in the County.

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)

Architectural Heritage Protection – Guidelines for Planning Authorities, Department of Arts, Heritage and the Gaeltacht, (2011)

Assessment

The main issues for assessment are:

- Zoning
- Residential Amenity, Visual Impact and Layout
- Residential Amenity, Overlooking, Overshadowing
- Architectural Conservation Officer
- Water Services
- Screening for Appropriate Assessment
- Environmental Impact Assessment

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Zoning

The site is subject to the land-use zoning objective, 'RES' – 'To protect and improve residential amenity'. Residential development is permitted in principle under this zoning objective.

Oak Lodge, New Road, Clondalkin is a protected structure (No. 156 as per the CDP-*Detached Three Bay Single Storey Over Basement House*)

The proposal for the most part comprises of works to the new extension of the Protected structure and would generally be considered acceptable to the Planning Authority subject to the design being in accordance with the relevant provisions in the Development Plan and having regard to mitigation measures for the impact on the Protected Structure. The proposed new site entrance appears to contravene the RES zoning of the cul de sac to the rear of the site and shall be addressed further in the report.

Residential Amenity, Visual Impact and Layout

Alterations to the Rear Extension

The proposed two-storey rear extension (north-east) of the house that was previously granted permission under SD21B/0530; now proposes moderate alterations to the ground and first-floor extension that is presented as flat-roofed and remains above the eaves of the existing roof ranging in height on the outer elements from 5.6m to mid-section at 5.9m with the addition of roof-light(s) to the rear (south-east).

The proposed alterations are a contemporary subservient take on the main protected structure, creates a clear distinction between the old and new elements of the house, and avoids a pastiche extension. The contemporary style complements the existing dwelling in style and character with the materials used. The main character would be maintained from the existing front building line. The proposed windows/door of the extension are contemporary and considered to integrate cohesively with the existing house and would not negatively impact the surrounding area's visual and residential amenities. Having regard to the dwellings on adjacent New Road (west) and the rear (east) Laurel Park, it is considered that this rear structure, already approved under the previous planning permission, has changed moderately in footprint and shall cause no undue overbearing impact or overshadowing to the neighbouring properties on this ample site of the 0.16-hectare site. The contemporary extension is conducive and seamless to this site in scale, size and proportion and in context to the main dwelling, and is consistent with the guidance set out in Section 4, 'Rear Extensions' of the South Dublin County Council House Extension Design Guide (2010)

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Conservation Officer

The conservation officer submitted the following report, and the following was stated:

The current application has now been submitted for the following elements; Alterations and associated repairs to the existing two storey corner extension to the rear, (north-east), of the house, including the provision of a new flat roof with a roof-light; Proposed new two storey flat roofed extension with roof-light(s) to the rear, (south-east) with associated alterations to the existing building & development as approved under Planning Application Ref. No. SD21B/0530 – Having assessed the design and overall impact of the proposed new extension on the original built fabric it is considered that the new extension has been achieved a more sensitive approach and suitable design and is an improvement on the previous proposal submitted. The setback provided, and the overall form and finishes allows the new proposed extension to be sensitive to the existing protected structure.

Proposed new site entrance, (piers, vehicular and pedestrian gates) from the back (east), of the property, onto Laurel Park – The boundary at this location is not an original boundary treatment and therefore allowing a new rear site entrance to include for vehicular and pedestrian use does not cause any major negative impact on the protected structure. The new entrance will not be visible from the front site of the protected structure and therefore there is no visual impact. It is considered that the proposals will allow the rear boundary of the site to be improved for a visual point of view.

New garden wall with associated gates – The construction of a new garden wall running from the south-western corner of the site to the south boundary wall parallel to the front boundary is proposed. The proposed works will involve the construction of the new garden wall which does not involve original fabric and is being justified with regard to providing adequate security and privacy to the property.

Proposed solar panels – The insertion of Solar panels was initially included under the previous application (SD21A/0530) and the following RFI was requested at the time as follows;

“It is also proposed to add photovoltaic panels which will be positioned facing into the centre valley. Additional details for the insertion of photovoltaic panels and the works involved to facilitate their use have not been provided. It is considered that further information and specifications are required for this work, details should include;

- *Information on the panel loads and their effect on the existing roof.*
- *The effects of any increase in loading should be identified to ensure this impact is addressed with regard to safety structural issues and any direct impact to the original roof.*
- *Details and specifications should be included on how the panels will be mounted. Associated works and additional services/items etc. should be included as*

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part of the methodology for the insertion of the photovoltaic panels in order to identify and highlight any such works to facilitate their use on a Protected Structure.”

The RFI was not addressed as the applicant no longer wanted the proposed solar panels to be included in the application.

The proposal is now included in the current application and details have been included in the Method Statement which has been included as part of the current planning application. It is proposed to insert new solar panels to the south facing section of the roof facing into the valley. This will provide an overall area of 2sqm approx. and will be mounted on small steel brackets that raise the panels above the line of the slates, this will maintain airflow over the slates. The installation will involve the use of bolts to fit the unit to the roof and the removal of one slate to allow for bringing pipes out through the roof. It is stated in the method statement that should additional support be needed under the solar panels it is likely to involve the insertion of some bracing between limited number of existing joists subject to the engineers specification and approval. The proposed solar panels will not be visible from outside the roof valley making their visual impact on the building minimal to negligible.

It is acknowledged that the applicant is introducing energy measures to the property by way of the insertion of solar panels, however it is not fully clear what additional energy efficiency works will also be included to ensure the existing building is energy efficient and sustainable. The installation of any renewable energy source should be seen as part of a 'whole building approach' to improve the energy efficiency of a building. Taking a whole building approach is a logical process which enables the best possible balance to be struck between saving energy and reducing carbon emissions, sustaining architectural significance, and maintaining a healthy building. The whole building approach involves creating an energy plan that takes into account all the factors relevant to a particular building and its context. It is considered that confirmation and details on the additional or proposed energy efficiency works should be provided in order to ascertain the whole building approach and overall energy efficiency plan.

The main concern in relation to the insertion of the solar panels is the weight bearing on the existing roof and the interventions to allow additional support. It is therefore considered that confirmation of such interventions on foot of an engineer's report should be submitted. There are also growing concerns in relation to the use of solar panel tubes and fire safety therefore it is considered that the following details should be requested as RFI in order to obtain full details in relation to the insertion of solar panels.

- *Information on the panel loads and their effect on the existing roof.*
- *The effects of any increase in loading should be identified to ensure this impact is addressed with regard to safety structural issues and any direct impact to the original roof.*
- *Details and specifications should be included on how the panels will be mounted. Associated works and additional services/items etc. should be included as part of the methodology for the insertion of the photovoltaic panels*

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in order to identify and highlight any such works to facilitate their use on a Protected Structure. Also ensuring the system will be correctly installed addressing both minimal impact approach to the original built fabric and also to address any possible fire safety issues.

Conclusion

It is considered that RFI is required in relation to the proposed solar panels. Although detail has been provided not enough information with regard to weight bearing loads and additional interventions which may be required as per engineers specification.

It is therefore considered that further information is required in order to full clarify details: The main concern in relation to the insertion of the solar panels is the weight bearing on the existing roof and the interventions to allow additional support. It is therefore considered that confirmation of such interventions on foot of an engineer's report should be submitted. There are also growing concerns in relation to the use of solar panel tubes and fire safety therefore it is considered that the following details should be requested as RFI in order to obtain full details in relation to the insertion of solar panels.

- *Information on the panel loads and their effect on the existing roof.*
- *The effects of any increase in loading should be identified to ensure this impact is addressed with regard to safety structural issues and any direct impact to the original roof.*
- *Details and specifications should be included on how the panels will be mounted. Associated works and additional services/items etc. should be included as part of the methodology for the insertion of the photovoltaic panels in order to identify and highlight any such works to facilitate their use on a Protected Structure. Also ensuring the system will be correctly installed addressing both minimal impact approach to the original built fabric and also to address any possible fire safety issues.*

It is acknowledged that the installation of any renewable energy source is positive however given the status and architectural significance of the site the insertion of solar panels needs to be given full consideration. It is not clear what additional energy efficiency works will also be included to ensure the existing building is energy efficient and sustainable, taking a whole building approach. The installation of any renewable energy source should be seen as part of a 'whole building approach' to improve the energy efficiency of a building. Taking a whole building approach is a logical process which enables the best possible balance to be struck between saving energy and reducing carbon emissions, sustaining architectural significance, and maintaining a healthy building. The whole building approach involves creating an energy plan that takes into account all the factors relevant to a particular building and its context.

It is considered that confirmation and details on the additional or proposed energy efficiency works should be provided in order to ascertain the whole building approach and overall energy efficiency plan. Therefore, confirmation and details on what additional energy efficiency works are being undertaken as part of the work to the property in addressing other more local energy efficiency upgrades should be submitted as part of the RFI request.

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The ACO report is noted, and concerns may be addressed by way of **condition**, in the event of a grant of planning permission.

Boundary Treatments and New Site Entrances

New garden wall with associated gates

The proposed new garden wall runs from the site's southwestern corner to the south boundary wall, parallel to the front boundary wall at 22.4m to the front building line of the house. The wall is an internal garden wall at 2m in height and is not considered a boundary wall. The garden wall proposal does not involve the original fabric and is being justified with regard to providing adequate security and privacy to the property. It will not detract from the general appearance of the existing dwelling and uses high render and capped block work and noting the assessment of the Architectural Conservation Officer's report, in this regard, is considered acceptable.

New site entrance

The planning authority is concerned that the proposed new site entrance that includes new piers (2.2m in height) with vehicular and pedestrian gates from the rear (east), of the property, onto Laurel Park will have a negative impact on this established cul de sac and the integrity of the estate that will also contravene the RES zoning '*To protect and improve residential amenity*'. In addition, the planning authority is not satisfied that there is a need for a second entrance intervention to the existing boundary wall from the rear (east) whilst there is a sufficient entrance to Oak Lodge via New Road (west). The proposed new site entrance will also involve the removal of an existing stone wall which is contrary to '*NCBH21:SLO 1: To protect and maintain the remaining old stone walls of Clondalkin*' as outlined in the CDP. The extensive entrance gate that combines a pedestrian gate and a vehicular gate span across 5.2m and will, in turn, detract from this enclaved space as a play area that also provides existing parking for the residents of Laurel Park.

Thus, the Planning Authority deem that the residential amenity and pedestrian safety surrounding this enclave may be compromised by the extent of the proposal to provide for the new pedestrian and vehicular entrance gates and consider the granting of this to be setting an undesirable precedent and obstructions of a public footpath. Therefore, in this regard, a **refusal** of permission is recommended.

Roads

The Roads Department have recommended Refusal and state the following:

Description:

- Proposed new site entrance, (piers, vehicular and pedestrian gates) from the back (east), of the property, onto Laurel Park
- New garden wall with associated gates

Access:

A new rear site entrance is proposed to the east boundary of the site with Laurel Park.

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As the site already has an access point, Roads Department considers the construction of another vehicular access onto a cul de sac to be unnecessary addition which would endanger public safety due to generation of additional traffic movements.

A new pedestrian site entrance is also proposed to the east boundary of the site with Laurel Park. SDCC Roads Dept. would consider the granting of this to be setting an undesirable precedent leading to obstructions for footpath users.

Visibility:

The applicant has submitted a site layout plan showing a proposed decorative fence to be installed along the front boundary wall. This should be limited to a maximum height of 0.9m in order to improve forward visibility for vehicles. This is particularly important due to the proximity of the pedestrian crossing at the site access.

Parking:

Parking area is considered acceptable for the size and location of the development.

Reasons for Refusal

1. Roads Department considers the construction of another vehicular access onto a cul de sac to be unnecessary addition which would endanger public safety due to generation of additional traffic movements.
2. No pedestrian access gate inside boundary wall to be installed as it would set an undesirable precedent leading to obstructions for footpath users.

The refusal reasons stated from the Roads Department are agreed by the Planning Department and the new site entrance shall be omitted from the development proposal.

Proposed Solar Panels

The principle to install five solar voltaic panels, each at two sq.m on the rooftop of a residential dwelling, is consistent with the zoning objectives, Government Policies, and the policies of the County Development Plan. A glint and glare are not deemed necessary that there will not be any nuisance effects from the glint and glare or any hazardous effects upon either road or aviation receptors resulting from the proposed solar PV a five solar voltaic panels in total.

However, due to their design and positioning on the north side of the rooftop of a Protected Structure, the proposed solar PV panels may impact the protected roof structure. The applicant is therefore considered to respond to the concerns of the Architectural Conservation Officer's report, in this regard, prior to the commencement of development by **condition**.

Water Services

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Water services has requested further information on submitting a drawing in plan and cross-sectional view showing existing and proposed surface water drainage layouts up to and including the point of connection to the soakaway (as approved under Ref SD21B/0530).

1.1 All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.

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

Notwithstanding the requirement of the Surface Water Drainage Department and having regard to the moderate changes in footprint from the previous report SD21B/0530, the applicant shall, prior to commencing, submit the above in the event of a grant of permission by **condition**.

Parks

The parks department have submitted the following report that states: In relation to the above proposed development, the applicant shall submit the following additional information;

1. Tree Survey

The applicant is requested to submit a comprehensive Tree Report to the SDCC Public Realm Section so we can understand the level of clearance required and what mitigation measures need to be put in place. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment and Tree Protection Plan all in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations.

Notwithstanding the requirement of the Parks Department no trees are deemed to be interfered with, the omission of the rear vehicular entrance from the proposal shall not require any tree protection.

Green Infrastructure

The subject application provides for a roof change amendment and none to the footprint of the subject house on an established suburban residential site. The site boundary 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.

Having regard to the extent of private amenity grassland retained, 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.'

Screening for Appropriate Assessment

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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 of a dwellings 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.

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	
Planning Reference Number	Development Contribution Applied in SD21B/0530 – Omit New Entrance
Summary of permission granted & relevant notes:	Alterations Extension to dwelling
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)	30
Amount of Floor area, if any, exempt (m2)	
Total area to which development contribution applies (m2)	0
Total development contribution due	€0

Conclusion

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The Alterations and associated repairs to the existing two storey corner extension proposal is consistent with the guidance set out in Section 4 'Rear Extensions' of the South Dublin County Council House Extension Design Guide (2010). A grant of permission is recommended.

The Planning Authority considers that the proposed new site pedestrian entrance and vehicular entrance, would contravene the RES zoning, set a bad precedent and represent a potential negative impact on pedestrian and public road safety from the site. A refusal of planning permission is therefore recommended.

Recommendation

I recommend that permission be granted for the Rear Extension to the primary dwelling subject to the Conditions/Reasons set out in the First Schedule hereto and that Permission be refused for the demolition of the rear brick wall and creating a pedestrian / vehicular entrance for the Reason(s) set out in the Second Schedule hereto.

FIRST SCHEDULE

Conditions and Reasons:

1. Development in accordance with submitted plans and details.
The development for the alterations and associated repairs to the existing two storey corner extension 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.
2. The Conservation Officer has concern in relation to the insertion of the solar panels is the weight bearing on the existing roof and the interventions to allow additional support. Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:
 - (i) confirmation of such interventions on foot of an engineer's report should be submitted.
 - (i) use of solar panel tubes and fire safety therefore it is considered that the following details should be requested as RFI in order to obtain full details in relation to the insertion of solar panels.
 - Information on the panel loads and their effect on the existing roof.
 - The effects of any increase in loading should be identified to ensure this impact is addressed with regard to safety structural issues and any direct impact to the original roof.
 - Details and specifications should be included on how the panels will be mounted.Associated works and additional services/items etc should be included as part of the methodology for the insertion of the photovoltaic panels in order to identify and highlight any such works to facilitate their use on a Protected Structure. Also ensuring the system will be correctly installed addressing both minimal impact approach to the original built fabric and also to address any possible fire safety issues.
REASONS: To ensure adequate and appropriate Conservation Methods are implemented.

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3. Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

1.0 drawing in plan and cross-sectional view showing existing and proposed surface water drainage layouts up to and including the point of connection to the soakaway (as approved under Ref SD21B/0530).

1.1 All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.

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

REASONS: To ensure adequate and appropriate surface water drainage provision.

4. (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 - 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

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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 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.

5. 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.

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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.

SECOND SCHEDULE

Reason(s)

1. 1. Roads Department considers the construction of another vehicular access onto a cul de sac to be unnecessary addition which would endanger public safety due to generation of additional traffic movements.
2. No pedestrian access gate inside boundary wall to be installed as it would set an undesirable precedent leading to obstructions for footpath users.

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REG. REF. SD22A/0467

LOCATION: Oak Lodge, New Road, Clondalkin, Dublin 22, D22F516



Evan Walsh,
Assistant Planner

ORDER: A decision pursuant to Section 34(1) of the Planning and Development Act 2000 (as amended) to that permission be granted for the Rear Extension to the primary dwelling subject to the Conditions/Reasons set out in the **First Schedule** hereto and that Permission be refused for the demolition of the rear brick wall and creating a pedestrian / vehicular entrance for the Reason(s) set out in the Second Schedule hereto is hereby made.

Date: 23/02/2023



Deirdre Kirwan,
Senior Exexecutive Planner