

# Comhairle Chontae Atha Cliath Theas

**PR/0370/23**

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

**Reg. Reference:** SD22A/0473      **Application Date:** 22-Dec-2022  
**Submission Type:** Additional      **Registration Date:** 13-Mar-2023  
Information

**Correspondence Name and Address:** Watson Fitzpatrick & Associates 98, Woodlawn Park Grove, Firhouse, Dublin 24

**Proposed Development:** Demolition of extension to side and for two storey two bedroom house with new vehicular entrance and modifications to existing vehicular access.

**Location:** 75, Woodlawn Park Avenue, Firhouse, Dublin 24

**Applicant Name:** W. Fay

**Application Type:** Permission

(SW)

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

Site Area: stated as 0.01586 hectares.

### **Site Description:**

The application site contains a two-storey semi-detached dwelling, at the corner of Woodlawn Park Avenue. The site boundary is comprised of mature hedgerow, with several street trees located to the south. The site fronts onto an area of grassed public open space and is located within a residential cul-de-sac. The surrounding area is residential in character.

### **Proposal:**

**Permission** is sought for the following:

- Demolition of extension to side and for
- **two storey two bedroom house** with new vehicular entrance and modifications to existing vehicular access.

### **Zoning:**

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

### **Consultations:**

Roads: No objections, subject to conditions.

Parks: No report received at the time of writing.

Water Services: **Additional information** requested.

Irish Water: **Additional information** requested.

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

**SEA Sensitivity Screening**

Indicates no overlap with relevant sensitive layers.

**Submissions/Observations /Representations**

None.

**Relevant Planning History**

**SD22A/0394** Demolition of extension to side and construction of two storey three bedroom house to side. **Permission Refused**

*Reason 1:*

*Internal Space Standards.*

*The applicant has stated on notices and drawings that the dwelling would provide 3-bedrooms. An assessment of the dwelling against the relevant standards of the South Dublin County Development Plan 2022 – 2028, Table 3.20, and Section 5.3.2 of the Quality Housing for Sustainable Communities Guidelines 2007 demonstrates that the dwelling, as proposed, does not meet the relevant internal accommodation standards. The house would provide 74 sq.m internal accommodation, below the 92 sq.m required by the Development Plan. In addition, the aggregate bedroom floor area would be below the required minimum of the Guidelines, with none of the bedrooms providing the minimum floor area to be considered as a double bedroom. No dedicated storage is indicated on floor plans, save for wardrobe space which does not count towards the storage recommendations of the Guidelines.*

*Furthermore, the living room does not provide the minimum recommended width for a 3-bedroom house. When assessed against the criteria for 2-bedroom dwellings, the proposal is similarly deficient in terms of a lack of storage provision and the size of bedrooms provided. Having regard to the foregoing, the proposed dwelling would provide sub-standard accommodation and would not be in the interest of the proper planning and sustainable development of the area.*

*Reason 2*

*Traffic Safety and Access Arrangements.*

*From drawings, it appears that within the blue line boundary of the development site, an additional driveway would be provided to serve the existing dwellings. This has not been stated on the public notices and is not detailed within drawings or included within the red line boundary of the site. In granting the access arrangements for the proposed dwelling, the existing dwelling would lose its access, and new arrangements cannot be considered under the scope of the current application based on the aforementioned issues. The Planning Authority cannot grant permission for development that would impact on the accessibility of the existing housing. The applicant would need to include the full blue line site within the red line boundary of the development and provide detailed drawings of existing and proposed access arrangements. Without this information, a full assessment of the development in terms of traffic safety cannot be undertaken. The development is therefore contrary to the proper planning and sustainable development of the area and poses a potential traffic safety hazard as currently presented.*

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

*Reason 3*

*Irish Water.*

*The applicant has not provided proposed water or foul water drawings showing connections to the necessary infrastructure to service the dwelling. The application cannot be decided without a clear understanding that the proposal can adequately connect into existing Irish Water infrastructure*

**SD22B/0321:** Proposed first floor extension over existing single storey extension to side of 75 Woodlawn Park Avenue, Firhouse, Dublin 24. **Permission granted**

**SD06A/0214:** Two no. 2 bed detached dwellings with new vehicular access to front & to side. **Permission refused**

- 1. The proposed development, by reason of design, (in particular the width of the proposed dwellings), size and sub-standard separation distances, would constitute over-development of the site and be at variance with the predominant form of development in the area and is therefore considered to be contrary to the Development Plan and the zoning objective for the area, which is to protect and/or improve residential amenity*
- 2. The proposed development, by reason of design, size and sub-standard separation distance between the existing and proposed dwellings, would set an undesirable precedent for other similar developments in the area. The proposed development would impact negatively upon the residential and visual amenity of the area and would depreciate the value of property in the vicinity. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.*

**SD05A/0711:** Construct a 2 bed detached dwelling with bay window and canopy over, with new vehicular access to front and all associated site works to side and demolish existing single storey extension to side. **Permission refused**

- 1. The location of the proposed development would significantly break the building line to the west, with No. 74 Woodlawn Park Avenue. It is considered that this encroachment would be seriously injurious to the existing residential amenity and would depreciate the value of the property in the vicinity. The proposed development would set an undesirable precedent for other similar developments in the area, thereby depreciating the value of property in the vicinity.*
- 2. The proposed development, by reason of design, (in particular its width) size and sub-standard separation distance, would constitute over-development of the site and be at variance with the predominant form of development in the area and is therefore considered to be contrary to the Development Plan and the zoning objective for the area, which is to protect and/or improve residential amenity. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.*

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

**SD04A/0141:** Demolition of existing single storey extension to side of existing house and building of new two storey detached house on corner site and forming new vehicular access to serve existing house. **Outline permission refused**

**S01B/0311:** New first floor extension over existing single-storey extension to side of house. **Permission granted**

**S00A/0213:** Building of a new semi-detached house with single storey extension to rear. **Permission refused**

**Relevant Enforcement History**

No recent, relevant, files recorded for subject site.

**Pre-Planning Consultation**

None recorded for subject site.

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

*Chapter 4 Green Infrastructure*

*Section 4.1 Methodology*

*GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.*

*Section 4.2.1 Biodiversity*

*GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.*

*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.*

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

#### *Chapter 5 Quality Design and Healthy Placemaking*

#### *Chapter 6 Housing*

##### *Section 6.7.1 Residential Design and Layout*

*H7 Objective 2: To ensure that new residential developments incorporate energy efficiency measures and promote innovation in renewable energy opportunities.*

##### *Section 6.7.3 Private and Semi-Private Open Space*

###### *Policy H9: Private and Semi-Private Open Space*

*Ensure that all dwellings have access to high quality private open space and semi-private open space (where appropriate) and that such space is carefully integrated into the design of new residential developments.*

##### *Section 6.7.4 Internal Residential Accommodation*

###### *Policy H10: Internal Residential Accommodation*

*Ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.*

*H10 Objective 1: To promote the provision of high-quality houses and apartments / duplexes within sustainable neighbourhoods by achieving the appropriate quantitative and qualitative standards, in accordance with Ministerial Guidelines and as set out in Chapter 12: Implementation and Monitoring.*

*H10 Objective 2: To support the design of adaptable residential unit layouts that can accommodate the changing needs of occupants, through extension or remodelling subject to the protection of residential amenity.*

*H10 Objective 3: To strongly encourage the provision of adequate space to allow for individuals to work from home in housing units, including apartments.*

#### *6.8 Residential Consolidation in Urban Areas*

##### *Section 6.8.1 Infill, Backland, Subdivision and Corner Sites*

###### *Policy H13: Residential Consolidation*

*Promote and support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.*

*H13 Objective 1: To promote and support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.*

*H13 Objective 2: To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring.*

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

*H13 Objective 3: To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring.*

*H13 Objective 5: To ensure that new development in established areas does not unduly impact on the amenities or character of an area.*

*Section 8.7.3 Quantity of Public Open Space*

*Section 8.7.4 Delivery of Public Open Space and Contributions in Lieu*

*COS5 Objective 4*

*COS5 Objective 5*

*COS5 Objective 6*

*COS5 Objective 7*

*Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)*

*Policy IE3: Surface Water and Groundwater*

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

*Chapter 12 Implementation and Monitoring*

*Section 12.6.7 Residential Standards*

*Table 3.20: Minimum Standards for Housing*

<i>Type of Unit</i>	<i>House Size</i>	<i>Private Open Space</i>
<i>One bedroom</i>	<i>50 sq m</i>	<i>48 sq m</i>
<i>Two bedrooms</i>	<i>80 sq m</i>	<i>55 sq m</i>
<i>Three bedrooms</i>	<i>92 sq m</i>	<i>60 sq m</i>
<i>Four bedrooms</i>	<i>110 sq m</i>	<i>70 sq m</i>

*Section 12.6.8 Residential Consolidation*

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

#### *Corner / Side Garden Sites*

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

- *In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;*
- *Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;*
- *The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible. Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;*
- *The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;*
- *A relaxation in the quantum of private open space may be considered on a case by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape, and functionality;*
- *Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to the side of dwellings shall not be considered as private amenity space.*

*Section 12.6.10 Public Open Space*

*Section 12.7.4 Car parking Standards*

*Section 12.7.6 Car Parking Design and Layout*

# Comhairle Chontae Atha Cliath Theas

**PR/0370/23**

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

### **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)

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

*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government (2008).

*Rebuilding Ireland: Action Plan for Housing and Homelessness*, Government of Ireland (2016).

*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 concern the following:

- Zoning and Council Policy
- Visual and Residential Amenity
- Previous Reasons for Refusal
- Roads
- Green Infrastructure
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Policy**

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity.'* Residential development is permitted in principle uses under this zoning objective.

It is noted that there are a number of planning applications that were refused permission on the site. The most reasons for the most recent refusal (SD22A/0394) are discussed under the relevant topics below.



# Comhairle Chontae Atha Cliath Theas

PR/0370/23

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

### Visual and Residential Amenity

#### Demolition

The application form states 29 sq.m would be demolished. The applicant has not indicated on drawings the existing side extension that is to be demolished to facilitate the development. It is also apparent that the redline for the new dwelling does not abut the existing dwelling and does not, therefore encompass the entire application site. A revised layout plan, indicating the existing extension is also required. The proposed side elevation for the existing dwelling should also be submitted. **Additional information** is requested.

#### Construction

##### *Internal Accommodation*

Table 1 provides an analysis of the proposed dwelling and its compliance with the standards as specified in Table 3.20 of the Development Plan 2022 – 2028, and the Quality Housing for Sustainable Communities Guidelines. The applicant has stated on the notice that this is a two storey two bedroom house.

Total floor area (80sq.m min)*	Room	Floor Area provided	Floor Area Required	Min room width	Room width provided	Aggregate area required	Aggregate area provided
84sq.m	Kitchen	Approx. 18.9sq.m	-	-		28sq.m	32.53sq.m
	Living	13.63	13sq.m	3.6m	<b>No</b>		
	Bed1	Stated as 12.5 (4.6m x 2.75m)	11.4sq.m (double) 7.1sq.m (single)	2.8m (double) 2.1m (single)	Meets single standard	20sq.m	25.07sq.m
	Bed2	Stated as (4.6m x 2.7m)	11.4sq.m (double) 7.1sq.m (single)	2.8m (double) 2.1m (single)	Meets single standard		
	Store	<b>Not detailed</b>	3sq.m	-	-		

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

\* in accordance with the CDP Quality Housing for Sustainable Communities requirements for a 2bed 3person 2storey dwelling (the guidelines do not set out 2 person standards) is 70sq.m

The Guidelines state single bedrooms should be a minimum of 7.1 sq.m and double bedrooms should be a minimum of 11.4 sq.m, with the main bedroom being a minimum of 13 sq.m, where the dwelling is designed to accommodate 3 or more people. It should be noted in this instance neither of the bedroom widths meet the standard for a double bedroom. The minimum living room width also fails to meet the required standard.

The applicant has not overcome previous refusal reason 1, however, **additional information** can be sought in this instance.

The applicant is requested to:

- Consider increasing the bedroom widths to 2.8m
- Clearly indicate the sq.m of the storage areas on the floor plans
- Provide a living room with min 3.6m width

The applicant should note that the standards for a 2bed 4person 2 storey report differ from those above, as per Quality Housing for Sustainable Communities.

#### *Open Space*

The Development Plan requires private open space of 55 sq.m for 2-bedroom dwellings. Measured from drawings, the applicant is providing 59.17sq.m. This is considered acceptable.

Section 8.7.3 of the 2022 – 2028 Development Plan requires the provision of public open space as part of all new developments comprising a residential element, save for certain exceptional circumstances. The current proposal seeks to deliver 1 no. house, on a site of 0.0162 ha. The provision of public open space at this location would not be viable and, in this instance, it is not considered appropriate or necessary to require a contribution in lieu.

The applicant is requested to detail the sq.m of rear amenity space for the host dwelling following the development. **Additional information** is requested.

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

#### *External Appearance*

#### Section 12.6.8 Residential Consolidation

#### (ii) Corner / Side Gardens

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

- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;  
*The proposed development would match the front building line of the adjacent dwelling*
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;  
*Dual frontage has not been provided. The applicant is requested to provide additional windows / passive surveillance at first floor*
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.  
*The proposed roof does not match the adjacent roof profiles*
- Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;  
*N/A*
- The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;  
*Design generally matches the adjacent dwellings; however, the proposal would benefit from additional windows at first floor. Existing boundary would remain.*
- A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;  
*Open space provision acceptable*
- Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.  
*n/a*

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

The proposed house would be detached, two-storeys with a pitched roof. The prevailing character of the area is defined by semi-detached, two-storey hipped roof dwellings. A hipped roof would therefore be considered more appropriate and would look less incongruous in the streetscape. It is also noted that the eaves and ridge height differ from the adjacent dwelling, and the applicant is requested to provide a roof profile more in line with the existing properties. Additional windows are also required on the side elevation.

**Additional information** is requested.

#### Residential Amenity of Existing Properties

Given the scale of the proposal and the location of the windows and the distance from existing dwellings, the proposal would not have any significant impact in terms of overbearing, overlooking, or overshadowing.

#### **Roads**

The second reason for refusal attached to SD22A/0394 related to traffic safety and access. The Roads Department has reviewed the application and has raised no objections, subject to the conditions.

#### **Green Infrastructure**

The site appears to be located within a Primary GI Corridor, as per Figure 4.4 of the Development Plan. The dwelling would replace an existing extension, therefore not significantly increasing the area of hardstanding at the site.

The Public Realm Section has not provided comment on the current application.

It is noted for SD22A/0394, the following **conditions** were recommended:

1. *Protection of Street Trees in Grass Margins*

*The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works. Commencement of development should not be permitted without adequate protective fencing being in place in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle, or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access.' No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan. NCBH11 Objective 3*

2. *Green Infrastructure*

*The applicant is requested to submit a Green Infrastructure Plan which shall be submitted as part of the suite of Landscape Plans that are required for a development. The Green infrastructure Plans should include the following information:*

- Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County.*

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

- *Indicate how the development proposals link to and enhance the wider GI Network of the County.*
- *Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.*
- *Proposals for identification and control of invasive species where appropriate, for the site*

#### 3. SUDS

*A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:*

- *Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.*
- *A drawing to show how surface water shall be attenuated to greenfield run off rates.*
- *Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drains, bio-retention tree pits, rains gardens, swales or other such SuDS.*
- *SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.*
- *The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.*

The requirement for a SuDS management and maintenance plan is considered to be onerous given the scale of development proposed. This **condition** should be altered to simply require a drawing demonstrating that SuDS are provided on site and could be requested alongside the **additional information** recommended by Water Services below. It is considered that a green infrastructure plan should be requested as **additional information**, rather than by **condition**, as there are other items to be requested. The **condition** requiring the protection of street trees be included in the event of a grant.

Water Services have reviewed the application and have recommended the following **additional information** in relation to surface water and SuDS is sought:

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

*“The applicant has not proposed any SuDS (Sustainable Drainage Systems) measures for the proposed development. The applicant is required to submit a drawing in plan and cross-sectional views clearly showing proposed SuDS measures for the development.*

*The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks”.*

The applicant is also referred to the SDCC SuDS guidance.

**Water Supply and Wastewater**

Irish Water have reviewed the application and have recommended the following **additional information**:

*“The applicant has not submitted water supply drawings for the proposed development. The applicant is required to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>).*

*2The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All works are to comply with Irish Water Standard Details for Wastewater Infrastructure available at (<https://www.water.ie/connections/Wastewater-Standard-Details.pdf>)”.*

**Additional information** is requested.

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

**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 urban residential area and comprises the construction of a new dwelling.

Having regard to:

- the scale and nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

**Environmental Impact Assessment**

Having regard to the 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, the overall design of the development and the responses from the relevant departments within SDCC, it is considered that **additional information** should be requested in relation to:

- existing plans / demolition and site layout
- internal accommodation
- design
- green infrastructure, SuDS, and drainage
- Irish water requirements

to ensure the proposed development is acceptable.

**Recommendation**

Request additional information.

Additional information requested: 23/02/2023.

Additional information received: 13/03/2023.

Consultations:

Irish Water: No report received at time of writing.

Water Services: Report received clarification of additional information requested.

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

**Assessment:**

Item 1:

The application form states 29 sq.m would be demolished. The applicant has not indicated on the drawings the existing side extension that is to be demolished. It is also apparent that the redline for the new dwelling does not abut the existing dwelling and does not, therefore encompass the entire application site, to include areas of demolition. The applicant is requested to provide:

- Existing layout plan
- Existing elevations / plans for the element to be demolished
- Proposed side elevation for the dwelling
- the sq.m of rear amenity space for the host dwelling following the development

Revised notices may be required.

*Applicant's response:*

*Demolition drawing provided.*

Assessment:

The applicant has provided an existing site plan and floor plans / elevations for the extension to be demolished. The redline for the proposed site area has not been altered.

Demolition is considered development, and, under Class 50, it is only exempt as follows:

**CLASS 50**

*(a) The demolition of a building, or buildings, within the curtilage of— (i) a house, (ii) an industrial building, (iii) a business premises, or (iv) a farmyard complex.*

*(b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.*

The proposal involves demolition in accordance with Part (b) but not for the purposes as described. It is therefore not exempt. Clarification of additional information is requested to seek a revised site location plan and layout plan to include the area for demolition.

**Clarification of additional information is requested to address this.**

It is noted that 65sq.m of rear amenity space would remain for the host dwelling following development and this is considered acceptable.



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

Item 2:

The applicant is requested to:

- Consider increasing the bedroom widths to 2.8m
- Clearly indicate the sq.m of the storage areas on the floor plans
- Provide a living room with min 3.6m width

The applicant should note that the standards for a 2bed 4person 2 storey report differ from those above, as per Quality Housing for Sustainable Communities and the applicant should ensure all relevant standards are met.

*Applicant's response:*

*The bedroom width is 2.8m and the living room is now open plan and 4.6m wide.*

Assessment:

Only a ground floor plan has been received by the planning authority, the applicant has failed to provide a first-floor plan as requested.

In regard to the ground floor plan submitted, it outlines that 0.58sq.m of storage is provided at ground floor, this does not meet the required standard.

It is unclear whether the dwelling is 4 person or 3 persons, the applicant is requested to clarify this. The living room width is acceptable.

**Clarification of additional information is requested to address the above.**

Item 3:

The proposed house would be detached, two-storeys with a pitched roof. The prevailing character of the area is defined by semi-detached, two-storey hipped roof dwellings. A hipped roof would therefore be considered more appropriate and would look less incongruous in the streetscape.

It is also noted that the eaves and ridge height differ from the adjacent dwelling, and the applicant is requested to provide a roof profile more in line with the existing properties. The applicant is requested to provide an additional window on the side elevation.

*Applicant's response:*

*The roof profile is hipped, with eaves and ridge in line with adjacent property.*

Assessment:

Roof profile is considered acceptable.

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

Item 4:

a. The applicant has not proposed any SuDS (Sustainable Drainage Systems) measures for the proposed development. The applicant is requested to submit a drawing in plan and cross-sectional views clearly showing proposed SuDS measures for the development.

b. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks.

c. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

*Applicant's response:*

*Existing drainage layout provided, as well as proposed.*

Assessment:

Water Services have reviewed the application and have recommended the following;  
Surface Water Report: **Clarification of Additional Information Required;**

*1.1 The applicant has not proposed any SuDS measures for the proposed development. The applicant is required to submit a drawing in plan and cross-sectional views clearly showing proposed SuDS measures for the development.*

*The applicant has proposed to manage surface water run-off from the proposed development using solely public surface water sewer. It is required to include Sustainable Drainage Systems (SuDS) to demonstrated how surface water run-off from site will be limited to Greenfield rates in accordance with the Greater Dublin Strategic Drainage Study Volume 2- New Development requirements*

*1.2 Sustainable Drainage Guide for households is available on below link:  
[sdcc-householders-guide-to-sustainable-drainage-suds-.pdf](#)*

**Clarification of additional information is requested to address the above.**

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

#### Item 5:

a. The applicant has not submitted water supply drawings for the proposed development. The applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All proposals are to comply with the Irish Water Standard Details for Water Infrastructure available at (<https://www.water.ie/connections/Water-Standard-Details.pdf>).

b. The applicant has not submitted foul water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All works are to comply with Irish Water Standard Details for Wastewater Infrastructure available at (<https://www.water.ie/connections/Wastewater-Standard-Details.pdf>).

*Applicant's response:*

*The water main is indicated on grass verge along Woodlawn Park avenue.*

#### Assessment:

As Irish Water have not provided a report on the additional information received. It is therefore considered that the information provided is acceptable.

#### Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028, the overall design of the development, the additional information submitted and the responses from the relevant departments within SDCC, it is considered that **clarification of additional information** should be requested in relation to:

- revised plans
- internal accommodation
- design
- green infrastructure, SuDS, and drainage

To ensure the proposed development is acceptable.

# Comhairle Chontae Atha Cliath Theas

**PR/0370/23**

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

### **Recommendation**

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

1. The applicant is requested to include all areas in which 'works' are taking place within the redline. This includes demolition.

The applicant is requested to provide a proposed side elevation for No 75 Woodlawn Park.

2. The applicant is requested to provide first floor plans for the proposed dwelling.

**Comhairle Chontae Atha Cliath Theas**

**PR/0370/23**

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

**REG. REF. SD22A/0473**

**LOCATION: 75, Woodlawn Park Avenue, Firhouse, Dublin 24**

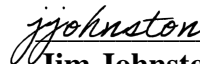


---

**Darren Fagan,  
Assistant Planner**

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

**Dated:** 06/04/2023



---

**Jim Johnston,  
Senior Executive Planner**