

**Armstrong Fenton Associates
Unit 13, The Seapoint Building
44/45, Clontarf Road
Dublin 3**

Date : 03-May-2023

Reg. Ref. : SD22A/0356/C3
Proposal : Development on a site located south of Oldcourt Road, which forms part of all overall permitted residential development granted under Ref. SD17A/0468 & has the approved name of Ballycullen Gate; The proposed development consists of changes of dwelling type and increase in unit number from 17 permitted houses to 24 proposed houses; The proposed dwellings are comprised of the following: 5 three bed detached bungalows; 1 two bed detached bungalow; 2 two bed semi-detached bungalows; 1 two storey, 4 bed, detached house; 1 two storey, 3 bed, detached house; 2 two storey, 2 bed, semi-detached houses & 12 two storey, 3 bed, semi-detached houses; The proposed development also includes for all associated site development works, car parking, open spaces, and landscaping, on a site area of c. 0.88 ha. The proposed development will have the effect of modifying extant permission Ref. SD17A/0468 which has an overall site area of 3.8 hectares.

Condition 3; Amendments

In order to ensure that residential development satisfies the Ballycullen/Oldcourt Local Area Plan and the South Dublin County Development Plan 2022 - 2028 to be sympathetic to the character of the area, including specific landscape characteristics, no two-storey dwellings shall be permitted on the upper slope lands. Prior to the commencement of development the applicant, owner or developer shall submit the following Revised plans that incorporate all of the following amendments-

- (a) The D house type unit shall be replaced with 1 no. C house type unit, orientated appropriately to maximise frontage onto The Close and The View**
- (b) The 6 no. A houses shall be replaced with 6 no. B houses.**
- (c) The E house type shall be replaced with a C house type, or appropriate dwelling given the sites larger plot and corner location.**

Location : Oldcourt Road, Firhouse, Dublin 24.
Applicant : Capami Ltd
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 16-Mar-2023 to comply with Condition No 3 of Grant of Permission No. SD22A/0356, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

Comments:

“Documents provided by Applicant:

The Applicant has provided the following information to demonstrate compliance with Condition No. 5:

- Cover Letter, prepared by Armstrong Fenton Associates
- *Proposed Site Layout*, drawing, prepared by Davey + Smith Architecture
- *House Type C3 – 4Bed – Plans, Sections, Elevations*, drawing, prepared by Davey + Smith Architecture
- *House Type B – 2B – Plans, Sections, Elevations*, drawing, prepared by Davey + Smith Architecture
- *House Type C – 3Bed – Plans, Sections, Elevations*, drawing, prepared by Davey + Smith Architecture

Assessment:

The applicant has revised the site layout, and provided associated house plans, as per the requirements of Condition 3. This submission is mostly satisfactory.

There are concerns about the amenity of the en-suite bedroom of unit 10. The window serving the bedroom would face onto the boundary wall, at a distance of approximately 1m. This is not considered to be a favourable aspect. It is considered that a C1 unit, or other more appropriately scaled and orientated unit, would be a more appropriate C house type unit at this location. The applicant should submit revised proposals in this regard, ensuring passive surveillance onto The View and The Close is maximised in the unit’s design. The location of private amenity space at the corner of The View and The Close is not considered appropriate, and impacts the overlooking potential of the street, and the provision of high boundaries at this corner is not considered acceptable. The applicant should consider the consistent building line of units along The Close in submitting revised proposals. If a garden boundary is to be provided at this location, it should be setback from the footpath, to provide additional landscaping and improve the streetscape at this location.

It is noted from the site layout plan submitted that the car parking arrangement for unit 2 has altered. No rationale for this alteration has been provided and it is beyond the scope of the current condition to

amend the arrangements for this unit. A revised site layout is required that is more consistent with the permitted site layout.”

“Condition 3(b) and (c) are considered compliant. In relation to Condition 3(a), it is not considered that the en-suite bedroom of the unit included would have an acceptable level of amenity because of the proximity of the bedroom window to the boundary wall. The applicant should submit proposals with a different C house type unit at this location, ensuring adequate levels of amenity would be achieved, with reference also to maximising passive surveillance at this location. If any boundary wall is proposed along the footpath, this should be setback with landscaping providing a buffer to improve the streetscape. “

Conclusion:

Having regard to the information submitted and the requirements laid out in Condition No. 3, the Planning Authority consider that Condition No. 3b and 3c is satisfactory but 3a requires further revisions. This compliance submission is therefore **partially compliant**, and the Applicant should be informed.

Yours faithfully,

M.C.

for Senior Planner