

# Comhairle Chontae Atha Cliath Theas

**PR/0500/23**

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

**Reg. Reference:** SD22A/0458      **Application Date:** 12-Dec-2022  
**Submission Type:** Additional      **Registration Date:** 13-Apr-2023  
Information

**Correspondence Name and Address:** Byrne Engineering Services Gormanstown,  
Kilcullen, Co. Kildare

**Proposed Development:** Two storey detached four bedroom house with  
bedroom in the attic space to side of existing semi-  
detached house with connection into existing main  
foul sewer and upgrading of existing entrance to a  
combined entrance / driveway to access the proposed  
house and all associated site development works.

**Location:** 44A, Dodsborough Road & Meadowview Grove,  
Lucan, Co. Dublin

**Applicant Name:** Joseph & Anne Maher

**Application Type:** Permission

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

Site Area: stated as 0.0256.

### **Site Description**

The subject site is the southern portion of the residential curtilage of No. 40 Dodsborough Road and Meadowview Grove, Lucan, Co. Dublin. The site contains an existing 2 No. storey semi-detached dwelling, with a hardscaped area for off-street car parking and a small lawn to the front and a side and rear garden. There is a single storey shed structure in the rear garden of the existing dwelling in the north eastern corner of the subject site.

The site is bound to the north and east by residential dwellings, to the west by Dodsborough Road and to the south by Meadowview Grove. The surrounding streetscape is generally characterised by residential dwellings of a similar architectural form and scale to the existing dwelling on the subject site.

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#### Proposal

Permission is sought for:

- Demolition of the existing storage shed located in the rear garden of No. 40 Dodsborough Road.
- The development involves the splitting of the existing site into two plots with 2 No. vehicular entrances, the existing vehicular entrance for No. 44 Dodsborough Road and a proposed new vehicular entrance with an approximate width of 4.5m. No other amendments appear to be proposed to the existing 2 No. storey dwelling at No. 40 Dodsborough Road.
- Provision of a new west facing, 2 No. storey four bedroom detached dwelling with a pitched roof profile with an approximate ridge height of 9.32m, a two storey projecting bay to the front elevation with a pitched roof with an approximate overall height of 7m and a single storey projection to the rear with a pitched roof and an approximate overall height of 5.18m.
- The proposed dwelling has an approximate gross floor area of 149 sqm and is comprised of:
  - Ground floor Level - an entrance hall, living room, toilet, lounge, toilet, kitchen/dining/lounge room and a store.
  - First floor Level - 3 No. bedrooms (1 No. of which is ensuite), a family bathroom and hot press.
  - Attic Level - 1 No. ensuite bedroom and a store.
- The proposed dwelling includes the following fenestration and elevational treatments:
  - Front (western) Elevation: The provision of a partially glazed front door and 1 No. window at ground floor level and 2 No. windows at first floor level.
  - Side (southern) Elevation: The provision of 2 No. large windows, 1 No. small window and 1 No. glazed door at ground floor level and 3 No. windows at first floor level.
  - Side (northern) Elevation: 1 No. small window at ground floor level and 2 No. windows at first floor level.
  - Rear (eastern) Elevation: 3 No. windows at ground floor level, 1 No. window at first floor level (corner wraparound window) and 1 No. window at attic level.
  - Roof profile: The proposed roof profile includes 5 No. roof windows to the northern pitch of the roof, 1 No. roof window to the southern pitch of the pitched roof of the single storey rear projection and an array of Photovoltaic PV Panels to the southern pitch of the roof of the proposed dwelling.

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- The proposed site layout includes a front driveway with 2 No. off-street car parking spaces, connected to De Selby Park via a new approximately 5m wide vehicular entrance and approximately 92 sqm private amenity space to the rear of the dwelling.
- All ancillary site works and services above and below ground.

#### Zoning

The subject site is subject to zoning objective RES – *'To protect and/or improve residential amenity'* in the South Dublin County Development Plan 2022-2028.

Overlap is also indicated with the following Development Plan Map layers:

- Bird Hazards.
- Conical Surface – Casement Aerodrome
- Inner horizontal surface – Weston Airport.

#### Consultations

Drainage and Water Services Department – Further information requested.

Irish Water – No objection

Roads Department – Additional Information required.

Parks and Public Realm Department – No objection, subject to conditions.

#### SEA Sensitivity Screening –

No overlap indicated with relevant SEA sensitivity layers.

#### Submissions/Observations /Representations

Final date for submissions/observations – 25<sup>th</sup> January 2023.

One observation received which outlined the following key points:

- The proposal will result in loss of light to the rear of No. 83 Hillcrest Close and would cast a shadow on their rear amenity space.

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### **Relevant Planning History**

**CE22/0046**

Certificate of Exemption from the provisions of Section 96 of the Planning and Development Act 2000 (as amended) sought for a two storey, three bedroom detached house.

**SDCC Decision:** Additional Information requested on 24<sup>th</sup> November 2022.

**SD06A/1018**

(a) demolition of the 53sq.m. single storey extension to the side of existing dwelling; (b) erection of a 14sq.m. single storey extension to the rear of existing dwelling to include internal and elevational alterations; (c) construction of a 2 storey detached 3 bedroomed dwelling with attic storage to the side of existing 2 storey semi-detached dwelling; (d) creation of 1 no. vehicular entrance and driveway to existing dwelling while maintaining the existing vehicular entrance and driveway to the proposed dwelling; (e) boundary treatments and (f) all associated site works.

**SDCC Decision:** Grant Permission, subject to conditions.

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for the subject site.

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

*Chapter 2 Core Strategy and Settlement Strategy*

*Policy CS6 Objective 3: Infill Development outside Dublin City and Suburbs, in existing urban built-up areas.*

*Chapter 3 Natural, Cultural and Built Heritage*

*Policy NCBH3 Natura 2000 Sites*

*NCBH3 Objective 3 (Appropriate Assessment)*

*Chapter 4 Green Infrastructure*

*Policy GII Overarching*

*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, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.*

*Policy GI2 Biodiversity*

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*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.*

*Policy GI4 Sustainable Drainage Systems*

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

***Policy QDP2: Overarching - Successful and Sustainable Neighbourhoods***

***Policy QDP3: Neighbourhood Context***

***Policy QDP4: Healthy Placemaking***

***Policy QDP5: Connected Neighbourhoods***

***Policy QDP6: Public Realm***

***Policy QDP7: High Quality Design – Development General*** Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

***Policy QDP11: Materials, Colours and Textures*** Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

***Chapter 6 Housing***

***Section 6.8 Residential Consolidation in Urban Areas***

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

***Policy H11 Privacy and Security***

**H11 Objective 2**

*To ensure that all developments are designed to provide street frontage and to maximise surveillance of streets and the public realm.*

***Policy H13 Residential Consolidation***

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#### 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.*

#### *Chapter 7 Sustainable Movement*

##### *Section 7.10 Car Parking*

##### *Policy SM7 Car Parking and EV Charging*

##### *SM7 Objective 1 Maximum car parking standards*

#### *Chapter 8 Community Infrastructure and Open Space*

##### *Section 8.7.5 Quality of Public Open Space*

#### *Policy COS5 Objective 16*

*To ensure that parks and public open spaces are carefully designed as safe spaces, by implementing the following measures:*

- Providing active frontages and maximising passive surveillance from adjacent housing and / or public thoroughfares;*
- Eliminating buildings which back-on or gable-front public open spaces;*
- Designing corner units with active frontage;*
- Encouraging increased use through improved access and quality of facilities';*
- Careful location, design and choice of surface materials and site furniture.*

#### *Chapter 10 Energy*

##### *Section 10.2 Energy Measures*

##### *Policy E3 Energy Performance in Existing and New Buildings*

#### *Chapter 12 Implementation & Monitoring*

##### *Section 12.3 Natural, Cultural and Built Heritage*

##### *Section 12.3.1 Appropriate Assessment*

##### *Section 12.3.3 Environmental Impact Assessment*

##### *Section 12.4.3 Riparian Corridors*

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#### *Section 12.5 Quality Design and Healthy Placemaking*

#### *Section 12.6.7 Residential Standards*

##### *(i) Housing*

#### *Table 12.20 Minimum Standards for Housing*

#### *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;*
- *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 side of dwellings shall not be considered as private amenity space.*

#### *Section 12.7.4 Car Parking Standards*

#### *Table 12.26: Maximum Parking Rates (Residential Development)*

#### *Section 12.7.5 Car Parking / Charging for Electric Vehicles (EVs)*

#### *Section 12.7.6 Car Parking Design and Layout*

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### *Section 12.11.1 Water Management*

#### *(i) Flood Risk Assessment*

*Proposals for minor development to existing buildings (for example, extensions or change of use) in areas of flood risk should include a flood risk assessment of appropriate detail.*

#### *(ii) Surface Water*

*Development proposals should provide suitable drainage measures in compliance with the South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022.*

#### *(iii) Sustainable Urban Drainage System (SuDS)*

*In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS).*

#### *(iv) Groundwater*

#### *(v) Rain Water Harvesting*

### **Relevant Government Guidelines**

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

***Regional, Spatial & Economic Strategy 2019 - 2031***, Eastern & Midlands Regional Assembly, 2019.

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

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

***Urban Design Manual; A Best Practice Guide***, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

***Design Manual for Urban Roads and Streets*** Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

***Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities***, Department of the Environment, Heritage and Local Government, (2009).



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*The Planning System and Flood Risk Management - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government & OPW, (2009).

### **Assessment**

The main issues for assessment are:

- Zoning and Council Policy
- Residential Amenity
- Visual Impact
- Vehicular Access and Parking
- Drainage and Water Services
- Parks and Public Realm
- Green Infrastructure
- Environmental Impact Assessment
- Appropriate Assessment

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

The proposed development is consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity'. New residential development is permissible in principle under this zoning objective. The proposed development is therefore permissible in principle, subject to its being in accordance with the relevant provisions of the South Dublin County Development Plan 2022-2028 including, but not limited to, *Section 6.8 Residential Consolidation in Urban Areas* and *Section 12.6.8 Residential Consolidation*.

### **Criteria for Corner/Side Garden sites**

Under Section 12.6.8 of the South Dublin County Development Plan 2022-2028, development on corner and/or side garden sites should meet certain criteria for development. These criteria are outlined below, with an assessment of the proposed development provided for each:

- *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 site area is approximately 0.025Ha, which is of sufficient size to accommodate an additional dwelling. An assessment of the potential for the proposed dwelling to impact on the residential amenity of adjoining dwellings is outlined under a separate heading below.

- *Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;*

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The proposed dwelling includes adequate glazing to the front and side (southern) elevation to be considered dual aspect.

- *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 semi-detached dwellings along Dodsborough Road have a generally uniform building line. The proposed dwelling appears to project approximately 1m forward of the building line of No. 44 Dodsborough Road. With the 2 No. storey bay projecting a further 0.8m.

The ridge height of the proposed dwelling rises approximately 0.8m above the ridgeline of the adjacent semi-detached dwellings along Dodsborough Road and the orientation of the gable is perpendicular to the adjacent dwellings. The break in the eaves line to the front coupled with the perpendicular gable orientation of the proposed dwelling would be out of character for the receiving context of the 2 No. storey terraced dwellings along Dodsborough Road. This is particularly visible in the contiguous front elevation provided by the Applicant.

No detailed architectural rationale or justification has been provided for the forward projection, the break in the eaves line and the gable orientation of the proposed dwelling. It is therefore considered that the proposed dwelling would be visually incongruous with the receiving context of the 2 No. storey terraced dwellings along Dodsborough Road. In this regard, the Applicant should be requested by way of **ADDITIONAL INFORMATION** to re-design the proposed dwelling to match the building line, respond to the ridgeline, roof profile and gable orientation of the adjacent dwellings along Dodsborough Road.

- *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;*

As outlined above, the proposed building line, ridge height, roof profile and gable orientation of the proposed dwelling would be visually incongruous and out of character for the receiving context.

- *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;*

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Owing to the size of the subject site and the receiving context of 2 No. storey terraced dwellings with a uniform building line, it is considered that the proposed dwelling does need respond to the character and architectural language of the streetscape to achieve a successful integration into the receiving context. In this regard, as previously outlined the Applicant should be requested to re-design the proposed dwelling to match the building line, respond to the ridgeline, roof profile and gable orientation of the adjacent dwellings along Dodsborough Road.

Whilst some boundary wall detail has been provided for the rear and side divisional boundary, there is a distinct lack of detail provided on the elevational drawings in relation to the proposed boundary treatment divisional boundary treatment between No. 44 Dodsborough Road and the proposed dwelling forward of the building line. Detail of the front (western) boundary treatment is also lacking. It is therefore considered that the Applicant should be requested to provide **ADDITIONAL INFORMATION** in the form of plan and elevational drawings demonstrating the existing and proposed boundary treatment, including, but not limited to along the full extent of the northern and western boundaries.

- *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;*

The proposal includes the provision of Private Amenity Space which appears to achieve the minimum requirement for a four bedroom dwelling as outlined in Table 3.20 of the Development Plan. The remaining Private Amenity Space for the existing dwelling is assessed separately under the Residential Amenity heading below.

- *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.*

The private open space for the proposed appears to be largely located to the rear of the building, appears to be of good quality and the overall quantum appears to achieve the minimum standards outlined in Table 3.20 of the Development Plan.

The proposed development is largely consistent with the policies and objectives set out in Section 12.6.8 of the Development Plan regarding residential consolidation. However, **ADDITIONAL INFORMATION** is required to address concerns regarding the design and siting of the proposed dwelling and the proposed boundary treatment. These concerns are further outlined under the Visual Amenity heading of this Report.

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### ***Residential Amenity***

The proposed 2 No. storey four bedroom detached dwelling has an approximate gross floor area of 149 sqm, comprised of an entrance hall, living room, toilet, lounge, toilet, kitchen/dining/lounge room and a store at Ground Floor Level, 3 No. bedrooms (1 No. of which is ensuite), a family bathroom and hot press at First Floor Level and 1 No. ensuite bedroom and a store at Attic Level.

Outlined below is an assessment of the residential amenity of the proposed dwelling having regard to the content of Section 12.6.7 of the South Dublin County Development Plan 2022-2028:

### ***Internal floor area***

The planning drawings submitted show that the internal floor area for the proposed 4 No. bedroom house will be approximately 149 sqm. This would achieve the minimum standards for a 4 No. bedroom dwelling outlined in Table 3.20 of the County Development Plan.

### ***Room Sizes***

An assessment of the internal areas of the rooms within the proposed dwelling indicates that the proposal adheres to the minimum requirements for a 4 No. bedroom two storey dwelling as outlined in Table 5.1 of the *'Quality Housing for Sustainable Communities: Best Practice Guidelines (2007)*.

### ***Private Amenity Space***

The existing property would be divided in order to provide the proposed dwelling. In these circumstances, the Planning Authority is required to be satisfied that both the proposed dwelling and the existing dwelling would benefit from adequate residential amenity.

Table 3.20 of the South Dublin County Development Plan indicates that the minimum standard private open space for the existing three bedroom house is 60 sqm and the minimum standard for the proposed four bedroom dwelling is 70 sqm. According to the Proposed Site Layout Plan provided by the Applicant, the private amenity space for the existing three bedroom dwelling would be approximately 60 sqm and approximately 92 sq.m for the proposed four bedroom dwelling.

It is therefore considered that the private amenity space for both the existing and proposed dwellings would adhere to the minimum standards outlined in Table 3.20 of the County Development Plan.

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### ***Boundary Treatment***

As previously outlined, the drawings provided by the Applicant provide insufficient detail in relation to the existing and proposed boundary treatment for the subject site. In this regard **ADDITIONAL INFORMATION** should be requested from the Applicant in the form of plan and elevational drawings demonstrating the existing proposed boundary treatment for the subject site to facilitate a complete assessment and understanding of the boundary treatment at the subject site.

### ***Visual Impact***

The proposed 4 No. bedroom detached dwelling will introduce an additional dwelling at the end of a row of semi-detached dwellings with a generally uniform building line, architectural scale and form along Dodsborough Road.

The existing semi-detached dwellings along Dodsborough Road have a generally uniform building line. The proposed dwelling appears to project approximately 1m forward of the building line of No. 44 Dodsborough Road. With the 2 No. storey bay projecting a further 0.8m. The ridge height of the proposed dwelling rises approximately 0.8m above the ridgeline of the adjacent semi-detached dwellings along Dodsborough Road and the orientation of the gable is perpendicular to the adjacent dwellings.

The break in the eaves line to the front coupled with the perpendicular gable orientation of the proposed dwelling would be out of character for the receiving context of the 2 No. storey terraced dwellings along Dodsborough Road and would have a potentially visually incongruous impact to the receiving environment.

Whilst the submission in relation to the Planning Application is noted, it is considered that the separation distance of approximately 22m to No. 83 Hillcrest Close is sufficient to prevent any significant impact in terms of overshadowing and overbearance. Nonetheless, the Applicant is required to address the above outlined concerns regarding the Applicant should be requested by way of **ADDITIONAL INFORMATION** to re-design the proposed dwelling to match the building line, respond to the ridgeline, roof profile and gable orientation of the adjacent dwellings along Dodsborough Road.

### ***Access and Parking***

The Roads Department has assessed the proposed development and indicated that the following **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development:

*'The applicant shall submit a revised layout of not less than 1:200 scale, showing the entrance reduced to a maximum of 3.5 meters, and the driveway moved adjacent to 44 Dodsborough Road.'*

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### ***Drainage and Water Services***

Addition information requested.

### **Parks and Public Realm**

The Parks and Public Realm Department has assessed the proposed development and has indicated no objection to the proposed development, subject to the following **CONDITIONS**:

#### **Proposed Removal/Reduction of grass margin to facilitate a driving entrance.**

*The Public Realm Section would not be in favour in allowing a resident to remove or reduce a grass margin which are in the public domain to accommodate the provision of a driving entrance. We believe this sets an unwanted precedent and grass margins should be retained where possible in the urban setting.*

*Grass margins in urban areas provide a full range of ecosystem services such as regulating the water cycle by promoting infiltration, thus facilitating regeneration of ground-water stocks and evapotranspiration. In addition, they mitigate the heat-island effect through transpiration and evaporation and provide cooler. Another important ecosystem service is habitat provision for some urban fauna species. Grass margins are very important as they allow space and a growing medium for trees to be planted.*

#### **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.*
- *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*

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### **Protection of Street Trees in Grass Margins**

*The applicant is to ensure the protection of the existing street tree to the side of the proposed dwelling 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'***

### ***Green Infrastructure***

The subject site is located in close proximity to the Liffey Valley Primary GI Corridor and the Adamstown Secondary GI Link as identified in the Green Infrastructure Strategy Map outlined in Figure 4.4 of the County Development Plan 2022 – 2028.

The Applicant has not provided a clear Green Infrastructure Strategy for the subject site, which is a clear requirement for the proposed development in accordance with GI1 Objective 4 and Section 12.4.2 of the Development Plan. The Applicant should be requested to provide this by way of **ADDITIONAL INFORMATION**.

Having regard to GI5 Objective 7 of the Development Plan, the proposed Green Infrastructure Strategy should include the provision of integrated Sustainable Urban Drainage Systems and Green Infrastructure, to contribute towards the offset of the introduction of additional hardstanding to the subject site, in the form of the floorplate of the proposed dwelling.

### ***Screening for Environmental Impact Assessment***

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

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### ***Screening for Appropriate Assessment***

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a single dwelling. 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.

### **Conclusion**

The proposed development is acceptable in principle having regard to the zoning objective of the subject site and the policies and objectives of the South Dublin County Development Plan. However, **ADDITIONAL INFORMATION** is required to ensure that the proposal will not have an adverse impact on the visual and residential amenity of surrounding properties. Furthermore, Further Information is required in relation to the access and parking arrangements, the drainage and water services infrastructure and the Green Infrastructure Plan, to facilitate a complete assessment of the proposed development.

### **Recommendation**

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

1. A. The development is too close to an existing 225mm public surface water sewer to the south of the site. Submit a revised drawing in plan and cross-sectional views showing a setback distance of 3m from the foundation of proposed development and the outside diameter of 225mm surface water sewer. The drawings shall also show the invert levels of the existing 225 surface water sewer and any adjacent proposed building foundations.  
B. If a soakaway is proposed, submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design. Should a soakaway prove not to be feasible, then the applicant shall submit the following:
  - Soil percolation test results demonstrating a soakaway is not feasible.
  - A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features



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C. The applicant is required to submit a drawing showing plan and cross-sectional views of proposed SuDS for the development such as but not limited to the following:

- Raingardens
- Planter boxes with overflow connection to the public surface water sewer
- Permeable paving
- Rainwater harvesting
- Other such SuDS

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

1. The proposed dwelling is considered to be visually incongruous with the receiving context of the 2 No. storey terraced dwellings along Dodsborough Road. Accordingly, the applicant is requested to provide the following amendments;
  - Re-design the proposed dwelling to match the front building line;
  - Re-design the ridgeline, roof profile and gable orientation to match the adjacent dwellings along Dodsborough Road.
2. The applicant is requested to provide details, in the form of plans and elevational drawings demonstrating the existing and proposed boundary treatment of the proposed development.
3. The applicant shall submit a revised layout of not less than 1:200 scale, showing the entrance reduced to a maximum of 3.5 meters, and the driveway moved adjacent to 44 Dodsborough Road.

### **Additional Information**

Additional Information was requested on 15<sup>th</sup> February 2023.

Additional Information was received on 13<sup>th</sup> April 2023.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

### **Submissions/Observations**

No submissions / observations received.

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### **Assessment**

The following Additional Information was received from the Applicant on 13<sup>th</sup> April 2023:

- Cover Letter prepared by Byrne Engineering Services dated 5<sup>th</sup> April 2023.
- Soakaway Design and Calculations prepared by Byrne Engineering Services.
- Drawing No. MJA-001 FI – Cross Section of Sewer Irish Water Web Map prepared by Byrne Engineering Services..
- Drawing No. MJA-002 FI House Plan & Elevations prepared by Byrne Engineering Services.
- Drawing No. MJA-003 FI Existing & Proposed Boundary Walls prepared by Byrne Engineering Services.
- Drawing No. MJA-004 FI – Site Boundary prepared by Byrne Engineering Services.
- Irish Water Web Map.

The Additional Information provided by the Applicant will be assessed below in the context of the 5 No. Additional Information Items requested by the Planning Authority on 15<sup>th</sup> February 2023:

### **Additional Information Item No. 1**

In response to Additional Information Item 1 the Applicant has outlined the following:

- a) The foundation of the proposed dwelling is located more than 3m from the public surface water sewer.
- b) Soakaway design calculations prepared by Byrne Engineering Services have been provided.
- c) The inclusion of SuDS design elements including planter boxes connected to the rainwater pipes with overflow to the soakaway and permeable paving to the front and rear.
- d) The proposed SuDS elements have been designed in accordance with *South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022*.

The Drainage and Water Services Department have indicated that the following clarification is required:

- The applicant is required to submit a soakaway design report with greater detail on the site percolation tests carried out. Details to be included in this report include but are not limited to the following:
  - i) Which individual had carried out the site test, when the test was carried out and which exact location was the test carried out at.

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- ii) The report shall include the time, date and location of percolation tests. Show the start and end time the test started and length of time it took for the trial hole to drain 50% within 24 hours (Tp75-25 and Vp75-25).
  - iii) The report shall include the dimensions of test pits, including a cross-sectional drawing including the full depth, effective depth, type of soil.
- Applicant shall submit a revised drawing clearly showing the overflow connection of the soakaway, including the point of connection to the public surface water network. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

At least 5m from any building, public sewer, road boundary or structure.

Generally, not within 3m of the boundary of the adjoining property.

Not in such a position that the ground below foundations is likely to be adversely affected.

10m from any sewage treatment percolation area and from any watercourse / floodplain.

Soakaways must include an overflow connection to the surface water drainage network.

- Submit a revised drawing showing additional SuDS if a 5m setback distance is not feasible to adjacent buildings.
- Submit a report showing the capacity of attenuated surface water in proposed SuDS, such as but not limited to the following:
  - Raingardens
  - Planter boxes with overflow connection to the public surface water sewer
  - Permeable paving
  - Rainwater harvesting
  - Other such SuDS

No objection has been raised by Irish Water in relation to the proposed development.

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Having regard to the nature of the clarification required by the Drainage and Water Services Department, it is considered that the more detailed soakaway design report, calculations and drawings can be obtained by way of **CONDITION** requiring revised information to be submitted for the written agreement of the Planning Authority, prior to the commencement of development.

### Additional Information Item No. 2

In response to Additional Information Item No. 2 the Cover Letter prepared by Byrne Engineering Services dated 5<sup>th</sup> April 2023 states that:

- *'The front elevation of the proposed house has now been setback to be in line with the front building line of the adjoining houses on Dodsborough Road.*
- *The proposed ridgeline and roof profile and gable orientation have now been amended to match the adjoining houses on Dodsborough Road'.*

It is noted that the building line of the dwelling has been setback to match the front building line set by the adjacent dwellings along Dodsborough Road and the gable orientation has been re-designed to match the prevailing character of the streetscape. However, it is noted that the ridge height of the proposed dwelling remains 9.32m, which sits approximately 0.8m above the adjacent dwelling at No. 44. This increased height is considered unacceptable and insufficient architectural design rationale has been provided by the Applicant. It is considered that the proposed step in height, coupled with the different architectural character of the front elevation of the dwelling would be visually incongruous with the prevailing character of the streetscape. In this regard, should the Planning Authority be minded to Grant Permission for the proposed development, a **CONDITION** should be attached requiring the provision of a complete set of revised drawings to be provided for the written agreement of the Planning Authority prior to the commencement of development which demonstrate a reduction in the ridge height of the dwelling to match that of adjacent dwellings along the streetscape.

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### Additional Information Item No. 3

In response to Additional Information Item No. 3, the Applicant has provided a drawing and photographs of the existing boundary wall and a drawing of the proposed boundary wall.

The Report of the Roads Department indicates that they are satisfied that the existing boundary wall along Meadowview Grove is to be retained. However, the Roads Department indicate that clarification is required in relation to Proposed Boundary Wall B between the proposed dwelling and the adjoining house at No. 44 as follows:

*'The applicant should submit a revised layout of not less than 1:200 scale showing the boundary pillar between 44 and 44A Dodsborough Road limited to a maximum height of 1.2m and the boundary wall "B" limited to a maximum height of 0.9m in order to improve forward visibility for vehicles'.*

Having regard to the nature of the clarification required by the Roads Department, it is considered that the revisions to the proposed boundary wall can be achieved by way of **CONDITION** requiring revised drawings to be submitted for the written agreement of the Planning Authority, prior to the commencement of development. In this regard, it is considered that Additional Information Item No. 3 has been satisfactorily addressed.

### Additional Information Item No. 4

In response to Additional Information Item No. 4 the Applicant has provided a revised Site Layout Plan which demonstrate the reduction in width of the vehicular entrance to 3.5m

The Report of the Roads Department indicates that the revised vehicular entrance is acceptable. The Applicant has therefore satisfactorily addressed Additional Information Item No. 4.

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### Other Considerations

#### Development Contributions

<b>Development Contributions</b>	
<b>Planning Reference Number</b>	SD22A/0458
<b>Summary of permission granted &amp; relevant notes:</b>	Two storey detached four bedroom house with bedroom in the attic space to side of existing semi-detached house with connection into existing main foul sewer and upgrading of existing entrance to a combined entrance / driveway to access the proposed house and all associated site development works.
<b>Are any exemptions applicable?</b>	No
<b>If yes, please specify:</b>	
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	119.10
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€119.10
<b>Area of Development (m2)</b>	120.0
<b>Amount of Floor area, if any, exempt (m2)</b>	0
<b>Total area to which development contribution applies (m2)</b>	120.0
<b>Total development contribution due</b>	€14,292.0

### SEA Monitoring

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential Extension	120 sqm
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0256 Ha

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### **Conclusion**

Having regard to the policies outlined in the South Dublin County Development Plan 2022-2028 and the Additional Information provided by the Applicant, it is considered that, subject to conditions, the proposed development generally adheres to the key policies, objectives and guidance and would not be contrary to the proper planning and sustainable development of the area.

### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

### **FIRST SCHEDULE**

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

### **SECOND SCHEDULE**

#### **Conditions and Reasons**

1. Development to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 13th April 2023, 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. Amendments.  
Prior to the commencement of development the applicant, owner or developer shall submit a complete set of revised site layout, plan, elevational, sectional and contiguous drawings for the written agreement of the Planning Authority which clearly demonstrate the following design revisions:
  - (a) A reduction in the ridge height of the proposed dwelling to match that of adjacent dwelling at No. 44 Dodsborough Road.
  - (b) The boundary pillar between 44 and the proposed dwelling limited to a maximum height of 1.2m and the boundary wall to a maximum height of 0.9m to the front of the dwelling in order to improve forward visibility for vehicles and stepping upwards to no

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greater than 1.8m to the side and rear of the dwelling to protect the amenity of adjacent properties.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

### 3. Soil Percolation and Soakaway Design

Prior to the commencement of development, the Applicant shall provide the following information for the written agreement of the Planning Authority:

a) A soakaway design report with greater detail on the site percolation tests carried out. Details to be included in this report include but are not limited to the following:

- i) Which individual had carried out the site test, when the test was carried out and which exact location was the test carried out at.
- ii) The report shall include the time, date and location of percolation tests. Show the start and end time the test started and length of time it took for the trial hole to drain 50% within 24 hours (Tp75-25 and Vp75-25).
- iii) The report shall include the dimensions of test pits, including a cross-sectional drawing including the full depth, effective depth, type of soil.

b) Applicant shall submit a revised drawing clearly showing the overflow connection of the soakaway, including the point of connection to the public surface water network. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- i) At least 5m from any building, public sewer, road boundary or structure.
- ii) Generally, not within 3m of the boundary of the adjoining property.
- iii) Not in such a position that the ground below foundations is likely to be adversely affected.
- iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- v) Soakaways must include an overflow connection to the surface water drainage network.

c) If a 5m setback is not feasible, submit a revised drawing showing additional SuDS and a report showing the capacity of attenuated surface water in proposed SuDS, such as but not limited to the following:

- o Raingardens
- o Planter boxes with overflow connection to the public surface water sewer
- o Permeable paving
- o Rainwater harvesting
- o Other such SuDS

REASON: In the interests of adequate drainage and water services infrastructure.



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4. Irish Water Connection Agreement.  
Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.  
REASON: In the interest of public health and to ensure adequate water/wastewater facilities.
5. Drainage - Irish Water.
  - (a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
  - (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.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.
6. Protection of Street Trees  
The applicant is to ensure the protection of the existing street tree to the side of the proposed dwelling 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.  
REASON: To ensure the protection of existing street trees.
7. Minimise Air Blown Dust.  
During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.  
REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

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### 8. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no 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 be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor 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.

### 9. The Unit Number of the proposed dwelling shall be No. 44A Dodsborough Road, unless otherwise agreed in writing with the Planning Authority.

**REASON:** In the interests of the proper planning and sustainable development of the area.

### 10. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €14,292.00 (Fourteen Thousand, Two Hundred and Ninety Two Euro), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

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REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

### **NOTE RE: CONDITION**

Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie

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 is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: The applicant is advised that, in order to use the attic level (annotated as second floor level on the Applicant's Plans and Particulars) as a habitable room, it must comply with the Building Regulations.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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**REG. REF. SD22A/0458**

**LOCATION: 44A, Dodsborough Road & Meadowview Grove,  
Lucan, Co. Dublin**

  
\_\_\_\_\_  
**Colm Harte,  
Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

**Date:** 10/05/23\_\_\_\_\_

  
\_\_\_\_\_  
**Gormla O'Corrain,  
Senior Planner**