

Comhairle Chontae Atha Cliath Theas

PR/0503/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0473 **Application Date:** 22-Dec-2022
Submission Type: Clarification of **Registration Date:** 14-Apr-2023
Additional
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 time of writing.

Water Services: **Additional information** requested.

Irish Water: **Additional information** requested.

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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.

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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.*

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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

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.

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.

Chapter 5 Quality Design and Healthy Placemaking

Chapter 6 Housing

Section 6.7.1 Residential Design and Layout

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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.

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.

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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 bedroom</i>	<i>110 sq m</i>	<i>70 sq m</i>

Section 12.6.8 Residential Consolidation

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.*

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- 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 12.6.10 Public Open Space

Section 12.7.4 Car parking Standards

Section 12.7.6 Car Parking Design and Layout

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)

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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.

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 notices that this is a two storey two bedroom house.

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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	No		
	Bed1	Stated as 12.5 <i>(4.6m x 2.75m)</i>	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 <i>(4.6m x 2.7m)</i>	11.4sq.m (double) 7.1sq.m (single)	2.8m (double) 2.1m (single)	Meets single standard		
	Store	Not detailed	3sq.m	-	-		

* 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

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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 exception 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.

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

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- 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

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 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.

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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.*
- 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*

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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:

“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 in by emailing: 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>).

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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 in by emailing: 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.

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.

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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.

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.

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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.

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.

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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.

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 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.

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

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*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.

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. 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. 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.

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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.

Recommendation

Request clarification of additional information.

Clarification of additional information requested: 06/04/2023.

Clarification of additional information received: 13/04/2023.

Assessment:

Item 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.'

Applicant's Response:

The applicant has submitted drawing no. 606/PD/07 (image below), which indicates the proposed plan including redline and a side elevation of the proposed dwelling. An extract is included in the image below and notes the following; *"Area shown in yellow is the proposed house. Area shown blue is part of extension to be demolished. All shown within the red line."*

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Assessment:

The applicant's response regarding clarification of all works within the redline is noted. In this regard, it is considered that Item 1 has been addressed, subject to **conditions**.

Item 2

'The applicant is requested to provide first floor plans for the proposed dwelling. Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.'

Applicant's Response:

The applicant has submitted drawing no. 606/PD/03, which indicates the first floor plan of the proposed dwelling.

Assessment:

In this regard, it is considered that Item 2 has been addressed, subject to **conditions**.

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Development Contributions

Planning Reference Number	SD22A/0473
Is development commercial or residential?	Residential
Standard rate applicable to development:	€119.10
Area of Development (m2)	84
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	84
Total development contribution due	€10,004.40

84 sq.m. x €119.10 (rate per metre for residential) = **€10,004.40 = Financial Contribution due.**

Conclusion

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the proposed development, it is considered that, subject to the **conditions** set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with 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.

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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 13 March 2023 and Clarification of Further Information received on 06 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. Restriction on Use.
The house shall be used as a single dwelling unit and shall not be sub-divided by way of sale or letting (including short-term letting) or otherwise nor shall it be used for any commercial purposes.
REASON: To prevent unauthorised development.
3. 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.
4. Drainage.
Water
 1. All proposals are to comply with the Irish Water Standard Details for Water Infrastructure.
REASON: In the interest of public health and to ensure adequate water facilities.
Foul
 2. All works are to comply with Irish Water Standard Details for Wastewater Infrastructure.
REASON: In the interest of public health and to ensure adequate waste water facilities.
5. Roads.
 1. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 2. Any gates shall open inwards and not outwards over the public domain.

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3. The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.

REASON: In the interests of safety and adequate parking provision.

6. Protection of Street Trees in Grass Margins

The applicant shall 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. Development shall not commence without adequate protective fencing being in place in line with BS 5837. This fencing, enclosing the tree protection area shall be installed prior to any plant, vehicle or machinery access on site. Fencing shall be clearly signed 'Tree Protection Area - No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage shall be permitted within the fenced tree protection areas indicated on plan.

REASON: in the interests of protecting existing 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.

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

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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. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €10,004.40 (ten thousand, four euro and forty cent), 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 Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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.

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10. House Number.

The number of the house shall be 75A, Woodlawn Park Avenue, Firhouse, Dublin 24 and this number shall be placed on the completed house prior to its occupation in a manner so as to be clearly legible from the public road.

In the event that this number already exists no development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority;

(a) a street name and dwelling/unit number plan to resolve any possible conflict and,

(b) this has been acknowledged as acceptable in writing by the Planning Authority.

Following receipt of an acknowledgement of acceptability, the agreed number / name shall be placed on the completed house prior to occupation in a manner so as to be clearly legible from the public road.

The applicant is advised that the development number or name should

(i) avoid any duplication within the county;

(ii) reflect the local and historical context of the approved development;

(iii) comply with Development Plan policy, the guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government,

(iv) have regard to the Guidelines issued by the Place Names Commission (An Coimisiún Logainmneacha) and;

(v) preferably make exclusive use of the Irish language.

The applicant, owner or developer is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required plan.

REASON: In the interests of the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

11. 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. Sustainable Drainage Guide for households is available on below link:
sdcc-householders-guide-to-sustainable-drainage-suds-.pdf

12. External materials and finishes.

All external finishes shall harmonise in colour and texture with the neighbouring dwelling at 2 Carrigmore Park.

Side elevation windows on each dwelling shall be permanently fitted with obscure glazing.

REASON: In the interest of residential and visual amenity.

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13. Landscape and GI Plan.

Prior to commencement of development the applicant shall submit the following information to the Planning Authority for written approval:

Landscape Plan including Green Infrastructure Assets/Interventions – in the case of small-scale developments this may consist of a simple landscape plan which includes objectives to protect or restore existing on site GI assets, provides for connection to local or primary GI corridors or includes elements which may allow the site to act as a local stepping stone

REASON: To ensure that new development meets minimum standards for the provision of GI, in accordance with the relevant policies of the CDP 2022-2028.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

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

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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

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NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

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.

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REG. REF. SD22A/0473

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



**Deirdre Kirwan,
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: 11/05/23



**Gormla O'Corrain,
Senior Planner**