

Comhairle Chontae Atha Cliath Theas

PR/0525/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0403 **Application Date:** 08-Sep-2022
Submission Type: Additional **Registration Date:** 17-Apr-2023
Information

Correspondence Name and Address: Peter McGillen McGillen Design Services, Burgage, Blessington,, Co Wicklow

Proposed Development: Permission sought by Peter Lawlor to build two story extension to rear of existing dwelling providing additional bedrooms and living accommodation. Overall height of existing dwelling 7.300 meters. Overall height of proposed extension 6.150 meters. Area of existing dwelling 280.8 sqm. area of proposed extension 211.5 sqm. Total area 491.3 sqm together with required ancillary work.

Location: Mountpelier, Bohernabreena, Dublin 24

Applicant Name: Peter Lawlor

Application Type: Permission

Description of Site and Surroundings:

Site Area

Stated as 0.052 Hectares.

Site Description

The application site is located on Bohernabreena Road, near to Mountpelier Hill off the R114. The area is primarily rural in nature with a mix of one-off houses and agricultural use. The site is located in the High Amenity Dublin Mountains area with protected views throughout. The existing dwelling is a stone clad, detached dormer bungalow with a pitched roof of differing ridge heights.

Proposal:

The development will consist of:

- Two-storey extension to rear of existing dwelling providing additional bedrooms and living accommodation. Overall height of existing dwelling 7.300 meters. Overall height of proposed extension 6.150 meters.
- Total area of works 211.5sqm.

Zoning:

The site is subject to zoning objective 'HA-DM' - 'To protect and enhance the outstanding natural character of the Dublin Mountains Area.'

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Consultations:

Irish Water - No report received at the time of writing.

Water Services – No report received at the time of writing.

Roads – No report received at the time of writing.

SEA Sensitivity Screening

Overlaps with Dublin Mountains High Amenity Layer.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject Property

SD06A/0056 – **Permission Granted** for single storey private dwelling with effluent treatment unit and associated works.

SD10A/0157 – **Permission Refused** for a private domestic garage to side of existing private dwelling with stables to rear including all ancillary works.

SD11A/0024 – **Permission and Retention Permission Granted** for private domestic garage to rear of existing private dwelling; also (1) retention permission of alterations to permission granted under Planning Reg. Ref. SD06A/0056; (2) (a) relocation of waste water treatment system; (b) reduction in height of roadside boundary wall to accommodate required site lines; excavation of entrance driveway to accommodate gradient of access not exceeding 2.5% over last 6 metre of approach to public road; (c) retention and completion of works to front boundary and entrance; (d) retention of relocation of dwelling and alterations to driveway including provision of parking hard standing area around dwelling.

SD13A/0252 - **Permission and Retention Permission Granted** for completion of Farm Building A, built pre-2005, area 292sq.m. to accommodate cattle and sheep with storage area for animal feed; Farm Building B, built pre-2005, area 36.3sq.m. to accommodate storage of hay; Farm Building C, area 155.7sq.m. to accommodate 10 stables, tack room and animal feed store; outdoor riding arena No. 1, built pre-2005 for private use; access road to family farm and farm buildings with shared entrance to public road as per Reg. Ref. SD11A/0024 and all ancillary works.

SD19A/0276 – **Permission Granted** for importation and spreading inert materials (clay/stone and soils) over lands 8.210 ha for the purposes of land recovery for agricultural activity; all ancillary works to include completion of all conditions attached to previous planning

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applications Reg Ref: SD11A/0024 and SD13A/0252; access to proposed development shall be from existing entrance from Montpelier Road to applicants' family home.

Adjacent sites:

SD16B/0349 - 'Avondale', Montpelier, Bohernabreena, Dublin 24 – **Permission Granted** for 40sq.m domestic garage to the rear of existing house to fit 2 cars and some storage area.

S02B/0120 - Avondale, MountPelier, Bohernabreena, Co. Dublin. – **Permission Refused** to construct a conservatory extension at first floor level over granny flat at rear.

SD16B/0299 - Piperstown, Bohernabreena, Dublin 24 – **Permission Granted** for (1) Demolition of existing bedroom, bathroom, living area at rear; (2) building of a single storey extension to rear of existing private dwelling with all ancillary works; (3) replacement timber sash windows to front elevation.

Relevant Enforcement History

S5363 - Entrance not created in compliance with PP – Case Closed.

S0092 - Dumping of materials.

S0091 – Dumping on Lands.

Pre-Planning Consultation

None recorded.

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

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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.

Section 4.2.2 Sustainable Water Management

Policy GI3: Sustainable Water Management

Protect and enhance the natural, historical, amenity and biodiversity value of the County's watercourses. Require the long-term management and protection of these watercourses as significant elements of the County's and Region's Green Infrastructure Network and liaise with relevant Prescribed Bodies where appropriate. Accommodate flood waters as far as possible during extreme flooding events and enhance biodiversity and amenity through the designation of riparian corridors and the application of appropriate restrictions to development within these corridors.

GI3 Objective 3: To promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along all watercourses within any development site.

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 6

Section 6.8.2 Residential Extensions

Policy H14: Support the extension of existing dwellings subject to the protection of residential and visual amenities.

H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

H15 Objective 1:

To favourably consider a family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member or members subject to the criteria outlined in Chapter 12: Implementation and Monitoring.

6.9.3 Rural Housing in HA – Dublin Mountains Zone

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Policy H19: Rural Housing in HA – Dublin Mountains Zone

New or replacement dwellings within areas designated Zoning Objective 'HA-DM' (to protect and enhance the outstanding natural character of the Dublin Mountains Area) will only be considered in exceptional circumstances.

6.9.6 Rural Dwelling Occupancy

Policy H22: Occupancy Condition

Conditions attached to the grants of permission for housing in Rural (RU), Dublin Mountain (HA-DM), Liffey Valley (HA-LV) and Dodder Valley (HA-DV) areas will include the stipulation that the house must be first occupied as a place of permanent residence by the applicant and / or by members of his / her immediate family, for a minimum period of seven years or such other longer period of time as is considered appropriate.

6.9.7 Rural Housing and Extension Design

Policy H23: Rural Housing and Extension Design

Ensure that any new residential development in rural and high amenity areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape.

H23 Objective 1:

Ensure that all new rural housing and extensions within areas designated within Zoning Objectives Rural (RU), Dublin Mountain (HA-DM), Liffey Valley (HA-LV) and Dodder Valley (HA-DV);

- Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and*
- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and*
- Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and*
- Retains and reinstates (where in exceptional circumstance retention cannot be achieved) traditional roadside and field boundaries; and*
- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and*
- Would comply with the EPA's Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent less than 10) 2021 except where planning permission was granted prior to 7th June 2021 in which case the EPAs Code of Practice Wastewater Treatment Systems Serving Single Houses 2009 applies; and*
- Would not create or exacerbate ribbon or haphazard forms of development.*

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Chapter 10 Energy

Section 10.2 Energy Measures

Policy E3 Energy Performance in Existing and New Buildings

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 12.3 Natural, Cultural and Built Heritage

Section 12.3.1 Appropriate Assessment

Section 12.3.3 Environmental Impact Assessment

12.6.9 Rural Housing

Rural Housing Design

- A comprehensive site analysis and character appraisal should be submitted with all applications for houses and extensions in rural and high amenity zones (see also Section 12.2.1 Landscape Character Areas, High Amenity and Sensitive Landscapes, and Section 12.2.2 Ecological Protection of this Chapter and Chapter 3, section 3.4.3). The analysis and appraisal should provide a rationale for the design and siting of the proposed development including form, building finishes, height, and massing based on the local and natural context. Such development should generally be low rise. The shape and form of residential development in rural and high amenity areas, including roof structures, should be compact and simple with external building finishes that reflect the local character of the area including vernacular buildings and traditional building materials. Dormer extensions should be minimised and should not obscure the main features of a roof.

- A minimum road frontage of 60 metres should be provided for all new dwelling sites in rural areas and a proliferation of housing along stretches of road in a manner that creates ribbon development should be avoided.

- Dwellings and extensions should not be located on a ridgeline or in an elevated position in the landscape. The natural slope and landcover of sites should be retained, with an appropriate tree and hedgerow planting scheme that utilises and augments indigenous planting. Traditional field and roadside boundaries, including old stone boundary walls and hedgerows, should be retained or reinstated as much as possible demonstrating how green infrastructure has been implemented (SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2022-2028 Implementation and Monitoring (IM) considered (see Chapter 4: Green Infrastructure). Sustainable Urban Drainage measures should also be incorporated.

- Driveway and parking areas provide sufficient area for car parking and turning on site and should follow the natural slope and contours of the site with appropriate permeable materials. Large hard paved surfaced area circling the housing should be avoided. Modern gateways, piers

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and boundary walls should be avoided with the exception of the retention and reinstatement of traditional stone boundary walls. In highly scenic locations, applicants may be required to leave driveways only roughly surfaced to give a natural appearance.

Section 13.5.8 Residential Consolidation

Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland (2018).

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

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

Sustainable Rural Housing Development Guidelines - Sustainable Rural Housing Guidelines for Planning Authorities (2005).

Assessment

The main issues for assessment are

- Zoning and Council policy,
- Residential and Visual amenity
- Drainage
- Roads
- Green Infrastructure
- Appropriate Assessment
- Environmental Impact Assessment

Zoning

A development consisting of a two-story extension to rear of existing dwelling providing additional bedrooms and living accommodation is 'Open for Consideration' under zoning objective 'HA-DM' – 'To protect and enhance the outstanding natural character of the Dublin

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Mountains Area.', and as such would potentially be allowable subject to the relevant provisions in the County Development Plan **2022-2028**.

Council Policy

Policy H23 Objective 1

The proposed development is required to conform with **Policy H23 Objective 1:**

Ensure that all new rural housing and extensions within areas designated within Zoning Objectives Rural (RU), Dublin Mountain (HA-DM), Liffey Valley (HA-LV) and Dodder Valley (HA-DV);

- Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and

The proposed development predominately sits below the ridge of the highest pitched gable roof but higher than the lower ridge to the east. As this is an extension to an existing development and the proposed sits predominantly to the rear of the existing dwelling, a rear extension is considered acceptable in this instance. Notwithstanding this, due to the massing and scale of the proposed, it will be highly visible from the road on the eastern and western elevations and should be repositioned and reduced in scale which should be sought by **Additional Information**.

- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and

The proposed development is substantial in the site context and the applicant should provide a revised landscape plan including replanting schedule and a full GI assessment by way of **Additional Information**.

- Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and

The development mostly follows the line of the existing development with minor cutting required and is therefore **acceptable**.

- Retains and reinstates (where in exceptional circumstance retention cannot be achieved) traditional roadside and field boundaries; and

The proposed development appears to require the setting back of the roadside boundary wall to the south which was not indicated on the site notice or advertisement. This is not considered material in nature such as to require a readvertisement but notwithstanding this, there are no details provided regarding materials, height, exact location and potential impact for road traffic including revised splays etc. which should be sought from the applicant as **Additional Information**.

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- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and

There appears to be some cutting required to the rear and west of the site but overall, this is considered **acceptable**.

- Would comply with the EPA's Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent less than 10) 2021 except where planning permission was granted prior to 7th June 2021 in which case the EPAs Code of Practice Wastewater Treatment Systems Serving Single Houses 2009 applies; and

No details of the proposed wastewater treatment facilities were included as part of the application and therefore, should be requested as **Additional Information**.

- Would not create or exacerbate ribbon or haphazard forms of development.

The development is located at the end of a narrow rural road which is substandard and would lead to a haphazard form of development but in this instance would **be acceptable** as the proposed development is on an existing residential site.

Overall, the proposed development is not fully consistent with Policy H23 Objective 1 of the South Dublin County Development Plan 2022 – 2028 and the applicant should be requested to address these issues by Additional Information.

Rural Housing Design (12.6.9 Rural Housing)

*- A comprehensive site analysis and character appraisal should be submitted with all applications for houses and extensions in rural and high amenity zones (see also Section 12.2.1 Landscape Character Areas, High Amenity and Sensitive Landscapes, and Section 12.2.2 Ecological Protection of this Chapter and Chapter 3, section 3.4.3). The analysis and appraisal should provide a rationale for the design and siting of the proposed development including form, building finishes, height, and massing based on the local and natural context. **Such development should generally be low rise. The shape and form of residential development in rural and high amenity areas, including roof structures, should be compact and simple with external building finishes that reflect the local character of the area including vernacular buildings and traditional building materials.** Dormer extensions should be minimised and should not obscure the main features of a roof.*

The applicant has not provided a site analysis or character appraisal, and this should be sought by way of **Additional Information**. Furthermore, the proposed extension has a curved roof treatment in predominantly zinc cladding and this treatment continues down the external walls to the first-floor level with a rendered finish at ground floor level which is at odds with the more traditional stone clad finish of the existing dwelling.

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- A minimum road frontage of 60 metres should be provided for all new dwelling sites in rural areas and a proliferation of housing along stretches of road in a manner that creates ribbon development should be avoided.

The application is for an extension of an existing dwelling therefore, the proposed development is **acceptable** in this regard.

- Dwellings and extensions should not be located on a ridgeline or in an elevated position in the landscape. The natural slope and landcover of sites should be retained, with an appropriate tree and hedgerow planting scheme that utilises and augments indigenous planting. Traditional field and roadside boundaries, including old stone boundary walls and hedgerows, should be retained or reinstated as much as possible demonstrating how green infrastructure has been implemented (SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2022-2028 Implementation and Monitoring (IM) considered (see Chapter 4: Green Infrastructure). Sustainable Urban Drainage measures should also be incorporated.

The application site slopes north to south and is in an elevated position off the Bohernabreena Road and the proposed development would be highly visible at the eastern and western elevations with no roadside hedgerow or tree cover to mitigate the visual impact on the landscape. The proposed development should be redesigned to reduce its mass and scale so as to be less intrusive on the surrounding landscape and this should be sought by **Additional Information**.

- Driveway and parking areas provide sufficient area for car parking and turning on site and should follow the natural slope and contours of the site with appropriate permeable materials. Large hard paved surfaced area circling the housing should be avoided. Modern gateways, piers and boundary walls should be avoided with the exception of the retention and reinstatement of traditional stone boundary walls. In highly scenic locations, applicants may be required to leave driveways only roughly surfaced to give a natural appearance.

Additional Information is required as outlined previously to address the boundary wall treatments. There does not appear to be any further hard surface landscaping required as part of the development.

Additional Information is required for the proposed development to comply with the **Rural Housing Design (12.6.9 Rural Housing)** requirements of the **South Dublin County Development Plan**.

Residential and Visual Amenity

Residential

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The existing dwelling is a substantial three bed family home totalling 280.8sqm and the proposed development is for an extension of an additional 211.5sqm which would render the extension overbearing in the site context.

The positioning of the development to the rear of the existing development is welcomed to mitigate some of the impact on the surrounding landscape but it is highly visible from the eastern and western gable ends and due to its excessive scale, height and elevated position, the applicant is requested to reduce the ridge height to potentially step down to a single storey extension situated fully behind the existing dwelling. Furthermore, given the application sites elevated position, the first-floor windows on the eastern gable elevation would create an undesirable level of overlooking of the neighbouring unit to the east as it sits below the applicant site.

Visual

The materials for the proposed exterior walls is a cement render at ground floor level with a dark aluminium cladding at first floor level which would be visually jarring in the context of the development as a whole. The applicant should be requested to either have concrete rendered walls to roof level or maintain the stone cladding of the original dwelling in order to be more sympathetic to the accepting landscape and this should be requested as **Additional Information**. The roof treatment is out of character for the residential developments in the immediate vicinity but notwithstanding this, would be acceptable subject to the overall redesign.

The applicant should be requested to address these design issues by Additional Information being cognisant of the zoning objective 'HA-DM' – 'To protect and enhance the outstanding natural character of the Dublin Mountains Area.'

Drainage

No report was received from Water Services. Irish Water maps indicate that the proposed development would not be located within an unacceptable distance of any existing Irish Water infrastructure. Given the nature and scale of the development, **Additional Information** should be sought regarding SuDS and the current wastewater treatment system is substantive enough to accept any increase in capacity.

Roads

No report from the Roads Department was received at the time of writing but it is considered that the revised road boundary wall changes would have an impact on road users' safety and therefore the applicant should be requested to provide details of the revised splay areas and any changes to the access and egress from the application site and this should be sought be **Additional Information**.

Green Infrastructure

The subject application provides for a substantial increase in the footprint of the subject house on a site in the High Amenity Dublin Mountain area. The site is located within the **Core Area** as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

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Given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is required.

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 the High Amenity Dublin Mountain area and comprises of a two-storey extension to rear of existing dwelling providing additional bedrooms and living accommodation.

Having regard to:

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

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

Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Development Contributions

Planning Reference Number	SD22B/0403
Summary of permission granted & relevant	Two-storey extension to rear of existing dwelling providing additional bedrooms and living

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notes:	accommodation. Previous Garage Extension (retained) 60.2sqm. Total area of works 211.5sqm.
Are any exemptions applicable?	No as area larger than 40sqm previously developed.
If yes, please specify:	
Is development commercial or residential?	Residential
Standard rate applicable to development:	104.49
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€104.49
Area of Development (m2)	211.5
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	211.5
Total development contribution due	€22,099.63

Conclusion

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the development proposed it is considered that, additional information is required from the applicant to address the issues highlighted in this report.

Recommendation

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

1. The Applicant does not comply with Policy H23, Objective 1 of the South Dublin County Development Plan 2022-2028 and should submit the following:

The proposed development is not designed and sited to minimise the impact on the landscape including the views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features. The applicant should provide revised drawings including floor plans, site plans, elevations and

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cross sections reducing the height of the two storey proposed development to a single storey extension in order to preserve the visual amenities of HA-DM area. As much as is possible, the applicant should locate this extension fully behind the existing dwelling. Furthermore, the aluminum clad external wall treatment is out of character for the surrounding area and should be omitted.

The proposed development may have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings. The applicant should provide a revised landscape plan including replanting schedule and a full Green Infrastructure assessment including any mitigating measures to address the potential negative impact on the environment.

- The applicant should confirm that the proposed development 'retains and reinstates (where in exceptional circumstance retention cannot be achieved) traditional roadside and field boundaries'. The proposed development appears to require the setting back of the existing roadside boundary wall to the south and there are no details provided regarding materials, height, exact location and potential impact for road traffic including revised splays and any changes to access and egress. The applicant should submit the intended boundary treatments that are required as part of the proposed development including demonstrating the implications to the safety of road users.

- The applicant is required to 'comply with the EPA's Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent less than 10) 2021 except where planning permission was granted prior to 7th June 2021 in which case the EPA's Code of Practice Wastewater Treatment Systems Serving Single Houses 2009 applies'. The applicant should submit a comprehensive map showing well locations and separation distances re. same. Detail in the form of a written report must also be provided indicating what (if any) sewage treatment provision was made for the new domestic residence proposed and if a new sewage treatment system has been considered.

1. Chapter 12.6.9 (Rural Housing Design) of the South Dublin County Development Plan 2022 - 2028 states that 'A comprehensive site analysis and character appraisal should be submitted with all applications for houses and extensions in rural and high amenity zones'. The applicant should therefore submit a site analysis and character appraisal as part of the Additional Information request.
2. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the Planning Authority. The applicant should include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

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- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Grasscrete
- Green Roofs,
- Rain gardens
- Swales
- Permeable Paving
- Grasscrete
- Channel Rills
- Planter Boxes water butts
- Other such SuDS

The applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

3. Having regard to the location of the site within the Core Area, the scale of the footprint increase and the lack of/ limited provision of SuDS measures, it is considered that the subject development has not incorporated Green Infrastructure and would therefore not be in accordance with Policy Objectives GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028. The applicant should therefore submit a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets, demonstrating compliance with the Green Infrastructure Strategy. The applicant should reference Chapter 4 of the South Dublin County Development Plan 2022-2028 prior to submission.

Additional Information

Additional Information was requested on 28th October 2023.

Additional Information was received on 17th 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.

Consultations

Drainage and Water Services Department: No objection, subject to conditions.
Irish Water: No objection.
Roads Department: No objections, subject to conditions.
Parks and Public Realm Department: No objection.
HSE Environmental Health Officer: No report received at time of writing.

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Assessment

The following Additional Information was received from the Applicant on 17th April 2023:

- Cover Letter prepared by McGillen Design Services.
- Drawing No. PP001 – Site Layout Plan prepared by McGillen Design Services.
- Drawing No. PP002 – Proposed Floor Plan prepared by McGillen Design Services.
- Drawing No. PP003 – Proposed Elevations prepared by McGillen Design Services.
- Drawing No. PP004 – Proposed Elevation Section A-A prepared by McGillen Design Services.

- Drawing No. PP005 – First Floor Plan prepared by McGillen Design Services.
- Drawing No. PP006 – Sout Elevation (Unchanged) prepared by McGillen Design Services.
- Surface Water Drainage Report prepared by Patrick Joyce Associates Consulting Engineers.
- Wastewater Treatment System Report prepared by Patrick Joyce Associates Consulting Engineers.
- SuDS Management Plan prepared by Patrick Joyce Associates Consulting Engineers.
- Drawing No. PP/23/10 – Site Section A-A prepared by Patrick Joyce Associates Consulting Engineers.
- Drawing No. 01 – Landscape Design prepared by Landmark Design & Consultancy Limited.
- Drawing No. 02 – Landscape Details prepared by Landmark Design & Consultancy Limited.

The Additional Information provided by the Applicant will be assessed below in the context of the 4 No. Additional Information Items requested by the Planning Authority on 28th October 2022:

Additional Information Item No. 1

In response to Additional Information Item 1 the Cover Letter prepared by McGillen Design Services states the following:

'The proposed development is reduced in height to accommodate a single storey extension with the proposed extension fully behind the existing dwelling. Gurtermnmore the aluminium cladding to external wall is omitted and hshall be replaced by a natural stone facing to match that on existing dwelling as requested in Item 1.

A revised Landscape Plan is included addressing the issues as requested.

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Note: No changes are proposed to existing front boundary wall or existing access – south side.

The existing road boundary and access to south are in compliance with conditions attached to permissions granted under Register Reference SD11A/0024, SD13A/0252 and SD19A/0276. See enclosed photographs and Site Layout Plan of existing front south boundary and access.

See report prepared by Patrick Joyce Associates Consulting Engineers addressing the requirements of EPA's Code of Practice for Domestic Wastewater Treatment Systems, including a Map showing well locations'.

It is noted and welcomed that the scale, massing and height of the proposed extension has been reduced and is now located fully behind the existing dwelling. In particular, the reduction in height of the proposal to a single storey extension with an approximate overall height of 3.17m will significantly reduce the visual impact of the proposal.

Furthermore, the omission of the previously proposed aluminium cladding and replacement with a stone facing to match the existing dwelling will aid the successful integration of the proposed extension in the receiving context of the subject site.

It is considered that the amendments proposed by the Applicant would improve the preservation of the visual amenities of the HA-DM area.

The Applicant has provided a detailed Landscape Plan and SuDS Management Plan which is considered to reduce the potential negative impact on the environment.

The Report of the Roads Department indicates that they are satisfied with the Applicant's explanation of the boundary treatment and access arrangements. The Report states as follows:

'SDCC Roads Department is satisfied with the applicant's response. However, the submitted Landscape Plan shows trees planted along the front boundary wall and existing entrance which could potentially obstruct the visibility of drivers exiting the site. The applicant should ensure adequate visibility for drivers by way of a sightline analysis at the vehicular entrance'.

The Roads Department have indicated no objection to the proposal, subject to the following **CONDITION:**

'The applicant shall restrict tree planting along front boundary in order to maintain adequate sightlines. The applicant shall submit a visibility splay with a 2 metre set back and 70 metre sightline from the entrance. Sightline should be shown to the near side edge of the road to the right-hand side of entrance (when exiting)'.

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Should the Planning Authority be ultimately minded to grant permission for the proposed development, it is considered that the above outlined **CONDITION** should be attached, with a requirement for the visibility splay drawing to be agreed in writing with the Planning Authority prior to the commencement of development.

The Reports prepared by Patrick Joyce Associates Consulting Engineers addresses the requirements of EPA's Code of Practice for Domestic Wastewater Treatment Systems. No objection is raised by the Drainage and Water Services Department.

It is noted however, that a Report received from the HSE Environmental Health Officer recommends that the following **ADDITIONAL INFORMATION** be requested from the Applicant:

'An actual site suitability test involving the excavation of a trial hole and properly conducted P and T tests must be carried out at the proposed site and a written report indicating the findings submitted to this office'.

Having regard to the insufficient time to seek Clarification of Additional Information from the Applicant, and the nature of the information requested by the HSE EHO, it is considered appropriate that a **CONDITION** should be attached requiring the detailed Site Suitability Test to be provided for the written agreement of the Planning Authority prior to the commencement of development.

Overall, it is considered that the Applicant has successfully addressed Additional Information Item No. 1.

Additional Information Item No. 2

In response to Additional Information Item No. 2 the Cover Letter prepared by McGillen Design Services states the following:

'The proposed single storey extension is positioned and sited in its entirety to the rear of the existing private family home of the Applicant. The masking of the proposed extension and it's siting is in keeping with the existing dwelling. Taken in conjunction with Revised Landscape Plan and natural stone external finish, I am satisfied that Chapter 12.6.9 (Rural Housing Design) of the South Dublin County Development Plan 2022-2028 is fully addressed'.

Although the above outlined response would not constitute a comprehensive site analysis and character appraisal, it is considered that, coupled with the revisions applied in response to Additional Information Item No. 1, the requirements of Additional Information Item No. 2 have been addressed.

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Additional Information Item No. 3

In response to Additional Information Item No. 3, the Applicant has provided a SuDS Management Plan prepared by Patrick Joyce Associates Consulting Engineers and a Landscape Plan prepared by Landmark Design & Consultancy Limited which indicates the inclusion of SuDS measures.

The drainage and water services department have assessed the Applicant's submission, with their Report noting no objection, subject to **CONDITIONS**. It is therefore considered that the Applicant has successfully addressed Additional Information Item No. 3.

Additional Information Item No. 4

In response to Additional Information Item No. 4 the Applicant has provided a Landscape Plan prepared by Landmark Design & Consultancy Limited. In addition, the Applicant has also provided a SuDS Management Plan prepared by Patrick Joyce Associates Consulting Engineers.

The proposed SuDS measures include the following:

- The discharge of the rainwater runoff from the proposed extension to a new grass swale.
- The provision of 2 No. 200l water butts.

The proposed swale will create a bioretention area which provides natural infiltration of surface water runoff.

The Landscape Plan also includes details of the proposed planting for the subject site. The addition of mixed native shrub and hedgerow planting and wildflower/grass mix planting will enhance the biodiversity of the subject site.

It is considered that the proposed Landscape Plan successfully incorporates the protection and enhancement of Green Infrastructure assets, demonstrating compliance with the Green Infrastructure Strategy contained within the South Dublin County Development Plan 2022-2028. No objection has been raised by the Parks and Public Realm Department.

It is considered that the Applicant has successfully addressed Additional Information Item No. 4.

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Other Considerations

Development Contributions	
Planning Reference Number	SD22A/0403
Summary of permission granted & relevant notes:	Permission sought by Peter Lawlor to build two story extension to rear of existing dwelling providing additional bedrooms and living accommodation, together with required ancillary work.
Are any exemptions applicable?	No
If yes, please specify:	
Is development commercial or residential?	Residential
Standard rate applicable to development:	119.10
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€119.10
Area of Development (m²)	109.3
Amount of Floor area, if any, exempt (m²)	0
Total area to which development contribution applies (m²)	109.3
Total development contribution due	€13,017.63

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension	109.3 sqm
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.052 Ha

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Conclusion

Having regard to the policies outlined in the South Dublin County Development Plan 2022-2028 and the South Dublin House Extension Design Guide (2010), 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 17th 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. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.
REASON: In the interest of visual amenity.
(b) Restriction on Use.
The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

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REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be

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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.

3. Prior to the commencement of development, the Applicant shall submit for the written agreement of the Planning Authority a visibility splay of the vehicular entrance demonstrating a 2 metre set back and 70 metre sightline from the entrance. Sightline should be shown to the near side edge of the road to the right-hand side of entrance (when exiting). The applicant shall restrict tree planting along front boundary in order to maintain adequate sightlines.

REASON: In the interests of traffic and pedestrian safety.

4. 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.

5. Prior to the commencement of development, the Applicant is required to submit for the written agreement of the Planning Authority a site suitability test involving the excavation of a trial hole and properly conducted P and T tests carried out at the subject site and to be accompanied by a written report indicating the findings of the testing and excavation.

REASON: In the interests of the proper planning and sustainable development of the subject site and surrounding area.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €13, 017.63 (Thirteen Thousand and Seventeen Euro and Sixty Three 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

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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.

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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REG. REF. SD22B/0403

LOCATION: Mountpelier, Bohernabreena, Dublin 24



Conor Doyle,
Assistant 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: 15/05/2023


Colm Harte,
Senior Executive Planner