

# Comhairle Chontae Atha Cliath Theas

**PR/0561/23**

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

**Reg. Reference:** SD22A/0362      **Application Date:** 15-Sep-2022  
**Submission Type:** Additional      **Registration Date:** 26-Apr-2023  
Information

**Correspondence Name and Address:** Desmond J. Halpin 15 Carriglea Drive, Firhouse,  
Dublin 24

**Proposed Development:** A new two storey end of terrace dwelling house with  
concrete tiled roof and external finishes to match  
existing: new driveway and vehicular access: new  
dished section footpath for vehicular access and  
associated site works.

**Location:** 1, De Selby Park, Blessington Road, Tallaght, Dublin  
24

**Applicant Name:** Danielle Connolly

**Application Type:** Permission

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

Site Area: stated as 0.035916

### **Site Description**

The subject site is the northern portion of the residential curtilage of No 1 De Selby Park, Tallaght, Dublin 24, with the existing dwelling forming part of a terrace of 2 No. storey houses with a uniform building line. There is a single storey shed structure in the rear garden of the existing dwelling. The site is bound to the south and west by residential dwellings and to the north and east by an internal circulation road for De Selby Park. The wider surrounding context includes a large green area immediately to the north and the N81 approximately 200m to the south.

The surrounding streetscape is generally characterised by residential dwellings of a similar architectural form and scale.

### **Proposal**

Permission is sought for:

- The development involves the splitting of the existing site in two plots with the provision of 2 No. 2.7m wide vehicular entrances. No other amendments appear to be proposed to the existing 2 No. storey dwelling at No. 1 De Selby Park,
- Provision of a new east facing, 2 No. storey three bedroom dwelling with a hipped roof profile with an approximate ridge height of 7.72m to match that of the adjacent dwelling

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- at No. 1 De Selby Park and a single storey projecting porch with a hipped roof with an approximate overall height of 3.44m.
- The proposed dwelling having an approximate gross floor area of 86.82 sq. m., comprised of an entrance hall, lounge, toilet, utility, store and kitchen/dining room at ground floor level and 3 No. bedrooms (1 No. of which is ensuite), a family bathroom and hot press at first floor level.
  - The proposed dwelling includes the following fenestration and elevational treatments:
    - Front (eastern) Elevation: The provision of a front door and 1 No. window at ground floor level and 2 No. windows at first floor level.
    - Side (northern) Elevation: The provision of 1 No. glazed door at ground floor level, 1 No. window at first floor level and a chimney with an approximate overall height of 7.72m.
  - The proposed site layout includes a front driveway with 1 No. off-street car parking space, connected to De Selby Park via a new 2.7m wide vehicular entrance and approximately 91 sq. m. private amenity space to the rear of the dwelling.
  - All ancillary site works and services above and below ground.

### Zoning

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

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

- Inner Horizontal Surface – Casement Aerodrome
- Bird Hazards.
- Riparian Corridor.

### Consultations

Drainage and Water Services Department – Additional Information required.

Irish Water – Additional Information required.

Roads Department – Additional Information required.

Parks and Public Realm Department – Additional Information required.

### SEA Sensitivity Screening –

Overlap is indicated with the following SEA Sensitivity layers:

- SFRA Flood Zone A.

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### **Submissions/Observations /Representations**

Final date for submissions/observations – 19<sup>th</sup> October 2022.

None received.

### **Relevant Planning History**

None recorded for the subject site.

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for the subject site.

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

*Chapter 2 Core Strategy and Settlement Strategy*

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

*Chapter 3 Natural, Cultural and Built Heritage*

*Policy NCBH3 Natura 2000 Sites*

*NCBH3 Objective 3 (Appropriate Assessment)*

*Chapter 4 Green Infrastructure*

*Policy GII Overarching*

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

*Policy GI2 Biodiversity*

*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.*

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*Policy GI4 Sustainable Drainage Systems*

*GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.*

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

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

***Policy QDP3: Neighbourhood Context***

***Policy QDP4: Healthy Placemaking***

***Policy QDP5: Connected Neighbourhoods***

***Policy QDP6: Public Realm***

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

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

*Chapter 6 Housing*

*Section 6.8 Residential Consolidation in Urban Areas*

*Policy H9 Private and Semi-Private Open Space*

*Policy H11 Privacy and Security*

**H11 Objective 2**

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

*Policy H13 Residential Consolidation*

**H13 Objective 3**

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

**H13 Objective 5**

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

*Chapter 7 Sustainable Movement*

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*Section 7.10 Car Parking*

*Policy SM7 Car Parking and EV Charging*

*SM7 Objective 1 Maximum car parking standards*

*Chapter 8 Community Infrastructure and Open Space*

*Section 8.7.5 Quality of Public Open Space*

*Policy COS5 Objective 16*

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

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

*Chapter 10 Energy*

*Section 10.2 Energy Measures*

*Policy E3 Energy Performance in Existing and New Buildings*

*Chapter 12 Implementation & Monitoring*

*Section 12.3 Natural, Cultural and Built Heritage*

*Section 12.3.1 Appropriate Assessment*

*Section 12.3.3 Environmental Impact Assessment*

*Section 12.4.3 Riparian Corridors*

*Section 12.5 Quality Design and Healthy Placemaking*

*Section 12.6.7 Residential Standards*

*(i) Housing*

*Table 12.20 Minimum Standards for Housing*

*Section 12.6.8 Residential Consolidation*

*(ii) Corner / Side Gardens*

- *Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:*
- *In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;*

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- *Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;*
- *The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.*
- *Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;*
- *The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;*
- *A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;*

*Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.*

#### *Section 12.7.4 Car Parking Standards*

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

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

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

#### *Section 12.11.1 Water Management*

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

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

##### *(ii) Surface Water*

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

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

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

##### *(iv) Groundwater*

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

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### **Relevant Government Guidelines**

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

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

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

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

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

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

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

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

### **Assessment**

The main issues for assessment are:

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

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#### *Zoning and Council Policy*

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

#### Criteria for Corner/Side Garden sites

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

- *In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;*

The site area is approximately 0.036Ha, which is of sufficient size to accommodate an additional dwelling. An assessment of the potential for the proposed dwelling to impact on the residential amenity of adjoining dwellings is outlined under a separate heading below.

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

The proposed dwelling includes 1 No. glazed at ground floor level, 1 No. window at first floor level in the side (northern) elevation. It is considered that the design of the proposed dwelling does not provide adequate passive surveillance to the adjacent public realm. As such, the Applicant should be requested by way of **ADDITIONAL INFORMATION** to redesign the northern elevation of the proposed dwelling to provide greater passive surveillance to the adjacent public realm.

- *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.*

There is a similar porch at the end of a similar terrace of houses to the south of the proposal. In any event the proposed porch would be visually acceptable. A condition should be attached removing exempted development rights for porches.



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- *Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;*

As above, proposed front porch would be visually acceptable.

- *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;*

Proposal would be visually acceptable.

Having regard to the lack of detail provided on the elevational drawings in relation to the proposed boundary treatment, it is considered that the Applicant should be requested to provide **ADDITIONAL INFORMATION** in the form of plan and elevational drawings demonstrating the existing and proposed boundary treatment, including, but not limited to along the northern and eastern boundaries adjacent to the public realm and the division of the site between the proposed dwelling and the existing dwelling at No. 1 De Selby Park.

- *A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;*

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

- *Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.*

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

The proposed development is largely consistent with the policies and objectives set out in Section 12.6.8 of the Development Plan regarding residential consolidation. However,

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**ADDITIONAL INFORMATION** is required to address concerns regarding the design and siting of the proposed dwelling and the proposed boundary treatment. These concerns are further outlined under the Visual Amenity heading of this Report.

### ***Residential Amenity***

The proposed 2 No. storey three bedroom end of terrace dwelling has an approximate gross floor area of 86.82 sq. m., comprised of an entrance hall, lounge, toilet, utility, store and kitchen/dining room at ground floor level and 3 No. bedrooms (1 No. of which is ensuite), a family bathroom and hot press at first floor level.

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

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

The planning drawings submitted show that the internal floor area for the proposed 3 No. bedroom house will be approximately 86.62 sq.m. This would fall below the minimum standards for a 3 No. bedroom dwelling outlined in Table 3.20 of the County Development Plan, which requires a minimum floor area of 92 sq. m. for a dwelling containing 3 No. bedrooms. In this regard the Applicant should be requested by way of **ADDITIONAL INFORMATION** to re-design the internal layout and floor area of the proposed dwelling to ensure it achieves the minimum standards as outlined in Table 3.20 of the South Dublin County Development Plan 2022-2023.

### ***Room Sizes***

An assessment of the internal areas of the rooms within the proposed dwelling indicates that the proposal falls short of the minimum requirements for a 3 No. Bed (five person) two storey dwelling as outlined in Table 5.1 of the '*Quality Housing for Sustainable Communities: Best Practice Guidelines* (2007). In particular, it is noted that the target gross floor area, aggregate bedroom area and aggregate living area would appear to fall short of the required standards.

The Applicant should be requested to provide **ADDITIONAL INFORMATION** in the form of revised plan, sectional and elevational drawings which demonstrate compliance with the minimum requirements set out in Table 3.20 of the South Dublin County Development Plan 2022-2023 and Table 5.1 of the '*Quality Housing for Sustainable Communities: Best Practice Guidelines* (2007).

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

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

Table 3.20 of the South Dublin County Development Plan indicates that the minimum standard private open space for the existing two bedroom house is 55 sq.m and the minimum standard for the proposed three bedroom dwelling is 60 sq.m. According to the Proposed Site Layout Plan provided by the Applicant, the private amenity space for the existing two bedroom dwelling would be approximately 50 sq.m and approximately 91 sq.m for the proposed dwelling.

In this instance, having regard to the receiving context of the subject site which includes a large area of public open space to the north of the subject site, the slight shortfall in the provision of private amenity space for the existing dwelling at No. 1 De Selby Park is considered acceptable.

### ***Boundary Treatment***

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

### ***Visual Impact***

The proposed 3 No. bedroom dwelling will be attached to the northern gable of the existing dwelling at No. 1 De Selby Park, creating an additional dwelling at the end of the terrace of dwellings.

The proposed dwelling includes a separation distance of approximately 3.4m to the northern boundary and approximately 9.9m to the western boundary. Having regard to the siting of the proposed dwelling, it is considered that it would not have an adverse visual, overbearing, overlooking or overshadowing impact on the existing dwelling on the subject site or adjacent properties.

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

The proposed development includes the splitting of the existing site in two plots with the provision of 2 No. 2.7m wide vehicular entrances and gate piers to the front of the property, to provide 1 No. off-street car parking space for both the existing and proposed new dwelling. It is noted that no elevational drawing has been provided showing the proposed access arrangements and gate piers to the existing and proposed dwellings.

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The provision of 1 No. parking spaces for the proposed 3 No. bedroom dwelling is considered acceptable having regard to the maximum requirements outlined in Table 12.26 of the South Dublin County Development Plan 2022-2028 and the availability of on-street car parking in the area.

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

‘The Applicant to submit a revised road layout drawing which clearly details the exact location of each pillar relative to the existing structure.

*Reason: So that pillars are constructed in correct location, and so new driveway is not constructed closer to the road junction than is illustrated in submitted layout.’*

In addition to the above, the Applicant should be requested by way of **ADDITIONAL INFORMATION** to provide an elevational drawing which shows the vehicular access points for both the existing and proposed dwellings, demonstrating that the boundary walls at vehicle access points will be limited to a maximum height of 0.9m, and any boundary pillars will be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles

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

The Drainage and Water Services Department and Irish Water have assessed the proposed development and indicated that the following **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development:

- The proposed development is approximately 2.5m to the outside diameter of existing 525mm surface water sewer north of site. The setback distance required is 5m to the outside diameter of existing 525mm surface water sewer.

Submit a revised drawing in plan and cross-sectional view showing the setback distance from proposed foundation to the outside diameter of existing 525mm surface water sewer north of site.

Prior to submission of revised drawing contact, the Drainage and Water Services Department in South Dublin County Council to arrange a meeting on site to witness verification of the site location of existing 525mm surface water sewer.

- Submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS include, and this is not an exhaustive list:

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- Permeable Paving
  - Rain Gardens
  - Planter boxes with overflow connection to the public surface water sewer.
  - Grasscrete
  - Water butts
  - Other such SUDS
- If a soakaway is proposed, then submit percolation tests results for proposed soakaway as per BRE Digest 365 Standards. Such a soakaway shall comply with BRE Digest 365 Standards. Submit a drawing in plan and cross-sectional view design details of a soakaway if such is proposed.
  - Submit a drawing showing the foul and watermain layout of the proposed development.

Having regard to the content of the Reports provided by the Drainage and Water Services Department and Irish Water, it is considered pertinent to request the above outlined **ADDITIONAL INFORMATION** from the Applicant, to facilitate a complete assessment of the proposed development.

#### **Parks and Public Realm**

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

#### **Street Tree Protection Measures**

*The applicant is requested to submit details of the Tree protection measures to be implemented in order to ensure the protection of the street tree in the grass margin. The tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:*

- a) The position and construction of protective fencing around the street tree (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).*
- b) The extent and type of ground protection, and any additional measures required to safeguard the street tree and its root protection area.*

#### **Boundary Treatment**

*The applicant is requested to submit elevation drawings specifying the proposed boundary treatment to the front of the site.*

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### **Sustainable Drainage Systems**

- a) *The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.*
- b) *In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.*
- c) *SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.*
- d) *Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. Note: If tree pits are proposed, SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.*
- e) *The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m<sup>3</sup> . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m<sup>2</sup> are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.*

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### **Green Infrastructure**

*The applicant is requested to provide additional information as follows and in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 - 2028:*

- a) To demonstrate how they intend to reduce fragmentation of existing green infrastructure. The applicant should provide a green infrastructure plan showing connections through the site and connections to wider GI network.*
- b) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective'.*

Having regard to the content of the Report provided by the Parks and Public Realm Department, it is considered pertinent the Applicant should be requested to provide the above outlined **ADDITIONAL INFORMATION**, to facilitate a complete assessment of the proposed development.

### **Green Infrastructure**

The subject site is located within a Secondary GI Link as identified in the Green Infrastructure Strategy Map outlined in Figure 4.4 of the County Development Plan 2022 – 2028.

The Applicant has not provided a clear Green Infrastructure Strategy for the subject site, which is a clear requirement for the proposed development in accordance with GI1 Objective 4 and Section 12.4.2 of the Development Plan.

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

### **Flood Risk**

The subject site is located within Flood Zone as identified in the Strategic Flood Risk Assessment which accompanies the South Dublin County Development Plan 2022-2028. Below sets out the requirements for Flood Risk Assessments as outlined in the Development Plan:

*'Policy IE4*

*IE4 Objective 1:*

*To require site specific flood risk assessments to be undertaken for all new developments within the County in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) and the requirements of DECLG Circular P12 / 2014 and the EU Floods Directive and Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.*

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### *Section 12.11.1 Water Management*

#### *(i) Flood Risk Management*

*Development proposals on lands that may be at risk of flooding should be subject to a **flood risk assessment**, prepared by an appropriately qualified Chartered Engineer, in accordance with the Flood Risk Management Guidelines. Detailed flood risk assessments should be cognisant of possible pluvial flood risk and appropriate drainage proposals should be implemented to reduce the risk of pluvial flooding.*

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

A Site-Specific Flood Risk Assessment has not been provided with the subject Planning Application. The Applicant has therefore failed to demonstrate compliance with of the IE4 Objective 1 and Section 12.11.1 of the South Dublin County Development Plan 2022-2028. In this regard **ADDITIONAL INFORMATION** should be sought from the Applicant in the form of a Site Specific Flood Risk Assessment to facilitate a complete assessment of the proposed development.

### ***Riparian Corridor***

Although there is no visible waterway in the vicinity of the site, the County Development Plan maps show the site located within a riparian corridor. Below sets out the requirements for Riparian Corridors as outlined in the Development Plan:

#### *'Policy GI3: Sustainable Water Management*

##### *GI3 Objective 1:*

*To ensure that hydromorphical assessments are undertaken where proposed development is within lands which are **partially or wholly** within the Riparian Corridors identified as part of this Development Plan.*

##### *GI3 Objective 2:*

*To require development proposals that are within riparian corridors to demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology.*



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### *Section 12.4.3 Riparian Corridors*

*The riparian corridors of the County include rivers, streams and other watercourses and are important for water quality as well as providing green infrastructure and biodiversity links, see sections 4.2.2 and 11.3.1 for policy and objectives. Development within or affecting riparian corridors will be required to:*

- *Ensure that hydromorphological assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors identified as part of this Development Plan;*
- *Demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology;*
- *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. This is a minimum and should be considered in light of the bullet points above;*
- *Uncover existing culverts where appropriate and in accordance with relevant river catchment proposals, restore the watercourse to acceptable ecological standards for biodiversity wherever possible, improving habitat connection and strengthening the County's GI network.*

The relevant assessment has not been provided for the current planning application. The Applicant has therefore failed to demonstrate compliance with of the GI3 Objectives 1 and 2 and Section 12.4.3 of the South Dublin County Development Plan 2022-2028. However, in this instance, having regard to the location of the subject site within an existing residential area, it is considered that a Hydromorphological Assessment is not required.

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

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

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

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

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

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

### **Conclusion**

The proposed development is acceptable in principle having regard to the zoning objective of the subject site and the policies and objectives of the South Dublin County Development Plan.

Further Information is required in relation to the access and parking arrangements, the drainage and water services infrastructure and the Green Infrastructure Plan, to facilitate a complete assessment of the proposed development.

### **Recommendation**

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

1. The Applicant is requested to provide a complete set of revised Site Layout, Plan, Sectional and Elevational drawings which demonstrate the following revisions to the proposed development:
  - a) Re-design the internal layout of the proposed dwelling having regard to the provisions of Table 3.20 of the South Dublin County Development Plan 2022-2028 and Table 5.1 of the 'Quality Housing for Sustainable Communities: Best Practice Guidelines (2007).
  - b) Increase the fenestration of the northern elevation of the proposed dwelling, particularly at first floor level.
  - c) Provide Plan and Elevational drawings of the existing and proposed boundary treatment.

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2. The Applicant to submit a revised Site Layout Plan and Elevational drawing which clearly details the vehicular access points for both the existing and proposed dwellings, demonstrating that the boundary walls at vehicle access points will be limited to a maximum height of 0.9m, and any boundary pillars will be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
3. The Applicant shall provide the following information in relation to the Drainage and Water Services infrastructure for the proposed dwelling:
  - i) The proposed development is approximately 2.5m to the outside diameter of existing 525mm surface water sewer north of site. The setback distance required is 5m to the outside diameter of existing 525mm surface water sewer. Submit a revised drawing in plan and cross-sectional view showing the setback distance from proposed foundation to the outside diameter of existing 525mm surface water sewer north of site.
  - ii) Prior to submission of revised drawing contact, the Drainage and Water Services Department in South Dublin County Council to arrange a meeting on site to witness verification of the site location of existing 525mm surface water sewer.
  - iii) Submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS include and this is not an exhaustive list:
    - o Permeable Paving
    - o Rain Gardens
    - o Planter boxes with overflow connection to the public surface water sewer.
    - o Grasscrete
    - o Water butts
    - o Other such SUDS.
  - iv) If a soakaway is proposed then submit percolation tests results for proposed soakaway as per BRE Digest 365 Standards. Such a soakaway shall comply with BRE Digest 365 Standards. Submit a drawing in plan and cross-sectional view design details of a soakaway if such is proposed.
  - v) Submit a drawing showing the foul and watermain layout of the proposed development.
4.
  - i) The applicant should demonstrate compliance with the SDCC SUDS Design Guide 2022, and Policies GI3, GI4, GI5, IE3, SM2, SM7, and sections 4.3.1, 12.7.6, 12.11.1, and 12.11.3. of the South Dublin County Development Plan 2022 - 2028 in relation to sustainable drainage systems.
  - ii) In relation to SUDs, the applicant is requested to submit plans showing how surface water shall be attenuated to greenfield run off rates and showing what SuDS (Sustainable Drainage Systems) are proposed.
  - iii) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the

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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.

- iv) Natural SUDS features should be incorporated into the proposed drainage system for the development such as bio-retention/constructed tree pits, permeable paving, green roofs, filtration planting, filter strip etc. In addition, the applicant should demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development. Note: If tree pits are proposed, SuDS bioretention Tree pits to be installed in trees within /draining areas of hard standing. Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published 'SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022' for acceptable SUDS tree pit details.
- vi) The applicant is requested to submit a report to show surface water attenuation calculations for proposed development. Show on a report and drawing what surface water attenuation capacity each SuDS (Sustainable Drainage System) system has in m<sup>3</sup> . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m<sup>2</sup> are proposed such as, green roofs, permeable paving, buildings, roads and their respective run off coefficients. Submit a drawing showing the treatment train of SuDS and proposed natural flow controls for each SuDS system.

5. The applicant is requested to provide:

- i) A Green Infrastructure Plan to demonstrate how they intend to reduce fragmentation of existing green infrastructure. The Applicant Green Infrastructure Plan should be coordinated with the Landscape Plan and Drainage Layout Plan and should show connections through the site and connections to wider GI network.
- ii) To demonstrate how the appropriate Greening Factor will be achieved for the relevant land use zoning objective'.

6. The applicant is requested to submit details of the Tree protection measures to be implemented in order to ensure the protection of the street tree in the grass margin. The tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- i) The position and construction of protective fencing around the street tree (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).

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- ii) The extent and type of ground protection, and any additional measures required to safeguard the street tree and its root protection area.
7. Having regard to the location of the subject site within Flood Zone A as identified in the Strategic Flood Risk Assessment which accompanies the South Dublin County Development Plan 2022-2023, the Applicant is requested to submit a Site Specific Flood Risk Assessment carried out by an appropriately qualified Engineer.

### **Additional Information**

Additional Information was requested on 9<sup>th</sup> November 2022.

Additional Information was received on 26<sup>th</sup> April 2023.

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

### **Submissions/Observations**

No submissions / observations received.

### **Assessment**

The following Additional Information was received from the Applicant on 26<sup>th</sup> April 2023:

- Cover Letter prepared by Desmond J. Halpin & Associates Planning & Building Design Consultants dated 25<sup>th</sup> April 2023.
- Drawing No. 02A-12-22 – Site Location Map prepared by Desmond J. Halpin & Associates Planning & Building Design Consultants.
- Drawing No. 13-12-22 – Proposed Site Plan prepared by Desmond J. Halpin & Associates Planning & Building Design Consultants.
- Drawing No. 04A-12-22 – Proposed Ground Floor Plan prepared by Desmond J. Halpin & Associates Planning & Building Design Consultants.
- Drawing No. 05A-12-22 – Proposed First Floor Plan prepared by Desmond J. Halpin & Associates Planning & Building Design Consultants.
- Drawing No. 06A-12-22 – Proposed Front Elevation prepared by Desmond J. Halpin & Associates Planning & Building Design Consultants.
- Drawing No. 07A-12-22 – Proposed Rear Elevation prepared by Desmond J. Halpin & Associates Planning & Building Design Consultants.
- Drawing No. 08A-12-22 – Proposed Gable Elevation prepared by Desmond J. Halpin & Associates Planning & Building Design Consultants.
- Drawing No. 09A-12-22 – Proposed Section AA prepared by Desmond J. Halpin & Associates Planning & Building Design Consultants.

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- Drawing No. 13A-12-22 – Proposed Site Drainage Layout by Desmond J. Halpin & Associates Planning & Building Design Consultants.
- Irish Water Map.

The Additional Information provided by the Applicant will be assessed below in the context of the 7 No. Additional Information Items requested by the Planning Authority on 9<sup>th</sup> November 2022:

### Additional Information Item No. 1

An assessment of the Applicant's response to each element of Additional Information Item No. 1 is outlined below:

- a) The assessment of the originally proposed dwelling at application stage raised concerns in relation to compliance with the provisions of Table 3.20 of the South Dublin County Development Plan 2022-2028 and Table 5.1 of the 'Quality Housing for Sustainable Communities: Best Practice Guidelines (2007).

An assessment of the revised Plans and Particulars provided in response to the request for Additional Information is outlined below:

- The gross floor area of the proposed dwelling is in excess of the minimum standard for a 3 No. bedroom house outlined in Table 3.20 of the Development Plan.
- The private open space for the proposed dwelling is in excess of the minimum standard for a 3 No. bedroom house outlined in Table 3.20 of the Development Plan.

It is noted that the private open space for the existing dwelling at No. 1 De Selby Park would be reduced below the minimum standard as a result of the proposed development. However, in this instance, having regard to the receiving context of the subject site which includes a large area of public open space to the north of the subject site, the slight shortfall in the provision of private amenity space for the existing dwelling at No. 1 De Selby Park is considered acceptable.

- The aggregate bedroom area and living area appear to adhere to the standards outlined in Table 5.1 of the 'Quality Housing for Sustainable Communities: Best Practice Guidelines (2007).
- b) The Applicant was requested to re-design the northern (gable) elevation of the proposed dwelling to increase the fenestration. The intention of this request was to increase the potential for passive surveillance to the adjacent public realm.

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Drawing No. 08A-12-22 prepared by Desmond J. Halpin & Associates Planning & Building Design Consultants depicts the Proposed Gable Elevation. Rather than increase the fenestration at first floor level, the revised elevational drawings demonstrates a reduction in the level of fenestration when compared with the design originally proposed at application stage as the first floor window has been omitted.

This reduction in the level of fenestration completely omits the potential for passive surveillance to the adjacent public realm and thus renders the design of the proposed dwelling contrary to Section 12.6.8 of the Development Plan which states that:

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

The lack of passive surveillance to the adjacent public realm is unacceptable to the Planning Authority. As such, should the Planning Authority be minded to Grant Permission for the proposed development a **CONDITION** should be attached requiring the provision of revised plans, sections and elevations prior to the commencement of development demonstrating the addition of at least 1 No. window at first floor level. It is noted that the owing to the internal layout of the dwelling at first floor level, there is potential for the addition of 2 No. large bedroom windows to the northern elevation which would increase the potential for passive surveillance.

- c) Other than an annotation on the Proposed Site Plan (Drawing No. 13-12-22) which states that there are '2 No. 2700mm wide entrances', no information is provided in relation to the proposed boundary treatment for the subject dwelling.

Section 12.6.8 of the Development Plan states that:

*'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.'*

Should the Planning Authority be minded to Grant Permission for the proposed development, a **CONDITION** should be attached requiring the provision of plans, sections and elevations prior to the commencement of development which illustrate the proposed boundary treatment of the subject site.

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Although Additional Information Item No. 1 has not been fully addressed, as indicated above the outstanding issues can be addressed by way of **CONDITION**.

### Additional Information Item No. 2

Other than an annotation on the Proposed Site Plan (Drawing No. 13-12-22) which states that there are '2 No. 2700mm wide entrances', no information is provided in relation to the existing and proposed vehicular access points.

The Report of the Roads Department notes that:

*'The proposed driveway and apron layout seem to be within the limits of what would be acceptable to roads but unfortunately the proposed pillars have no reference point/offset dimensions'.*

Although the Applicant has not fully addressed Additional Information Item No. 2, should the Planning Authority be minded to grant permission for the proposed development, a **CONDITION** should be attached requiring the Applicant to submit a revised site layout, plan and elevational drawings which clearly details the vehicular access points for both the existing and proposed dwelling, demonstrating that they are no more than 3.5m wide each, with the boundary walls limited to 0.9m in height and the boundary pillars limited to a maximum height of 1.2m in order to improve forward visibility of vehicles.

### Additional Information Item No. 3

In response to Additional Information Item No. 3, the Applicant has provided a Drainage Layout.

The Drainage and Water Services Department have assessed the Applicant's submission noting that the following information is required:

- The proposed development is approximately 2.5m to the outside diameter of existing 525mm surface water sewer north of site. The setback distance required is 3.5m to the outside diameter of existing 525mm surface water sewer. Submit a revised drawing in plan and cross-sectional view showing the setback distance from proposed foundation to the outside diameter of existing 525mm surface water sewer north of site.

Prior to submission of revised drawing contact water services in South Dublin County Council to arrange a meeting on site to witness verification of the site location of existing 525mm surface water sewer.



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- Submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS include and this is not an exhaustive list:
  - Permeable Paving
  - Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
  - Grasscrete
  - Water butts
  - Other such SUDS
  
- If a soakaway is proposed then submit percolation tests results for proposed soakaway as per BRE Digest 365 Standards. Such a soakaway shall comply with BRE Digest 365 Standards. Submit a drawing in plan and cross sectional view design details of a soakaway if such is proposed.

Should the Planning Authority be minded to grant permission for the proposed development, a **CONDITION** should be attached requiring the Applicant to submit the above outlined information for the written agreement of the Planning Authority prior to the commencement of development.

#### Additional Information Item No. 4

The Applicant has not submitted the information required by Additional Information Item No. 4.

Should the Planning Authority be minded to Grant Permission for the proposed development, a **CONDITION** should be attached requiring the submission of a comprehensive SuDS Management Plan which demonstrates compliance with the South Dublin County Council SuDS Design Guide, a copy of which is available on the South Dublin County Council website. The SuDS Management Plan should be agreed in writing with the Planning Authority prior to the commencement of development.

#### Additional Information Item No. 5

The Applicant has not submitted the information required by Additional Information Item No. 5.

Should the Planning Authority be minded to Grant Permission for the proposed development, a **CONDITION** should be attached requiring the submission of a Green Infrastructure Plan which demonstrates how the proposal would reduce fragmentation of existing green infrastructure. The Green Infrastructure Plan should be coordinated with the Landscape Plan and Drainage Layout Plan and should show connections through the site and connections to wider Green Infrastructure network.

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### Additional Information Item No. 6

The Applicant has not submitted details of the Tree protection measures to be implemented in order to ensure the protection of the street tree in the grass margin.

Should permission be granted for the proposed development, a **CONDITION** should be attached requiring the Applicant to submit details of tree protection measures for the written agreement of the Planning Authority prior to the commencement of development.

### Additional Information Item No. 7

The Applicant has not provided a Site-Specific Flood Risk Assessment. However, having regard to the subject site's location within an established residential state and the nature of the proposed development which would result in 1 No. additional residential dwelling in the side garden of an existing dwelling, it is considered that, in this instance a Flood Risk Assessment is not required.

### **Other Considerations**

<b>Development Contributions</b>	
<b>Planning Reference Number</b>	SD22A/0362
<b>Summary of permission granted &amp; relevant notes:</b>	A new two storey end of terrace dwelling house with concrete tiled roof and external finishes to match existing: new driveway and vehicular access: new dish section footpath for vehicular access and associated site works.
<b>Are any exemptions applicable?</b>	No
<b>If yes, please specify:</b>	
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	119.10
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€119.10
<b>Area of Development (m<sup>2</sup>)</b>	86.82
<b>Amount of Floor area, if any, exempt (m<sup>2</sup>)</b>	0
<b>Total area to which development contribution applies (m<sup>2</sup>)</b>	86.82
<b>Total development contribution due</b>	€10,340.26

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### SEA Monitoring Information

SEA Monitoring Information	
<b>Building Use Type Proposed</b>	<b>New Floor Area (sq.m)</b>
New Residential Dwelling	86.82 sq.m
<b>Land Type</b>	<b>Site Area (Ha)</b>
Brownfield / Urban Consolidation	0.0359Ha

### **Conclusion**

Having regard to the policies outlined in the South Dublin County Development Plan 2022-2028 and the Additional Information provided by the Applicant, it is considered that whilst the request for Additional Information has not been fully addressed by the Applicant, 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 and any outstanding issues can be addressed by way of Condition.

### **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 26th 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.

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2. House Number.

Unless otherwise agreed in writing with the Planning Authority, the number of the house shall be No. 1A De Selby Park, Blessington Road, 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.

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

3. External Finishes.

All external finishes shall harmonise in colour and texture with the adjoining dwelling at No. 1 De Selby Park, Blessington Road, Dublin 24.

REASON: In the interest of visual amenity.

4. Amendments

Prior to the commencement of development, the Applicant shall submit a complete set of revised plans and elevations which demonstrate the addition of at least 1 No. large window at first floor level of the side (northern) elevation.

REASON: In the interest of residential amenity and passive surveillance of the adjacent public realm.

5. Boundary Treatment and Vehicular Access

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

A plan showing full details of the specific locations and extent of proposed boundary treatment for the subject site, to demonstrate the following:

(i) The boundary walls at vehicle access points for the existing and proposed dwelling 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.

(ii) The vehicular access point shall not exceed a width of 3.5 meters.

(iii) 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 interest of visual amenity, pedestrian and traffic safety.

6. Irish Water Connection Agreement.

Having regard to the location of the proposed dwelling adjacent to a 525mm surface water sewer, prior to the commencement of development the Applicant is required to enter into water and/or wastewater connection agreement(s) with Irish Water and the Drainage and Water Services Department of South Dublin County Council. In particular, written evidence from either Irish Water and the Drainage and Water Services Department of South Dublin County Council of verification of the site location of existing 525mm surface water sewer and an agreed separation distance between the proposed dwelling and the 525mm surface water sewer shall be provide to the Planning Authority prior to the commencement of development. If any amendments are required to the siting of the

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proposed dwelling, the Applicant shall submit revised drawing in plan and cross-sectional view showing the setback distance from proposed foundation to the outside diameter of existing 525mm surface water sewer north of site.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

### **7. Drainage - Surface Water.**

The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Drainage and Water Services Department and Irish Water. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

(a) Fully detailed foul and surface water drainage plans for the proposed development as approved showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

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

(d) A drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development. Examples of SuDS include and this is not an exhaustive list: permeable paving; rain gardens and planter boxes with overflow connection to the public surface water sewer; grasscrete; water butts and other such SuDS.

(e) If a soakaway is proposed then the Applicant shall submit percolation tests results for proposed soakaway as per BRE Digest 365 Standards. Such a soakaway shall comply with BRE Digest 365 Standards. Submit a drawing in plan and cross sectional view design details of a soakaway if such is proposed.

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

### **8. SuDS Layout and Management Plan**

The Applicant shall submit a comprehensive SuDS Layout and Management Plan which demonstrates compliance with the South Dublin County Council Sustainable Drainage Explanatory Design and Evaluation Guide (2022), a copy of which is available on the South Dublin County Council website. The SuDS Management Plan should be agreed in writing with the Planning Authority prior to the commencement of development.

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

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### 9. Green Infrastructure Plan

The Applicant shall submit a comprehensive Green Infrastructure Plan which demonstrates how the proposal would reduce fragmentation of existing green infrastructure. The Green Infrastructure Plan should be coordinated with a Landscape Plan, SuDS and Drainage Layout Plan and should show connections through the site and connections to wider Green Infrastructure network. The Green Infrastructure Plan should be agreed in writing with the Planning Authority prior to the commencement of development.

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

### 10. Prior to the commencement of development The applicant shall submit for the written agreement of the Planning Authority details of the Tree protection measures to be implemented in order to ensure the protection of the street tree in the grass margin. The tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- i) The position and construction of protective fencing around the street tree (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).
- ii) The extent and type of ground protection, and any additional measures required to safeguard the street tree and its root protection area.

REASON: In the interests of protecting the street trees and residential and visual amenity of the streetscape.

### 11. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €10, 340.26 (Ten Thousand, Three Hundred and Forty Euro and Twenty Six 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.

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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.

### 12. 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.

### 13. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

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

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

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

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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.

### **14. Permission Required for Class 1 & 3 Exemptions.**

Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001 as amended, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations and any statutory provision replacing or amending them shall take place within the curtilage of the proposed development without a prior grant of planning permission.

REASON: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwelling, compliance with Development Plan policy, and in order to protect the residential amenity of the area.

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

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

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

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



# **Comhairle Chontae Atha Cliath Theas**

**PR/0561/23**

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

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

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

# Comhairle Chontae Atha Cliath Theas

**PR/0561/23**

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

**REG. REF. SD22A/0362**

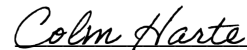
**LOCATION: 1, De Selby Park, Blessington Road, Tallaght, Dublin 24**



**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:** 23/05/2023



**Colm Harte,  
Senior Executive Planner**