

## Reply to Additional Information Request

From

**South Dublin County Council.**  
Planning Department

For

**Application Reg Ref SD22A/0367**

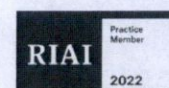
Portal Architects have prepared this report in reply to  
Decision No. 1341, issued 15<sup>th</sup> November 2022  
by  
South Dublin County Council  
seeking additional information on our client's application for a  
new single-story detached "sheltered" dwelling  
"Forge Field" Stocking Lane,  
Rathfarnham,  
Dublin 16.

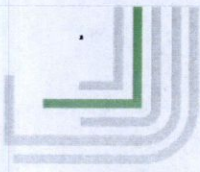
22<sup>nd</sup> August 2023.

Our Ref: 2214

**PORTAL**   
Architects

**Studio**  
G12 Maynooth Business Campus  
Straffan Road  
Co Kildare Ireland  
W23 V9K7  
T + 353 1 6237708





#### Request Item

1. *The applicant is requested to submit comprehensive evidence of compliance with Policy 17 Objective 2 and Policy H18 Objective 1 of the South Dublin County Development Plan 2022 -2028. The applicant is requested to provide additional documentation further demonstrating recent close family ties as defined in the CDP and social connection with this rural community. The information shall demonstrate the duration of the social and family connection to the area.*

#### **Reply to No. 1**

The applicants requested that Portal Architects address this request.

The John Norton family has had an extended connection to the Firhouse area since the late 1800s. His grandfather (John Norton) is noted on the register of infants in Firhouse in 1874 at 2½ years old. He is also recorded on the 1911 census.

Our father, John, was raised between Firhouse and Killinenny. He, in turn, raised his family in the Ballyroan area. As children, we regularly visited with our father and mother, who still lived in Killinenny in the late 9170s.

His son, Frank, is the owner of Forge Field with his wife. Their current house has multiple levels, making an extension/granny flat form of development inefficient both in space and cost of a build. Our father remains mobile and independent despite his age and recent hip surgery. Age is not with us, and therefore, forward thinking is required.


The proposal to downsize from a full-family home to a single apartment-style living unit while allowing complete independence of living for as long as possible.

No additional support documents were available at the time of writing.

2. The applicant is requested to provide evidence of how they comply with the requirements of 12.6.9 Rural Housing of the South Dublin County Development Plan 2022 -2028, including:
  - Documentary evidence to show how the applicant complies with rural housing policy.
  - A strong justification in relation to the need for an additional dwelling in the rural area.
  - A rationale clearly detailing why a family flat is not a suitable alternative.

#### **Reply to No. 2**

The applicant refers you to the reply to No 1.

- 
3. *The applicant is required to propose additional Sustainable Urban Drainage (SuDS) Features. Submit a drawing and report detailing additional SuDS, including cross-sectional views and locations on site. Additional SuDS features could include but are not limited to:*
- *Soakaways*
  - *Swales*
  - *Permeable Paving*
  - *Green roofs*
  - *Other such SuDS*

### **Reply to No. 3**

The applicants requested Trinity Green to carry out a site test in accordance with BRE Digest 365. Please see Appendix B for the Trinity Green Design of Soakaway and Site Assessment Report. The results of this report have been incorporated into the site layout design as set out on Portal Architect's site drainage layout drawings in Appendix A and the submission prepared by CMK Hort + Arb – Arbourist, Appendix C and Murphy Sheanon – Horticulture & Landscape Architecture, Appendix D.

No account of the Green Roof design or of a Rain-water harvesting system has been taken into account in the Trinity Green Design. The full impact of the surfacer water soakaway requirement has met the required design standards. Further, the design has been demonstrated to have minimal impact on the existing landscape environment.

Once the Green Roof design and a Rain-water harvesting system design measures are incorporated into the project's design, it will further reduce the soakaway requirements and any potential impact on the existing landscape environment.

4. *The applicant should submit a Green Infrastructure Plan in accordance with Chapter 4 of the South Dublin County Development Plan 2022 - 2028 that will mitigate and compensate for the impact of the proposed development on this existing site. These proposals should include planting for carbon sequestration and pollination to support the local Bat population. The applicant should also submit a summary, in a digital format, quantifying and detailing the following:*
- *tree and hedgerow removal;*
  - *tree and hedgerow retention;*
  - *new tree and hedgerow planting.*

### **Reply to No. 4**

The applicants requested CMK Hort + Arb – Arbourist; see their submission in Appendix C together with Murphy Sheanon – Horticulture & Landscape Architecture, see their submission in Appendix D for a full reply.

5. The proposed development involves the subdivision of an existing residential site. The 2005 Rural Guidelines outline that in assessing individual housing proposals in rural areas planning authorities will in some circumstances need to form a view as to whether that proposal would contribute to or exacerbate ribbon development. Taking account of the dispersed nature of existing housing in many rural areas, areas characterised by ribbon development will in most cases be located on the edges of cities and towns and will exhibit characteristics such as a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage.

Whether a given proposal will exacerbate such ribbon development or could be considered will depend on:

- The type of rural area and circumstances of the applicant,
- The degree to which the proposal might be considered infill development, and
- The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development

Please note that Section outlines that in general a road frontage of 60m is required to offset ribbon development.

In the context of the above, the applicant is required to demonstrate that the proposed development does not exacerbate ribbon development.

#### Reply to No. 5

The applicants requested that Portal Architects address this request.





The above image is taken with the assistance of Google Maps. It clearly indicates the position and approximate distance along the R115 of the several dwelling and their entrances.

Within 257 meters, there are four entrances to the R115. Two are access roads that serve more than one dwelling. The next entrance onto the R115 (on the same side as our applicant's property) to any property to the west and South of our client property is over 500 meters, being a rear/service entrance to Woodstock Park House.



30 m to the West from the Forge Field / Golf Club access road is the main entrance with a gate lodge to Woodstock Park House.

Moving North and East along the R115, the next entrance is the access road shared by Forge Field and Rathfarnham Golf Club.



A further 175 meters East on the R115, past the section of stone wall with in-fill railing and the overhead power lines, is the entrance gate of Hollyford. See image below



Finally, we come to the access road entrance to Springmount 225 meters from the Forge Field and Rathfarnham Golf Club access road and 257 meters away from the entrance with a gate lodge to Woodstock Park House.



The width of the Forge Field boundary along the R115 to the North of the property is 48 meters. However, if the open area is taken into account, lying directly under the overhead power lines adjacent to and on the East of our client site will provide over 100 meters of road frontage. This area is currently prohibited from development due to the setback required by such utility infrastructure.

The proposed development should be considered infill as the proposed house is in front of the existing building on our client's site. Further, the proposal is not Ribbon Development, which tends to extend the development line along a road to a town or city and is highly visible in nature.


Apart from the entrance gate lodge to Woodstock Park House, none of the existing dwellings are visible from the R115.

Our client's proposal seeks to maintain this position. The new dwelling is screened by the existing trees and is accessed from the existing shared access road used by Forge Field and Rathfarnham Golf Club.

Therefore, to judge the proposal as Ribbon Development is incorrect.

6. a). *Landscape Design Proposals*

*There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications*



and requirements of the Council's Public Realm Section. The applicant shall provide the following additional information:

*i. The applicant shall submit a comprehensive Landscape Design Rationale, the objective of this report is to describe the proposed landscape and external works as part of this proposed housing development.*

*ii. The applicant is requested to submit a fully detailed Planting Plan to accompany the landscape proposals for the entire development. The applicant should propose native species where possible to encourage biodiversity and support pollinators within the landscape.*

*iii. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations, detailed design of SUDs features including swales and integrated/bio-retention tree pits.*

**b). Tree Survey**

*The applicant is requested to submit a comprehensive Tree Report to the SDCC Public Realm Section. This shall comprise of a detailed Tree Survey and Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement, all in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations. The report shall be carried out by an independent, qualified Arborist.*

**Reply to No. 6**

The applicants requested CMK Hort + Arb – Arborist; **see** their submission in Appendix C together with Murphy Sheanon – Horticulture & Landscape Architecture, see their submission in Appendix D for a full reply.

---

**Jack Norton** MRIA

Portal Architects

Cc – File

Client