

Comhairle Chontae Atha Cliath Theas

PR/1039/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0466 **Application Date:** 21-Dec-2022
Submission Type: Additional **Registration Date:** 08-Aug-2023
Information

Correspondence Name and Address: Colin Mackay MRIAI 22, Oakley Grove, Blackrock, Co. Dublin

Proposed Development: Demolition of an existing single storey plus dormer three bedroom dwelling house and the construction of four two storey three bedroom semi-detached dwellings; Three separate vehicular accesses are to be created off Templeville Drive with one to the south and two to east of the site with all ancillary site works and landscaping.

Location: 124, Templeville Drive, Templeogue, Dublin 6W

Applicant Name: Barry & Susanne Coleman

Application Type: Permission

(EW/COS)

Description of Site and Surroundings:

Site Area: 0.078 hectares.

Description of Site and Surroundings

The site is the side garden of a one and a half storey detached dwelling situated within Templeville Drive, Templeogue on a corner site. The houses to the west of the site are semi-detached dormer style dwellings. The existing house on the site has previously been extended to the rear. A garage is present to the side.

Proposal:

The proposal consists of *Permission* for the following:

- **Demolition of an existing single storey plus dormer three-bedroom dwelling** house and
- the construction of **four two storey three-bedroom semi-detached dwellings;**
- Three separate vehicular accesses are to be created off Templeville Drive with one to the south and two to east of the site with all ancillary site works and landscaping.

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Planning Note.

The applicant has submitted similar proposals for this site on four separate occasions, all of which have been refused by South Dublin Council. It is noted An Bord Pleanála's reason to overturn the last decision under SD20A/0191 for two-storey, two-bedroom houses were by *reason of its scale, design and layout would not constitute overdevelopment of the site and would provide an acceptable quantity and quality of private amenity space and would not injure the character of the area.* The subject proposal is to construct **four two-storey, three-bedroom semi-detached dwellings** on the same site.

Zoning

The subject site is subject to zoning objective 'RES' - '*To protect and/or improve Residential Amenity*'. Residential development is permitted in principle under land use zoning objective 'RES'.

Consultations

<i>Irish Water</i> –	Additional Information requested.
<i>Surface Water Drainage</i> –	Refuse Permission
<i>Roads Department</i> –	Additional Information requested.
<i>Parks Department</i> –	Additional Information requested.
<i>EHO</i> -	No objections

Submissions/Observations /Representations

Submissions have been received that have raised the following concerns:

- 4 dwellings on a corner site are excessive and would impact negatively on neighbouring properties.
- Previous Refusals history on this site.
- Applicant received permission already from ABP for two dwellings.
- Overdevelopment of the site
- Out of character with the infill dwellings for 'one single' house in the garden site.
- Contrary to South Dublin County Council Res Zoning.
- Contrary to Older building, estates and streetscapes.
- Contrary to high quality design and Residential Design and Layout of CDP.
- Contrary to Residential Consolidation and Infill Sites
- Contrary to Section 12.6.8 Corner/Side Garden Sites
- Contrary to Section 12.6.8 Backland Development
- Contrary to Section 12.7.4 Car Parking Standards
- Vehicular access – Contrary to H7 Objective 4 of the CDP, reversing on the road.
- Four vehicular accesses would be excessive and hazardous.
- Detrimental to residential amenities

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- Building lines of the established road and broken
- Established pattern of development is negatively impacted.
- Negatively overlooking and privacy affected of neighbouring property at No. 122A
- Negative overshadowing / overbearing to neighbouring properties.
- Cumulative overdevelopment and piecemeal development of the site.
- Negative impact on house prices
- Negative impact on precedent of development in the area.
- Construction concerns and road safety concerns
- Drainage concerns regarding the 450mm Surface Water Sewer on site.
- Negative impact on character of area
- Public safety concerns and hazardous link road,
- 2 meter walls proposed – sight restrictions, school in close proximity
- Environmental damage concerns
- Building density is excessive.
- Concerns at previous application submission (SD20A/0190)
- Contiguous elevation drawings not in context of the area.
- Concerns at application submission for Traffic and parking for the proposal.
- Link road already contains parking for adjacent properties.
- Concerns with how the applicant has not developed similar to No.122A
- Cumulative impact of proposal would be contrary to planning policy
- Proposal would be contrary to site's zoning and Council policy in relation to residential development
- Piecemeal development

In favour of proposal:

- Cllr representation(s) in favour of development once in accordance with the SDCC objectives.
- Provide smaller step-down dwellings, scheme fits in with area, parking won't obstruct.
- Provides needed houses and residential consolidation for area.

The points raised in the third-party submissions have been taken into account in the assessment of this application.

Relevant Planning History

SD20A/0191 - The applicant proposes the following:

- Demolition of existing garage and outhouse
- Erection of two storey, two bedroom house of 100. 5sq.m
- Existing access point blocked up

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- New shared vehicular access
- Three off street parking spaces for the existing and new house
- Rear garden, drainage, landscaping and associated site development works

Decision: **Refuse Permission.** (ABP-308458-20 – Grant Permission)

Reasons for Refusal:

1. The proposed development, by reason of the scale, layout and proximity to the existing dwelling and proposed dwelling under application SD20A/0190 to the north, would result in an overbearing and cramped feature, that would detract visually from the suburban character and established pattern of development in the area. The proposal would therefore be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore be contrary to the South Dublin County Council Development Plan (2016 – 2022) and the proper planning and sustainable development of the area.
2. The development proposed under application SD20A/0190, by reason of the excessive height and depth of the structure proposed and proximity to the development proposed under this application, including rear habitable room windows and rear private amenity space, would result in a significant and material loss of light, overshadowing and unacceptable sense of enclosure to the detriment of the amenity of future occupants. Thus, the proposed development would contribute to an inappropriate pattern of development, seriously injuring the amenity of property in the vicinity and would be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore be contrary to the South Dublin County Council Development Plan (2016 – 2022) and the proper planning and sustainable development of the area.
3. Having regard to the inappropriate combined vehicular access and the inadequate space proposed for vehicles to park and manoeuvre safely within the front area of the site and the location of access to the parking area being within another site and outside the application site, the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.
4. The Planning Authority is not satisfied, on the basis of the information submitted, that the proposed development could be implemented successfully given the overlapping redline boundaries between this application and concurrent application SD20/0190 and the fact that the redline boundary contains land that is currently outside of the applicants ownership. The proposal would therefore be contrary to the proper planning and sustainable development of the area.

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(ABP-308458-20 – Grant Permission) Reasons and Considerations

Having regard to the provisions of the South Dublin County Development Plan 2016 - 2022, to the nature, scale and layout of the proposed development and to the pattern of development in the area, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development in the area. In deciding not to accept the Inspector's recommendation to Refuse permission, the Board was satisfied, having regard to the location of the site to the side of an existing dwelling that the proposed development, and by virtue of its similar scale, roof profile and layout, would not seriously injure the residential amenities of property in the area by reason of loss of light and overshadowing and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Furthermore, having regard to the site and to the pattern of development in the surrounding neighbourhood including the dwelling to the immediate east, the Board considered that the proposed development, by reason of its scale, design and layout would not constitute overdevelopment of the site and would provide an acceptable quantity and quality of private amenity space and would not injure the character of the area. The proposed development would not seriously injure the amenities of future occupants and would, therefore, be in accordance with the proper planning and sustainable development of the area

SD20A/0190

Application due for decision on 22/09/2020 was assessment by SDCC for detached dwelling within the rear garden of existing house including the remodelling of the existing house to change from a three bedroom to a two bedroom house and reduce in size from 145sq.m to 122.34sq.m; construction of a new two storey, three bedroom dwelling of 198.87sq.m to the rear of the site with new vehicular access from the side road to 2 off-street parking spaces and diversion of an existing surface water drain; provide a rear garden exceeding Development Plan standards, associated drainage, landscaping and all associated site development works.

Decision: **Refuse Permission.** (ABP-308456-20 – Refuse Permission)

1. The development, by reason of the location of the proposed first floor windows and proximity of private rear amenity space to the east, would result in an unacceptable level of overlooking and loss of privacy to the residents of No.122A and their rear amenity space. The proposed development would, therefore, seriously injure the amenity of property in the vicinity and would be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore be contrary to the South Dublin County Council Development Plan (2016 – 2022) and the proper planning and sustainable development of the area.

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2. The proposed development, by reason of the potential loss of rear garden space for the existing dwelling, No.124, would result in a poor overall quality and quantity of remaining private amenity space for the existing residents to the detriment of their amenity. The proposal would also result in a structure that would have an excessive height in close proximity to the proposed shared boundary and rear amenity space of No.124. The proposal would therefore be contrary to section 11.3.1 (iv) of the South Dublin County Development Plan (2016-2022), would seriously injure the amenity of property in the vicinity and would be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity' and the proper planning and sustainable development of the area.
3. The development, by reason of the excessive height, depth and proximity of the structure to the rear habitable room windows and private amenity space proposed under application SD20A/0191 located to the south, would result in a significant and material loss of light, overshadowing and unacceptable sense of enclosure to the detriment of the amenity of future occupants should that permission come forward for development. Thus, the proposed development would seriously injure the amenity of property in the vicinity and would be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore be contrary to the South Dublin County Council Development Plan (2016 – 2022) and the proper planning and sustainable development of the area.
4. The proposed development, by reason of the proposal to share amenity space between residents and vehicles due to the restricted nature and lack of manoeuvrability within the site, would result in a poor quality and quantity of private amenity space to the detriment of the amenity of future occupants. The proposal would therefore be contrary to Section 11.3.1 (iv) of the South Dublin County Development Plan (2016-2022), would seriously injure the amenity of property in the vicinity and would be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity' and the proper planning and sustainable development of the area.
5. The proposed development, by reason of the scale, layout and proximity to the existing dwelling and proposed dwelling under application SD20A/0191 to the south, would result in an overbearing and cramped feature, that would detract visually from the suburban character and established pattern of development in the area. The proposal would therefore be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore be contrary to the South Dublin County Council Development Plan (2016 – 2022) and the proper planning and sustainable development of the area.

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6. Having regard to the proposed location of the vehicular entrance in the immediate vicinity of a high boundary wall, it is considered that the proposed development would endanger public safety by reason of traffic hazard.
7. The Planning Authority is not satisfied, on the basis of the information submitted, that the proposed development could be implemented successfully given the overlapping redline boundaries between this application and application SD20A/0191. The proposal would therefore be contrary to the proper planning and sustainable development of the area.

SD19A/0193

Permission refused for change existing house from a three bedroom to a two bedroom house; demolish existing garage and replace with a two storey, two bedroom house; new front gate to give access for off-street parking; construction of a new two storey three bedroom dwelling to the rear of the site with new vehicular access from the side road to two off-street parking spaces; development will include rear gardens exceeding Development Plan standards; associated drainage (including diverting existing surface water drain); landscaping and all associated site development works.

Decision: **Refuse Permission.**

The application was refused for the following reasons:

1. Having regard to the location of the existing surface water sewer, the Planning Authority is not satisfied that the proposed diversion of the said sewer and the proximity of the proposed development from the same, would not be prejudicial to public health.
2. Having regard to the nature and design of the proposed vehicular access for house type B, the Planning Authority is not satisfied that adequate site visibility, as required by the Council's Roads Department, can be achieved. The proposed development would therefore endanger public safety by reason of a traffic hazard.
3. The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

SD18A/0311

Permission refused for develop two detached dwellings within the side and rear garden of existing house. The development would include: (a) the existing house will change from a three bedroom to a two bedroom house with the single storey rear extension to be demolished, and the reinstatement of a new front gate and access for off street parking; (b) the existing garage

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will be demolished and replaced by a two storey two bedroom house using the existing entrance to 2 parking spaces; (c) the construction of a two storey, three bedroom dwelling to the rear of the site with vehicular access from the side road to 2 off street parking spaces. The development will include rear gardens exceeding Development Plan Standards, associated drainage, (including diverting existing surface water drain), landscaping and all associated site development works.

Decision: **Refuse Permission.**

The application was refused for the following reasons:

1. The proposed development, by virtue of its scale and layout, would represent overdevelopment of the site and would result in piecemeal development which would be out of keeping with the character and pattern of development in the area. It would also result in an overbearing form of development which would be injurious to residential amenities and would fail to respect the established building line in the area. The proposed development would therefore be contrary to Section 11.3.2 of the South Dublin County Development Plan 2016-2022 which relates to residential consolidation and would materially contravene the 'RES' zoning objective, as set out in the South Dublin County Development Plan 2016-2022, which seeks 'To protect and/or improve residential amenity'.
2. The Planning Authority is not satisfied, based on the information submitted, that satisfactory arrangements can be made for water supply and foul and surface water drainage. The proposed development would therefore be potentially prejudicial to public health.
3. The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Relevant Enforcement History

S8060 - widening of the vehicular entrance without the benefit of pp. (file open)

Pre-Planning Consultation

None recorded.

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

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

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.*

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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 12.6.7 Residential Standards

(i) Housing

Table 12.20 Minimum Standards for Housing

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.

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.

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12.6.8 Residential Consolidation

Corner/ Side Garden Sites

Development on corner and/or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.
- Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;
- The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. 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.

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Backland Development

Backland Development The design of development on backland sites should meet the criteria for infill development in addition to the following criteria:

- Be guided by a site analysis process in regard to the scale, siting and layout of development;
- Avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development in the area;
- Demonstrate that there is no undue overlooking, and that overshadowing is assessed having regard to 'Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guidelines to Good Practice (BRE 2011) and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' or any updated guidance;
- Access for pedestrians and vehicles should be clearly legible and, where appropriate, promote mid-block connectivity.

Infill Sites

Development on infill sites should meet the following criteria

- Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking account of the structure's contribution to the visual setting or built heritage of the area;
- All residential consolidation proposals shall be guided by the quantitative performance approaches and recommendations under the 'Site Layout Planning for Daylight and Sunlight' (2nd edition): A Guidelines to Good Practice (BRE 2011) and BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' and / or any updated guidance;
- It should be ensured that residential amenity is not adversely impacted as a result of the proposed development;
- Delivery of Public Open Space and Contribution in Lieu shall be in accordance with the provisions set out under Section 8.7.4 of Chapter 8: Community Infrastructure and Open Space.

Relevant Government Guidelines and Policy

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

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Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual, 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).

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).

Background and Context

In the previous planning application (SD20A/0191) the site had been effectively split in two with two separate applications and proposals. The applicant had *submitted two previous applications for new dwellings in the side and rear of the site have both been refused. The applicant has now submitted two separate but concurrent applications that are currently under assessment. The applications are similar in terms of the design of the most recently refused application SD19A/0193.*

In this current application, the applicant has submitted an application for 4 dwellings on site (including the demolition of the existing house on site). It is noted that the redline boundary on the subject proposal is for the entire corner site and not a split application. There are a number of significant and material changes that will be discussed in the report below.

Assessment

The main issues for assessment are as follows:

- Zoning and Council policy
- Red line boundary and submission of two separate applications
- Residential Amenity
- Visual Amenity
- Services and Drainage
- Access and Parking
- Parks and Landscaping

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- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

The site is located in an area which is zoned 'RES' 'to protect and/or improve residential amenity.' Residential development is permitted in principle in the 'RES' zoning subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 12.6.8 Residential Consolidation, Infill Sites and corner/side garden and backland development and its consistency with the proper planning and sustainable development of the area.

Overcoming Previous Reasons for Refusal

Four Similar developments were refused planning permission, with the most recent SD20A/0191 with decision date on the 22nd September 2020. The following is an assessment of the refusal reasons against the current proposal:

Reason for Refusal – Item 1

1. The proposed development, by reason of the scale, layout and proximity to the existing dwelling and proposed dwelling under application SD20A/0190 to the north, would result in an overbearing and cramped feature, that would detract visually from the suburban character and established pattern of development in the area. The proposal would therefore be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore be contrary to the South Dublin County Council Development Plan (2016 – 2022) and the proper planning and sustainable development of the area.

Assessment

Having regard to the following policies under the current South Dublin County Council Development Plan 2022 – 2028 the following is noted under *12.6.8 Residential Consolidation*:

- *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;*
- *Avoid piecemeal development that adversely impacts on the character of the area and the established pattern of development in the area;*
- *Proposals to demolish a dwelling(s) to facilitate infill development will be considered subject to the preservation of the character of the area and taking account of the structure's contribution to the visual setting or built heritage of the area;*

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- *It should be ensured that residential amenity is not adversely impacted as a result of the proposed development;*

The subject proposal for four dwellings by reason of the scale, layout, design and proximity to the surrounding dwellings are compact in nature however contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;

The architectural language of the development is considered contemporary in nature and under the CDP Policy's the following is noted:

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.

Therefore, in this instance the 'RES' zoning objective for the area, which seeks 'to protect/and or improve residential amenity' and would therefore would not be contrary to the South Dublin County Council Development Plan (2022 – 2028) and the proper planning and sustainable development of the area. Thus, the applicant has overcome Reason for Refusal – Item 1 in this instance.

Reason for Refusal – Item 2

1. The development proposed under application SD20A/0190, by reason of the excessive height and depth of the structure proposed and proximity to the development proposed under this application, including rear habitable room windows and rear private amenity space, would result in a significant and material loss of light, overshadowing and unacceptable sense of enclosure to the detriment of the amenity of future occupants. Thus, the proposed development would contribute to an inappropriate pattern of development, seriously injuring the amenity of property in the vicinity and would be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore be contrary to the South Dublin County Council Development Plan (2016 – 2022) and the proper planning and sustainable development of the area.

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Assessment

Having regard to the following policies under the current South Dublin County Council Development Plan 2022 – 2028, the following is noted under 12.6.7 Residential Standards:

- *Development proposals for housing must be required to accord with or exceed the minimum private open space standards set out in the table below. Generally, Private Open Space for housing should be located behind the front building line of the House and be designed to provide for adequate private amenity:*
- *Table 3.20: Minimum Standards for Housing / Three bedrooms House Size 92 sq.m, Private Open Space 60 sq.m.*

The applicant has provided a schedule of the four house typologies; however, the Planning Authority note anomalies in the *Private Open Space of 60 sq.m requirements the applicant falls short.*

- House 1 – circa 57.05 sq.m
- House 2 – circa 53.23 sq.m
- House 3 – circa 43.5 sq.m
- House 4 – meets *Table 3.20: Minimum Standards for Housing* requirements.

House No.4 meets *Table 3.20: Minimum Standards for Housing* in the *Private Open Space of 60 sq.m.* Therefore, the rear private amenity space of the remaining three dwellings would result in insignificant amenity space for future occupants. Accordingly, the applicant is requested by **Additional Information** to clearly and indicatively outline how dwelling 1, 2 and 3 meets the South Dublin County Council Development Plan (2022 – 2028) *Table 3.20: Minimum Standards for Housing in the Private Open Space of 60 sq.m.* Thus, the applicant has not overcome Reason for Refusal – Item 2 in this instance and shall address further concerns by AI.

The Planning Authority notes the proximity and distances between the proposed dwellings on-site and the surrounding area. The proposed east-facing street elevation on Templeville drive (north) has first-floor windows for *House three* and *House four* that are angled and projected towards the main road. *House two* has a first-floor window facing the gable elevation of No.122A Templeville Drive and would not overlook or have an overbearing impact on this dwelling to the adjacent side of the road.

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Concerns have been raised regarding the potential for overlooking the property (No.126 Templeville Drive) due to including a side window and rear windows at the first-floor level. It is noted the proposed window would not directly overlook any habitable room windows. Regarding the rear elevations facing west, it is noted that the first floor windows to the single bedrooms have an open-brickwork/greenwall finish and this is considered to work well in relation to potential for overlooking of the rear garden of the adjacent 126 Templeville Drive. Some improvement of the relationship between the larger windows to the double bedrooms to the rear of houses 3 and 4 is warranted and requested by additional information having regard to the following policies under the current South Dublin County Council Development Plan 2022 – 2028; *12.6.8 Residential Consolidation:*

Reason for Refusal – Item 3

2. Having regard to the inappropriate combined vehicular access and the inadequate space proposed for vehicles to park and manoeuvre safely within the front area of the site and the location of access to the parking area being within another site and outside the application site, the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.

Assessment

The Roads Department have requested Additional Information, the report states the following:

An existing dormer style dwelling occupies the subject site currently and is serviced by one vehicular entrance (to the east off the site), which would be extinguished as part of the proposed development.

It is proposed to introduce 3no new vehicular entrances to service the proposed dwellings.

The proposed southern entrance is located close to the road junction and intended to serve 2 dwellings and 4 new carpark spaces. Roads Department have concerns regarding the significant increase in vehicular activity this new entrance will generate, and the associated increase in risk that will arise to all footpath and road users.

2 new entrances are proposed on the eastern side of the site. This section of Templeville Drive currently allows for additional parking for local residents and visitor car parking and is very much utilised. The introduction of two new entrances on this section of road will reduce the existing parking arrangements as parking restriction proposals may be required in order to allow for safe access/egress to and from these entrances.

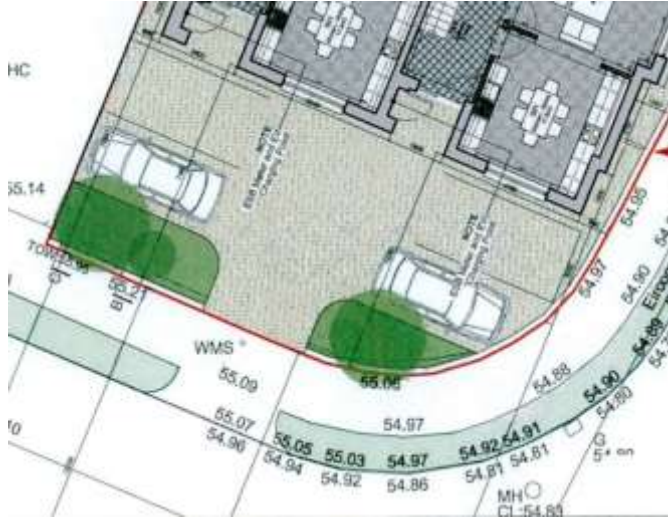
Additional information would be required in the form of AutoTRAK analysis to inform whether a revised road layout would work safely, and to the satisfaction of the Roads Department. All egress movements will it seems be reversing movements and this is a serious concern to the Roads Department.

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Entrance & Parking layout (Southern entrance):



The following AI would be required:

- AutoTRAK analysis showing safe vehicular access/egress
 - Including for cars egressing & heading east along Templeville Drive
- Radius dimension of internal grass verge
- Proposed vehicular entrance width
- Car park space dimensions (note sizes vary on submitted layout)
- Dimension between the carpark spaces (East – West)
- Bin collection details (narrow laneway widths to be dimensioned at all offsets)

Entrances (Eastern side):



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The following **Additional Information** would be required:

- AutoTRAK analysis showing safe vehicular access/egress
- Proposed road-marking alterations
- Proposed vehicular entrance widths
- Car park space dimensions (note sizes vary on submitted layout)
- Dimension between the carpark spaces (East – West)
- Bin collection details (narrow gate widths to be dimensioned)

Roads recommend that additional information be requested from the applicant:

1. From the Entrance & Parking layout at Southern entrance the applicant is required to submit the following:
 - AutoTRAK analysis showing safe vehicular access/egress
 - Including for cars egressing & heading east along Templeville Drive
 - Radius dimension of internal grass verge
 - Proposed vehicular entrance width
 - Car park space dimensions (note sizes vary on submitted layout)
 - Dimension between the carpark spaces (East – West)
 - Bin collection details (narrow laneway widths to be dimensioned at all offsets)
2. From the Entrances on the Eastern side, the applicant is required to submit the following:
 - AutoTRAK analysis showing safe vehicular access/egress
 - Proposed road-marking alterations
 - Proposed vehicular entrance widths
 - Car park space dimensions (note sizes vary on submitted layout)
 - Dimension between the carpark spaces (East – West)
 - Bin collection details (narrow gate widths to be dimensioned)

The Planning Authority have concerns that adding three more vehicular access points close to Templeville Drive would intensify traffic accessing and egressing within a relatively short distance. It is noted that St Pius Boys National School and St Pius Girls National School are further north of the site, accessed through Templeville Ave and Fortfield Park Road, which are north of the subject Templeville Drive.

The Roads Department have concerns regarding the significant increase in vehicular activity this new entrance will generate and the associated increase in risk that will arise to all footpath and road users, which may endanger public safety. Insufficient information has been submitted concerning AutoTRAK analysis to the satisfaction of SDCC's Roads Department.

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The applicant is requested by **Additional Information** to address the above concerns of the Roads Department. Thus, the applicant has not overcome Reason for Refusal – Item 3 in this instance and shall address further concerns by AI.

Reason for Refusal – Item 4

3. The Planning Authority is not satisfied, on the basis of the information submitted, that the proposed development could be implemented successfully given the overlapping redline boundaries between this application and concurrent application SD20/0190 and the fact that the redline boundary contains land that is currently outside of the applicants ownership. The proposal would therefore be contrary to the proper planning and sustainable development of the area.

Assessment

The Planning Authority is now satisfied, on the basis of the information submitted, that the proposed development applies to the entire corner site and the matter of two separate applications i.e the overlapping redline boundaries between SD20A/0191 and concurrent application SD20/0190 does not apply to the subject application. It is deemed that the applicant has overcome Reason for Refusal.

Site context

The subject application proposes to demolish an existing one, and a half storey detached dwelling bungalow dwelling with a garage (145 sq.m) located on a corner site within the intersection of the established residential area of Templeville Drive and Templeville Drive (north). The subject site, predominately facing Templeville Drive, has a large garage recessed back to the rear building line and is situated on the eastern gable side of the primary residence, No.124. It is noted that the corner sites include a detached primary dwelling that visually looks semi-detached in nature with (No.126 Templeville Drive) to the west, which is similar in size and scale on this road. The street building line of the surrounding dwellings is in line with boundary walls. A grass verge exists to the front of the dwellings with and public footpath. Single dwelling corner site development to the east of the site is noted in No.122A.

Visual Amenity

The overall design approach taken for the dwelling(s) is considered acceptable in built form; however, visually, the colour and brick render of the proposed four dwellings as stated '*buff coloured brick, which will look to act as a counterpoint to the surrounding environment in tandem*' is not considered to respond to the character of adjacent dwellings or create a sense of harmony.

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The applicant is requested by **additional information** to re-submit a colour and brick render having regard to the following policies under the current South Dublin County Council Development Plan 2022 – 2028; *12.6.8 Residential Consolidation*:

- *generally, respond to the character of adjacent dwellings and create a sense of harmony.*
- *the preservation of the character of the area.*
- *It should be ensured that residential amenity is not adversely impacted as a result of the proposed development.*

The planning authority deems the above changes would further respect the character of the adjoining property and other properties in the street in terms of coherence. The proposed dwelling elevation(s) would consist of a more modern approach which is considered to be acceptable and will add some interest to the streetscape.

Building context

Regarding the even separation distances and symmetry between the surrounding hipped roof semi-detached dwellings on this side of Templeville Drive to the north, it is noted that the proposed dwelling(s) as a semi-detached / bay-fronted dwelling with a flat roof would create a varied roof symmetry with the surrounding buildings in style and form on this established streetscape. The design is two-story low-rise and would not elevate above the dominant roof ridge line of the surrounding road. It is noted that Templeville Drive to the south is two-storey in nature, and the proposed roof style is acceptable in its surrounding context as a contemporary variation to the predominant character.

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 setback should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity, of adjoining dwellings;
 - *The proposed 0.078ha site is considered compact to accommodate 4 new dwelling(s) of the scale proposed while maintaining residential amenities. The rear open space element is being addressed above by **Additional Information**.*
 - *Regarding the close nature of the detached dwellings on this road, it is noted that the proposed dwelling 'House One' is built adjacent to dwellings No.126 Templeville Drive) to the west and has a setback of 1m to the north and 0.8m to the south from the site of No.124 for proposal.*

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The height of the proposed semi-detached 'House One' is 1.2m lower than the adjacent dwelling to the west and is considered not to have an adverse impact on the residential amenity of adjoining dwellings.

- *Further north, 'House Four,' which included a driveway, is 2.4m from the rear boundary wall of No.48 Templeville Drive and is considered acceptable.*
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;
 - *All three proposed semi-detached dwellings on this side of Templeville Drive to the north have adequate 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.
 - *It is noted that the proposed dwelling(s) as a semi-detached / bay window dwelling with a 1.5m projection and a flat roof would create a varied roof symmetry with the surrounding buildings in style and form on this established streetscape.*
 - *The subject proposal in roof style creates a varied visual impact, considering the two distinct styles of uniformity in roof profiles of the surrounding area. In addition, the ridge line is lower than the prevailing roof ridges to either side of the road.*
- Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;
 - *The proposal projects 1.5m beyond the prevailing front building line, this is consistent with CDP policy.*
- 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;
 - *The dwelling is considered outside the established nature of the road. The planning authority deems the flat roof style would create a variety in the shape of the area, predominately hipped roofs with lower ridge lines, and the proposal would align with 'contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings'.*

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- A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality.
 - *Open space provision is not considered to be met for the proposed three dwellings in size. Accordingly, the applicant is requested by **Additional Information** to clearly and indicatively outline how dwelling 1, 2 and 3 meets the South Dublin County Council Development Plan (2022 – 2028) Table 3.20: Minimum Standards for Housing in the Private Open Space of 60 sq.m.*
- 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.
 - *No side open space proposed.*

Regarding the above criteria, it is noted that this 0.078 ha site is significantly compact to contain four dwellings adequately under Development Plan Standards. However, the design and layout of the site broadly appear to meet the CDP requirements subject to the above additional information responses.

Building Height

The prevailing height of the south-facing dwellings is a ridge height of 7.6m, as noted (No.126 Templeville Drive) to the west. No.122A Templeville Drive is significantly larger to the east as a two-storey dwelling. *House one* and *House two*'s subject proposals reach 6.15m in height and are below the surrounding area's prevailing ridge height. Therefore, the proposal in terms of roof height and design would not have an adverse impact in terms of residential and visual amenities and would comply with SDCC Development Plan 2022-2028 Section 13.5.8 (ii) Corner/Side Garden Sites states; contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings.

Overlooking & Overbearing impact

The Planning Authority notes the proximity and distances between the proposed dwellings on-site and the surrounding area. The proposed east-facing street elevation on Templeville drive (north) has first-floor windows for *House three* and *House four* that are angled and projected towards the main road. *House two* has a first-floor window facing the gable elevation of No.122A Templeville Drive and would not overlook or have an overbearing impact on this dwelling to the adjacent side of the road.

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Concerns have been raised regarding the potential for overlooking the property (No.126 Templeville Drive) due to including a side window and rear windows at the first-floor level. It is noted the proposed window would not directly overlook any habitable room windows. Regarding the rear elevations facing west, it is considered that *House three* and *House four* may have an overbearing impact on the rear garden of (No.126 Templeville Drive) to the west. The applicant is requested **additional information** to outline measures to minimise overlooking having regard to the following policies under the current South Dublin County Council Development Plan 2022 – 2028; *12.6.8 Residential Consolidation*:

- *Demonstrate that there is no undue overlooking.*

Dwelling sizes

The four proposed three-bedroom dwellings as stated in the area schedule are approx. 120sq.m which is above the minimum size set out in Table 3.20: *Minimum Standards for Housing / Three bedrooms House Size 92 sq.m*. In this context, the proposed development is consistent with the Development Plan provisions.

Drawings submitted for Room sizes

The planning authority has concerns with the room measurement and sizes on the submitted drawings, they do not appear to correlate correctly. The planning authority note anomalies and the applicant is requested to submit a full suite of revised drawings to be in compliance with the Planning and Development Regulations and accurately depicting all measurements, to include individual living room / kitchen / bedroom / storage room sizes and that they meet the standards *as per the Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, (2007).

In the absence of accurate and sufficient information, the Planning Authority considers that the applicant has not substantially demonstrated that the proposed development will not adversely impact on residential amenity and/or the visual amenity of the area. The proposed development would therefore be contrary to the proper planning and development of the area.

Dual Frontage

House two has a first-floor window to the alignment and orientation of the east-facing street elevation Templeville Drive and contains dual frontage at this site location. The windows presented are consistent in size, scale and form, taking into account SDCC Development Plan 2022-2028 Section 13.5.8 (ii) Corner/Side Garden Sites state:

- *maximise passive surveillance of the public domain.*

The proposal is in view of the public domain and is consistent with Section 13.5.8 (ii) Corner/Side Garden Sites of the South Dublin County Council Development Plan 2022-2028.

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Boundary Treatment

It is noted that the applicant proposes boundary wall are consistent with SDCC Development Plan 2022-2028 Section 13.5.8 (ii) Corner/Side Garden Sites, any Roads and Parks Department conditions shall apply accordingly.

Parks and Public Realm

The Parks Department request Additional Information as follows:

1. 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.
- iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site
- v. Demonstrate how natural SUDS features can be incorporated into the design of the proposed Development
- vi. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.

2. 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.

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(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. 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 m³. Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² 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.

3. 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.

4. 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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Green Infrastructure

In accordance with 12.4.2 Green Infrastructure and Development Management. Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. It states '*Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones,' Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis. Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:*

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time'.

It is considered that the main elements of the Green Infrastructure Plan are covered in the requirements of the Public Realm report and shall be required by condition.

The applicant is requested by **additional information** to submit the above as requested by the parks department.

Services & Drainage and Flood Risk

Water services have submitted a report and stated Refusal for the following reasons:

The proposed development is directly over an existing 450mm surface water sewer. A minimum setback distance of 4.5m to the outside diameter surface water sewer is required to access pipe for maintenance purposes. The 450mm surface water pipe is there to convey surface water from a previous stream. It is not acceptable to divert the pipe because it greatly reduces the ability for SDCC to clean and maintain the pipe in full working order.

The proposed development is prejudicial to public health and proper planning.

The diversion of the 450mm pipe poses a flood risk to upstream properties due the increased difficulty of providing proper maintenance to the pipe in the future.

Notwithstanding the recommendations of the Surface Water Drainage Department, the applicant is requested by **additional information** to address the above concerns. The applicant should liaise with SDCC's Water Services Department prior to responding,

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Irish Water

Irish water has submitted a report and stated Further Information for the following reasons:

1.1 Submit a Confirmation Letter of Feasibility from Irish Water for proposed development to SDCC (South Dublin County Council) Planning Authority.

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 Submit a Confirmation Letter of Feasibility from Irish Water for proposed development to SDCC Planning Authority.

Reason: In the interest of public health and to ensure adequate water facilities.

The recommendation of the Irish Water is requested by **additional information** to address the above.

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 new dwellings.

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

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.

Conclusion

Having regard to the above proposal. The Planning Authority has a number of concerns to address by additional information as outlined above.

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Recommendation

Request Additional Information.

Additional Information

Additional Information was requested on the 22nd of February 2023.

Additional Information was received on the 8th of August 2023 (not deemed significant).

Additional Information Consultations

Irish Water – Clarification of Additional Information requested.

Surface Water Drainage – Refuse Permission

Roads Department – Clarification of Additional Information requested.

Parks Department – No objection subject to conditions.

Assessment

Item 1 Requested

The planning authority has concerns with the room measurement and sizes on the submitted drawings, they do not appear to correlate correctly. The planning authority also notes anomalies with regards to private open space measurements.

The applicant is requested to submit a full suite of revised drawings to be in compliance with the Planning and Development Regulations and accurately depicting all measurements, to include:

(i) clearly and indicatively outline how dwelling 1, 2 and 3 meets the South Dublin County Council Development Plan (2022 – 2028) Table 3.20: Minimum Standards for Housing in the Private Open Space of 60 sq.m

(ii) individual living room / kitchen / bedroom / storage room sizes and that they meet the standards as per the Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Applicant's Response:

(i) Revised drawing submitted. Private open spaces for the proposed houses would be House 1 66.1sq.m, House 2 63sq.m, House 3 60.2sq.m and House 4 77.8sq.m.

(ii) Revised drawing and table of floor areas submitted.

Assessment:

(i) Based on the drawings (and scales) submitted, the private open space to the rear of House Nos. 2 and 3 would be under the 60sq.m minimum for a 3 bed dwelling. Section 12.6.8 of the CDP allows for, in the case of development on corner and/or side garden sites, a relaxation (up to 10% reduction) in the quantum of private open space in certain instances.

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Given that the development meets other relevant standards, including internal accommodation, and that the proposed open space is considered of a high quality and is not reduced further than 10% under the minimum, the development is considered to be in compliance with the CDP in relation to private open space.

(ii) The proposed dwellings meet or exceed the relevant minimum floorspace standards under the County Development Plan 2022-2028 and the Quality Housing for Sustainable Communities-Best Practice Guidelines (2007).

It is therefore considered that this item has been satisfactorily addressed.

Item 2 Requested

1. From the Entrance & Parking layout at Southern entrance the applicant is required to submit the following:

- AutoTRAK analysis showing safe vehicular access/egress*
- Including for cars egressing & heading east along Templeville Drive*
- Radius dimension of internal grass verge*
- Proposed vehicular entrance width*
- Car park space dimensions (note sizes vary on submitted layout)*
- Dimension between the carpark spaces (East – West)*
- Bin collection details (narrow laneway widths to be dimensioned at all offsets)*

2. From the Entrances on the Eastern side, the applicant is required to submit the following:

- AutoTRAK analysis showing safe vehicular access/egress*
- Proposed road-marking alterations*
- Proposed vehicular entrance widths*
- Car park space dimensions (note sizes vary on submitted layout)*
- Dimension between the carpark spaces (East – West)*
- Bin collection details (narrow gate widths to be dimensioned)*

Applicant's Response:

AutoTRAK drawing submitted.

Assessment:

The Roads Department have reviewed the information submitted and state in their report that *'The only item that has been responded to is the AutoTRAK analysis. This analysis does not detail how cars can easily navigate into the spaces closest to the road at the proposed southern entrance. Therefore, the AutoTRAK along with all other Roads items requested as AI are still outstanding and will either need to resubmitted or requested as CAI'.*

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Insufficient information has been submitted in relation to the proposed vehicular accesses and parking. It is therefore considered that permission should be **refused**.

Item 3 Requested

The overall design approach taken for the dwelling(s) is considered acceptable in built form; however visually, the proposed colours of brick/render finishes to the dwellings does not respond to the surrounding environment and revisions are requested for colours more in keeping with the surrounding environment.

Applicant's Response:

Revised drawings submitted showing a plaster finish to the main body of the houses, projecting elements would have brick cladding.

Would be amiable to agreeing exact specifications post planning if acceptable.

Assessment:

Given the size of the subject site (smaller infill site under 0.5ha as described in the CDP), consideration should be given to further integration with the surrounding built form in terms of materials and finishes. Final materials and finishes can be agreed through condition.

Item 4 Requested

The applicant is requested to examine options for reducing potential overlooking of the rear garden of 126 Templeville Drive from the double bedrooms to the rear of the first floor of houses 3 and 4. One option around this might include the reduction in the size of the ope and provision of supplemental light by way of a rooflight.

Applicant's Response:

Revised drawings submitted showing the proposed windows to the first floor bedrooms reduced in size on all four dwellings. Rooflights would be installed to aid natural light levels.

Would be amiable to looking at alternatives including the angling of these rear windows in a similar manner to those on the front elevation.

Assessment:

While the amendments would help mitigate overlooking, the Planning Authority would still have concerns in relation to the impact on the residential amenity of neighbouring site No. 126 Templeville Drive. The development would result in 2 no. houses with first floor windows located approx.6-8m from the side boundary of the rear garden of No. 126. This is not considered to be a reasonable impact on the residential amenity of this neighbouring property having regard to the location and RES zoning of the sites.

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Further amendments to the design of House Nos. 3 and 4 should be provided. This is considered too significant of an amendment to achieve through condition as may result in house type/accommodation changes. Permission should therefore be **refused** in relation to impact on existing residential amenity.

Item 5 Requested

1. 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.*
- iv. Significantly reduce the impacts of the development on existing green infrastructure within and adjacent to the proposed development site*
- v. Demonstrate how natural SUDS features can be incorporated into the design of the proposed Development*
- vi. Submit green infrastructure proposals and a green infrastructure plan that will mitigate and compensate for the impact of the proposed development on this existing site and show connections to the wider GI Network. These proposals should include additional landscaping, SUDS measures (such as permeable paving, green roofs, filtration planting, above ground attenuation ponds etc) and planting for carbon sequestration and pollination to support the local Bat population.*

2. 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.

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(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. 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 m³ . Show in report what surface water attenuation capacity is required for proposed development. Show what different surface types, areas in m² 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.

3. 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.

4. Boundary Treatment

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

Applicant's Response:

Landscape Design Rationale, Planting Plan, Landscape Plan, Green Infrastructure Plan and Boundary Plan prepared by Landscape Design Services submitted.

Drainage Report prepared by Coyle Civil and Structural submitted.

Assessment:

The Parks and Public Realm Section have reviewed the information submitted and have no objection subject to conditions including the implementation of the submitted landscape plans, retention of landscape architect and certificate of completion, and SUDS implementation.

The final boundary treatment can be agreed by way of condition.

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It is therefore considered that this item has been satisfactorily addressed.

Item 6 Requested

The proposed development is directly over an existing 450mm surface water sewer. A minimum setback distance of 4.5m to the outside diameter surface water sewer is required to access pipe for maintenance purposes. The 450mm surface water pipe is there to convey surface water from a previous stream.

(i) The applicant is requested to submit a proposal that will overcome the concerns of the SDCC Water Services Department in relation to the existing 450mm surface water sewer. Note: prior to submitting the AI response it is recommended to contact the Surface Water Drainage Department Directly.

Applicant's Response:

Drainage Report and Layout prepared by Coyle Civil and Structural submitted.

Existing pipe redundant as evidenced via the CCTV survey information as submitted with the application. No historical basis for the assumption that the pipe was ever used for the flow or transfer of surface water and the historical evidence supports that this feature was only ever an agricultural ditch.

4.5m way leave both sides of the pipe means 9.45m wide tract of land for alleged future maintenance of a redundant pipe that has no connection or discharge capacity, has never been maintained and can never be accessed beyond the site due to being built over with significant structures along the line.

Engineered solution box culvert along section adjacent to House No. 4 which would allow access in the future.

Assessment:

Water Services has reviewed the information submitted and have concerns in relation to the proposed development's impact on the existing surface water pipe that traverses the site. The Water Services report states the following:

1 Water services recommend refusal of proposed development because:

The proposed development is directly over an existing 450mm surface water sewer. A minimum setback distance of 3.5m to the outside diameter surface water sewer is required to access pipe for maintenance purposes.

The 450mm surface water pipe is there to convey surface water from a previous watercourse. It is not acceptable to divert the pipe because it greatly reduces the ability for SDCC to clean and maintain the pipe in full working order.

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The proposed development is prejudicial to public health and proper planning.

Flood Risk

Recommend Refusal

2.1 The diversion of the 450mm pipe poses a flood risk to upstream properties due the increased difficulty of providing proper maintenance to the pipe in the future.

2.2 Putting in new culverts goes against the County Development Plan 2022 -2028 Policy Green Infrastructure Section 4.2.1 G13 Objective 4.

2.3 There is surface water flow in the 450mm pipe as was seen on inspection by SDCC on Tuesday 25th April 2023 Friday 18th August 2023 and Monday 21st August 2023.

The proposed development would require too significant of an amendment to address the above through condition. Given the above it is considered that permission should be **refused**.

Item 7 Requested

(i) The applicant is requested to submit a Confirmation Letter of Feasibility from Irish Water for proposed development to SDCC (South Dublin County Council) Planning Authority.

(ii) The applicant is requested to submit Confirmation Letter of Feasibility from Irish Water for proposed development to SDCC Planning Authority.

Applicant's Response:

The additional information response document states that a Pre-Connection Application Form as submitted to Irish Water is submitted with the response.

Assessment:

Confirmation of Feasibility letter(s) from Irish Water in relation to water supply and wastewater connections have not been submitted. Irish Water has reviewed the information submitted and state that these should be submitted as additional information.

While insufficient information has been submitted in relation to this item it is not considered to constitute a reason for refusal given that this could be secured by way of condition.

Conclusion

Permission should be **refused** in relation to insufficient information provided on the proposed vehicular accesses and parking, impact on residential amenity and being prejudicial to public health and proper planning.

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Recommendation

I recommend that a decision to Refuse Permission be made under the Planning & Development Act, 2000 (as amended) for the reasons set out in the Schedule hereto:-

SCHEDULE

REASON(S)

1. Insufficient information has been submitted, to the satisfaction of the South Dublin County Council's Roads Department, to ensure that the proposed development would provide adequate vehicular access and parking and would not endanger public safety by reason of traffic hazard and obstruction of road users.
2. The development, by reason of the location of the proposed first floor windows and proximity to the rear private amenity space to the west, would result in an unacceptable level of overlooking and loss of privacy to the residents of No.126 Templeville Drive and their rear amenity space. The proposed development would, therefore, seriously injure the amenity of property in the vicinity and would be contrary to the 'RES' zoning objective for the area which seeks 'to protect and/or improve residential amenity' and would therefore be contrary to the South Dublin County Development Plan 2022-2028 and the proper planning and sustainable development of the area.
3. Having regard to the location of the existing surface water sewer, the Planning Authority is not satisfied that the proposed diversion of the said sewer and the location and proximity of the proposed development, would not be prejudicial to public health.

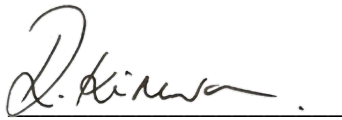
Comhairle Chontae Atha Cliath Theas

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REG. REF. SD22A/0466

LOCATION: 124, Templeville Drive, Templeogue, Dublin 6W



**Deirdre Kirwan,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000 (as amended) to Refuse Permission for the above proposal for the reasons set out above is hereby made.

Date: 04/09/23



Gormla O'Corrain, Senior Planner

To whom the appropriate powers have been delegated by the order number DELG 13423 of the Chief Executive of South Dublin County Council*