

COMHAIRLE CONTAE FHINE GALL

RECORD OF EXECUTIVE BUSINESS AND CHIEF EXECUTIVE'S ORDER

PF/0111/16

Register Reference: F15A/0551

Date of Registration: 27 November, 2015

Correspondence: JFOC Design and Planning, 11A Greenmount House, Harolds Cross, Dublin 6W.

Development: The demolition of the existing 2-storey house (190m<sup>2</sup>) and the construction of 31 no. dwelling houses - 4 no. house type A (2.5 storey; 4 bed; 174m<sup>2</sup>), 7 no. house type B (2 storey; 2 bed; 89m<sup>2</sup>), 10 no. house type C (2 storey; 3 bed; 130m<sup>2</sup>) and 10 no. house type D (2.5 storey; 4 bed; 156m<sup>2</sup>) and all associated and ancillary site works including vehicular access from Portrane Road, and pedestrian and cycle access to The Links and Baltra Hall.

Location: Glaslinn, Portrane Road, Donabate, Co. Dublin.

Applicant: William O'Brien

Application Type: Permission

Zoning: 'RS' - The objective of which is to 'Provide for residential development and protect and improve residential amenity'  
'TC' - The Objective which is to 'Protect and Enhance the Special Physical and Social Character of Town and District Centres and/ or Improve Urban Facilities'

POB - 27/1/2016

Planning Officer's Report:

POB/MMcG

Report of the Planning Officer typed 27th January 2016.

This is an application for PERMISSION for the demolition of the existing 2-storey house (190m<sup>2</sup>) and the construction of 31 no. dwelling houses - 4 no. house type A (2.5 storey; 4 bed; 174m<sup>2</sup>), 7 no. house type B (2 storey; 2 bed; 89m<sup>2</sup>), 10 no. house type C (2 storey; 3 bed; 130m<sup>2</sup>) and 10 no. house type D (2.5 storey; 4 bed; 156m<sup>2</sup>) and all associated and ancillary site works including vehicular access from

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Portrane Road, and pedestrian and cycle access to The Links and Baltra Hall at Glaslinn, Portrane Road, Donabate, Co. Dublin for William O' Brien.

Date of site visit: 17th December 2015

#### Site location and Description:

The subject site is located to the south of the Portrane Road almost immediately opposite the new entrance road to Donabate Community Centre, Library and secondary school. The site is therefore adjacent to the centre of Donabate and is within the 50 kmh zone. The site currently consist of two plots of land- that section to the west containing a two-storey house and surrounding gardens known as Glaslinn and the other area of land is undeveloped. There are numerous trees on the subject lands, and much of the site is under grass. The site rises gently in a southerly direction.

Lands to the south form part of the Donabate Village residential development consisting of Baltra Hall and The Fairways. The lands to the east are also in residential use and consist of The Links development and detached houses along the Portrane Road.

The floor area of the existing house on site is given as 190 sq. m and the subject site area is given as 0.9864 hectares.

#### Zoning Objective:

Part of the site of the proposed development, that which includes Glaslinn House is located in an area designated with the zoning objective 'TC', to *'Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities'*.

The remainder of the site to the east is zoned 'RS', to *'Provide for residential development and protect and improve residential amenity'*, in the Fingal Development Plan 2011 – 2017.

There is an Indicative Cycle/ Pedestrian Route shown along the Portrane Road to the front (north) of the site.

#### Donabate Local Area Plan 2006 – 2012:

The subject site which contains Glaslinn is located on lands defined as Donabate Town Centre and the section of the site to the east is defined as Existing Residential Development Areas

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A Draft Local Area Plan for Donabate came off display on the 21st of January 2016.

**Development Plan:**

Residential development is covered in Chapter 7 – Urban Fingal in the Fingal Development Plan 2011 - 2017. Regard has been had to Objectives RD10 – Infill Development, RD07/ Table RD01 House Standards and Objective UD01 – Design Appraisal.

**Donabate Urban Centre Strategy 2010:**

The subject site is located within Area 7 of the UCS. The vision states 'to allow for the mixed use redevelopment of these lands with positive new frontage development onto the Portrane Road, while protecting adjoining residential amenities and a density of up to 70 units to the hectare can be accommodated here'.

**Planning History:**

There are no recent, relevant, valid applications on this site.

**Proposed Development:**

The proposed development consists of:

- (a) The demolition of the existing 2-storey house (190m<sup>2</sup>).
- (b) The construction of 31 no. dwelling houses - 4 no. house type A (2.5 storey; 4 bed; 174 sq. m), 7 no. house type B (2 storey; 2 bed; 89 sq. m), 10 no. house type C (2 storey; 3 bed; 130 sq. m and 10 no. house type D (2.5 storey; 4 bed; 156 sq. m). This provides for a density of 31 units to the hectare.
- (c) All associated and ancillary site works including vehicular access from Portrane Road, and pedestrian and cycle access to The Links and Baltra Hall.

**Departmental Reports -**

Water Services Planning Section:

Surface water sewer: Further information is requested.

Transportation Planning Section:

Further information is requested.

Parks and Green Infrastructure Division:

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Verbal report received seeking further information.

Housing Department:

The proposal with regard to the provision of Part V housing is acceptable.

Heritage Officer:

No report received to date.

Prescribed body:

Irish Water:

Foul drainage and water supply: Further information is requested.

Water supply: Further information is requested.

**Third Party Submissions/Representations**

A number of letters of objection to the proposed development have been received including Donabate/Portrane Community Council, Fairways Residents Association, The Links Residents Association and are noted in the preparation of this report. Matters of planning concern include:

- a) Issues over application procedure, for example the filling in of the application form, lack of detail on submitted plans, the location of the public notices.
- b) Impact on existing residential areas through the provision of pedestrian links into adjoining residential areas giving rise to anti-social issues.
- c) Impact on neighbouring properties in The Links through overshadowing, overlooking, devaluation of property, right of way, increased noise levels in the area.
- d) Concern about traffic safety due to the current level of traffic in the area.
- e) Provision of open space may be deficient in terms of quantity and quality.
- f) There would appear to be inadequate separation distances between units, insufficient garden depths etc.
- g) Issue over access to rights of way, consent to access roads etc.
- h) Loss of trees and mature planting on this site. This may have an impact on drainage in the area.
- i) The proposed development contravenes the zoning of the area.
- j) The proposed houses are out of character with the existing form of houses in the area. This is in terms of height, design and bedroom numbers.
- k) Requirement for an Environmental Impact Assessment (EIS).
- l) Retain existing dwelling, retention of trees.

Balbriggan Swords Local Area Committee Meeting 14th January 2016

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This application was raised at the above LAC meeting. The issues of concern identified by the Members have been taken into full consideration in this assessment.

**Pre-Planning consultation –**

Pre-planning consultation took place between the Planning Department and the applicant.

**Assessment -**

The main issues for consideration are zoning, compliance with the Local Area Plan and the Development Plan, density and layout of the development, impact on the visual and residential amenity of the area, amenity of the proposed units, comment on the received reports and comment on the letters of objection.

***Zoning:***

The subject site is partially zoned Town and District Centre and residential development is listed within the Permitted in Principle category of this zoning. The remainder of the site is zoned Residential. The proposed development is purely residential although the TC zoning promotes a mix of uses. Considering that the character of the surrounding lands to the south and east is residential, the proposed development is acceptable in terms of the land use zoning.

***Compliance with the Local Area Plan and the County Development Plan:***

The current LAP for Donabate has lapsed, although it should be noted that the scheme is broadly in line with the requirements of same. The housing scheme is also generally in accordance with the draft Donabate Local Area Plan which came off display on the 21st of January 2016.

A detailed Planning Report has been submitted. This sets out the character of the area and the rationale behind the development. It is considered that this is generally in compliance with Objective UD01 of the Development Plan. The contiguous elevations clearly demonstrate the impact on the visual amenity of the area. It would be desirable if additional photographs had been included with the application, though it is noted that the 'Condition Report' for Glaslinn does include a number of photographs of the house and its setting on site.

***Density and layout of the development:***

The proposed development provides for a density of 31 units to the hectare. This is below the range of 35 to 50 units that would be expected in a town centre location. The only way to increase the density is by introducing apartments and it is considered that they may not be appropriate having regard to the proposed layout and impact on neighbouring sites. The layout was considered in pre-

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planning consultation and in general the submitted layout is acceptable and reflects the general pattern of development on adjoining residential sites.

The layout allows for the provision of centrally located open space areas which are overlooked by adjoining housing units. The level of passive surveillance is considered to be acceptable.

*Impact on the visual amenity of the area:*

The proposed houses are of a contemporary design and it is considered that they will integrate with the existing character of the area. It is noted that this section of the Portrane Road in general comprises large dwelling units on large plots constructed typically in the 1930's and onwards. The TC/ RS zoning allows for a higher density of development. The proposed houses provide for a mix of heights improving the visual interest of the development. The external treatment of the houses consists of brick and render, with blue/ black slate roof and some relief provided in the form of zinc finish around the dormers at second floor level in house types A and D. House types C are provided with a balcony area in the front elevation. This is considered to be acceptable and provides for an additional area of amenity for the future occupants.

A landscaping plan has been provided with the application and it is proposed that a number of the existing trees on site will be retained. In addition a number of street trees are proposed within the site. The Parks and Green Infrastructure Division have verbally sought further information in relation to the landscaping plan and the location of the proposed surface water drainage system.

*Impact on the amenity of the area:*

The issue of negative impact on existing residential units was raised in a number of the letters of objection. This has been assessed and it is found that adequate separation distances between the proposed and existing houses have been provided for. The standard requirement is for a 22 m separation between opposing first floor windows in accordance with Objective OS35 of the Development Plan. This has been achieved. The design of houses is such that the three storey units (Type A & D) are two storey to the rear thereby reducing the need for increased separation distances.

Similarly, the development has been designed in such a way as to overcome concerns regarding overshadowing leading to a loss of daylight. The generous rear garden depths and the separation distances address these concerns.

The demolition of the existing house on site – Glaslinn is referred to in a number of the letters of objection as a house of local importance. This house is not

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included on the Record of Protected Structures (RPS) and does not feature on the National Inventory of Architectural Heritage. The applicant has submitted a 'Condition Report' with respect to this house. The house was built circa 1930 with further extensions in the 1950s and 1970s. The Condition Report is a detailed survey and in summary it has been found that the house suffers from poor insulation, dampness and would require considerable expense to meet current building standards. This is noted and it is agreed that although the house is of local interest, it does not warrant retention.

*Amenity of the proposed units:*

The proposed units will provide for a very high quality of housing in terms of floor area and internal layout. Room sizes are generous and the provision of storage space is similarly well considered in terms of location and quantity.

The proposed houses are provided with adequate private open space though it is noted that the two bedroom units to the southern end of the site are only provided with 51 sq. m in the case of unit number 22, 52 sq. m in the case of unit number 21, 56 sq. m in the case of unit number 18 and 53 sq. m in the case of unit number 30. This is considered to be acceptable and is in compliance with Development Plan standards.

The applicant has not submitted a detailed lighting plan with the application and this will be sought by way of further information. A bin collection point is shown to the north east corner of the public open space area on the Landscape Master Plan (Drawing No. 15323-2-101) and is located adjacent to the boundary whilst on the site layout plan this is located closer to the public street, this should be located adjacent to the boundary and this can be done by way of condition.

*Comment on received reports:*

Irish Water and the Water Services Planning Section have sought further information in relation to water supply and foul/ surface water drainage. As already mentioned in this report the Parks and Green Infrastructure Division have sought further information including with regard to the proposed surface water drainage system.

The Transportation Planning Section has sought further information in relation to traffic calming, car parking and how accesses to neighbouring areas are to be provided. These points are noted. The comments of the Housing Department are noted.

*Comment on letters of objection:*

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A significant number of letters of objection have been received with a wide range of issues raised which have been considered in the assessment of this application. The issue of impact on existing residential units has already been addressed in this report. With regard to procedural issues, adequate information has been submitted to enable an assessment of the application. Public notices have been adequately provided.

There is no requirement for an EIS for this application. This is a relatively modest development and in no way reaches the threshold for the requirement of an EIS. The applicant has submitted an *Appropriate Assessment Screening* and this has found the proposed development either on its own or in combination with other plans/ projects in the area will not have a negative impact on any Natura 2000 sites in the area. This is noted.

The opening of pedestrian accesses points to neighbouring lands has been noted as a matter of concern. Improved permeability has been identified as important in promoting improved pedestrian connectivity. No attempt is being made in this case to open up cul-de-sacs to additional vehicular traffic; any additional traffic will be primarily in the form of pedestrian movement. Improved permeability will be for the benefit of residents in The Links, Baltra Hall and Donabate Village allowing easier access to the town centre, local schools, the library etc. It is accepted that the detail with regard to the pedestrian links has not been adequately provided and Additional Information will be requested.

Noise levels were identified as a matter of concern in a number of letters of objection. Aside from during the construction phase, it is not foreseen that noise would be a significant issue on completion of the scheme. The applicant has submitted a detailed tree report and landscaping plan which is generally acceptable. Parks and Green Infrastructure Division have sought further information in relation to a number of minor issues.

**Conclusion:**

The development of these lands for 31 housing units is considered to be acceptable having regard to the character of the area and the impact on existing residential units. The proposed development if constructed would provide for a very high quality of housing with a suitable mix of housing types. It is accepted that a higher density of development could be permitted here and the option exists for an alternative scale of development to be proposed in the future.

A final decision cannot be made until further information is submitted with regard to traffic issues, drainage (foul and surface water), water supply and landscaping.



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RECOMMENDATION

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

1. The applicant is requested to submit the following with regard to the proposed road and car parking layout:
  - (a) Cross-sections of the internal roads showing dimensions and construction details on a revised site layout plan.
  - (b) A taking-in-charge drawing.
  - (c) An explanation of how vehicles accessing houses numbers 1 to 7 and the two visitor parking spaces would be able to turnabout.
  - (d) A justification for the lack of traffic calming on the main access road.
  - (e) Details of the accesses to neighbouring residential roads. This should include elevations of the revised boundary treatment in the form of a low wall and railing. Details of how proposed pedestrian paths are to be connected to existing should also be provided as well as relevant cross sectional drawings detailing any change in gradient.

The applicant is advised to contact Sean McGrath of the Transportation Planning Section at [sean.mcgrath@fingal.ie](mailto:sean.mcgrath@fingal.ie) prior to the submission of any additional information.

2. The applicant is requested to submit the following:
  - (a) A revised water supply layout drawing showing watermains to be looped such that at least 2 houses are supplied off any loop.
3. The Applicant is requested to address the following:
  - (a) Confirm the proposed cover level of MH F2 (4.300) and MH F3 (3.992).
  - (b) All pipelines shall have recommended minimum cover of 1.2 m, with absolute minimum cover of 750mm when encased with 150mm thick

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concrete, as per the 'Greater Dublin Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006. The applicant is requested to submit a revised design complying with the Code.

(c) Submit details of the proposed private sewers, including levels, gradient and pipe size.

4. The applicant is requested to submit the following with regard to surface water drainage:

(a) As per the GDSDS (Greater Dublin Strategic Drainage Study) Regional Drainage Policies Volume 2 New Development, Aug 2005, the use of underground attenuation tanks in this instance is not allowed. The applicant is requested to submit a revised drainage design following the principles of Sustainable Drainage Systems (SuDS) and in compliance with the principles outlined in the GDSDS.

(b) The applicant is requested to confirm the proposed cover level of MH S5 (4.326m).

(c) All pipelines shall have recommended minimum cover of 1.2m, with absolute minimum cover of 750mm when encased with 150mm thick concrete, as per the 'Greater Dublin Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006. The applicant is requested to submit a revised design demonstrating compliance with the Code.

(d) The applicant is requested to submit details of the proposed private sewers, including levels, gradient and pipe size.

(e) Permeable paving shall only be acceptable within private curtilages and the applicant is requested to submit a revised layout and surface water design accordingly.

5. The applicant is requested to submit full landscaping details, with particular regard to the location of surface water drainage systems. The applicant is advised to contact the Parks and Green Infrastructure Division prior to submission of a response to the foregoing.
6. No details of the proposed public lighting have been submitted. The applicant is requested to submit a revised site layout plan showing the location of the public lighting within the site in addition full details of the type of lighting proposed are requested. The lighting should be of a low energy type such as LED lighting.

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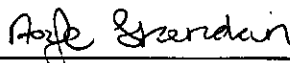
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Pledge FISA/0551  
Senior Executive Planner  
27.1.2016.

Endorsed:

  
Administrative Officer

Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for Permission as set out in the above report and that notice thereof be served on the applicant.

Dated 28~~th~~ January, 2016

  
Senior Planner

Thereunto empowered by order of the Chief Executive, Fingal County Council C.E. No. 6497  
dated 17/9/15 delegating to me all his powers, functions & duties in relation to the council of the County of Fingal in respect of this matter.