

Pre planning PAC/484/17

Address: 'Tandesann' Glenamuck Road, Carrickmines

Agent: Stephen Newell Architects.

Date of pre planning comments: 04/11/17

Date Consultation Received: 18/10/17

Planner: **Peter Nelson**

Proposed Development: Alterations and remodelling of existing dwelling and construction of four dwellings to the rear

The applicant is advised that advice or opinions offered at consultations are given in good faith and cannot prejudice the determination of a subsequent planning application: Section 247 of the Planning and Development Act, 2000 states the following in this regard:

"The carrying out of consultations shall not prejudice the performance by a planning authority of any other of its functions under this Act, or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings"

Introduction

ZONING OF SITE: Dun Laoghaire-Rathdown Development Plan 2016-2022: Objective A: 'To protect and/or improve residential amenity.'

The site is within the Kiltarnan/Glenamuck Local Area Plan boundary. The site is within Development Parcel No.29A.

Site History

There appears to be no recent planning history relating to the site.

Pre Planning Comments

General

Site is contained in Development Parcel 29A Kiltarnan/Glenamuck Local Area Plan Residential development is acceptable on site.

As the site is zoned for residential use the principle of five houses on this site is acceptable. Development Parcel 29A allows for residential infill only.

As the site is a transition site between Development Parcel 29A which allows for one storey with split-treatment to the rear on the northern side of Rockville Drive and Development Parcel 31B which allows for a max. 4 storey developments it is considered two-storey dwellings on this site are acceptable.

Any proposal for new dwellings on the site will have to comply with Section 8.2.8.4(i) Private Open Space for Houses of the 2016-2022 Dun Laoghaire Rathdown Development Plan, which requires 48sqm for 1/2 bed houses, 60sqm for 3 bed houses and a minimum of 75sqm for 4 bed houses.

Car parking to be provided as per Table 8.2.3: Residential Land Use –Car Parking Standards, contained in the 2016-2022 Dun Laoghaire Rathdown Development Plan: 1 space per 1/2 bed unit, 2 spaces per 3-bed + unit.

The courtyard approach to the design of houses nos. 2 and 3 is acceptable. Care needs to be taken with the first floor windows. A separation distance of circa 22 between opposing first floor windows is required. It is considered that the applicant should work towards achieving a distance of 11m between any first floor windows on the South Western elevation of house no's 2 and 3 and the south western boundary of the site.

Any planning application should carefully detail the finishes to be used for both the houses and the shared surfaces.

Any planning application should include a tree survey and details of proposed landscaping and boundary treatments.

A Certificate for Exemption from Part V should be included with a planning application.

Surface Water Drainage

Please see below the comments from the **Surface Water Drainage Division**;

There appears to be a watercourse to the rear of the site. This will need to be investigated as part of the applicants submission.

Beyond this, as there is no information provided regarding proposed SW or IW foul / water, I can only offer general comments:

Surface Water:

The surface water generated by the houses (roof and pavements) should not be discharged to the sewer but should be infiltrated locally.

The proposal should demonstrate the requirements of the Greater Dublin Strategic Drainage Study (GDS) policies in relation to Sustainable Drainage Systems (SuDS). The design must incorporate SuDS measures appropriate to the scale of the proposed development. Soakpits, permeable paving, rainwater harvesting, etc. would be regarded as reasonable solutions.

Any parking/driveway/hardstanding should be in accordance with DLRCoCo's County Development plan 2016-2022, in particular 8.2.4.9 – where by "Each driveway, parking and hardstanding area shall be constructed in accordance with SuDS..."

Foul & Water:

IW owned assets, IW should be contacted directly to discuss connections and any limitations.

New properties require their own separate connections. The proposed foul and water systems and connections will need to be shown on the planning application drawings.

Any future queries from the applicant regarding surface water drainage should be sent directly to the Drainage Planning department.

Transportation Planning

Please see below the comments from the **Transportation Planning Division** which highlight the required details for a planning application;

1. The Applicant shall show on **detailed** drawings all development works (i.e. proposed internal access roadway, required ramped entry treatment, footpaths, street lighting, etc)

to be designed to meet Dún Laoghaire-Rathdown County Council's 'Taking In Charge Policy Document (April 2016)': <http://www.dlrcoco.ie/en/planning/building-control/taking-charge> and 'Taking in Charge Procedure Document' and all to the satisfaction of the Planning Authority (Municipal Services Department) at the Applicant's own expense. For 'Taking-in-Charge' standards to meet a 40-year design life a minimum 200mm depth of flexible road surfacing is required for carriageway construction within all shared private and public space. The following minimum road construction surfacing depths are required:

(a) The following minimum road construction surfacing depths are required:

- 40mm Clause 942, surface course
- 60mm Clause 906, binder course
- 100mm, base course macadam
- minimum 150mm Clause 804

(b) The Applicant shall show that concrete kerbs are provided at either side of the internal access roadway within the proposed development and that these concrete kerbs shall be cast insitu to meet Dún Laoghaire-Rathdown County Council's Road Maintenance requirements.

(c) The Applicant shall show that all the underground services are situated under impermeable pavement types with the required insitu concrete kerb restraints at either side of the said impermeable pavement.

2. The Applicant shall submit a detailed plan and elevation drawing of a proposed (required) ramped entry treatment for pedestrian priority at the vehicular entrance to the proposed residential development on Glenamuck Road in accordance with the guidance and standards set out in Chapter 4.2.6 of the "Design Manual for Urban Roads and Streets" (2013) / the "Traffic Management Guidelines Manual (2003)". The tactile paving at either side of the ramp shall be shown as buff colour as per the following documents "Guidance on the use of tactile paving surfaces - DETR (UK)".

3. The Applicant shall submit details showing the provision of a STOP sign and a STOP line road marking at the new vehicular entrance to the proposed development at the back of the existing footpath on Glenamuck Road. This is in order to maintain pedestrian priority in front of this proposed residential development.

4. The Applicant shall provide details of street lighting they intend to provide for the proposed overall development including lantern type, lighting column height and type, spacing, light intensity/lux levels, detail/location of the public lighting mini-pillars etc all in accordance with BS 5489-1:2013 specifications. In addition, the Applicant shall provide an assessment of the adequacy of the street lighting at the proposed vehicular entrance to the residential development on Glenamuck Road. All proposed street lighting shall be shown to be designed in accordance with Dun Laoghaire-Rathdown County Council's February 2015 guidance document for 'Public Lighting Installations in Residential and Industrial Areas'.

5. The Applicant shall submit a **detailed** Construction Management Plan to the Planning Authority (Transportation Planning Section) indicating measures dealing with:

a) Traffic management plan including Construction vehicular access to site in particular to avoid conflict between construction activities and traffic on Glenamuck Road.

b) How it will be intended to avoid conflict between construction activities and pedestrian movements on Glenamuck Road during construction works.

c) Where it is intended to provide for site staff car parking during construction in that is not acceptable to have long term parking in the nearby residential areas.

d) Proposed measures to minimise /eliminate nuisance caused by noise and dust, proposed working hours and measures to minimise/prevent transfer of dirt to the public road with associated measures to clean the public roads / gully's etc in the vicinity of the site and continuing replacement of roads line markings resulting therefrom.

- The Applicant is advised that this pre planning is now closed and that any further proposals for this site should be submitted to preplanning@dlrcoco.ie