

PLANNING DEPARTMENT REPORT ON PROPOSED Part 8 (Local Authority Own Development) SCHEME 'TIG MO CHROÍ', GLENAMUCK, DUBLIN 18

INTRODUCTION

The purpose of this this planning report is to accompany a Part 8 Scheme for an extension to a Traveller Accommodation Unit at Tig Mo Chroí, Glenamuck, Dublin 18.

SITE DESCRIPTION

The subject site is located off Glenamuck Road and is accessed via a short road which turns parallel to Glenamuck Road where the single storey traveller accommodation units are located. There is one three bed single storey dwelling and three bays with day houses and mobile homes which are set back from Glenamuck Road and there is an open grass area between the buildings/structures and the public road.

The subject site is bounded by the grounds of Wayside Celtic football club to the south-east, by farmland to the north-east, a grass field to the south-west and by Glenamuck Road to the north-west. Residential areas are located across the road to the north-west and on the other sides of the fields to the north-east and south-west. There is a large electricity mast located in the adjacent field to the south-west.

The nearest LUAS Stop is located c. 1.8m from the site by road or 1km from the site as the crow flies.

PROPOSED DEVELOPMENT

The proposed development, would comprise the following works (as per the statutory notices):

- Development will consist of 3 no. four-bed extension to existing Dayhouses being constructed. Each extension will be 66 m² and have two parking spaces per house. There will be a private area to the rear of each house. New extension façade will comprise render finish and with energy efficient windows and doors, the roofs on the new extension will match existing roof of fibre cement slate.

RELEVANT PLANNING HISTORY

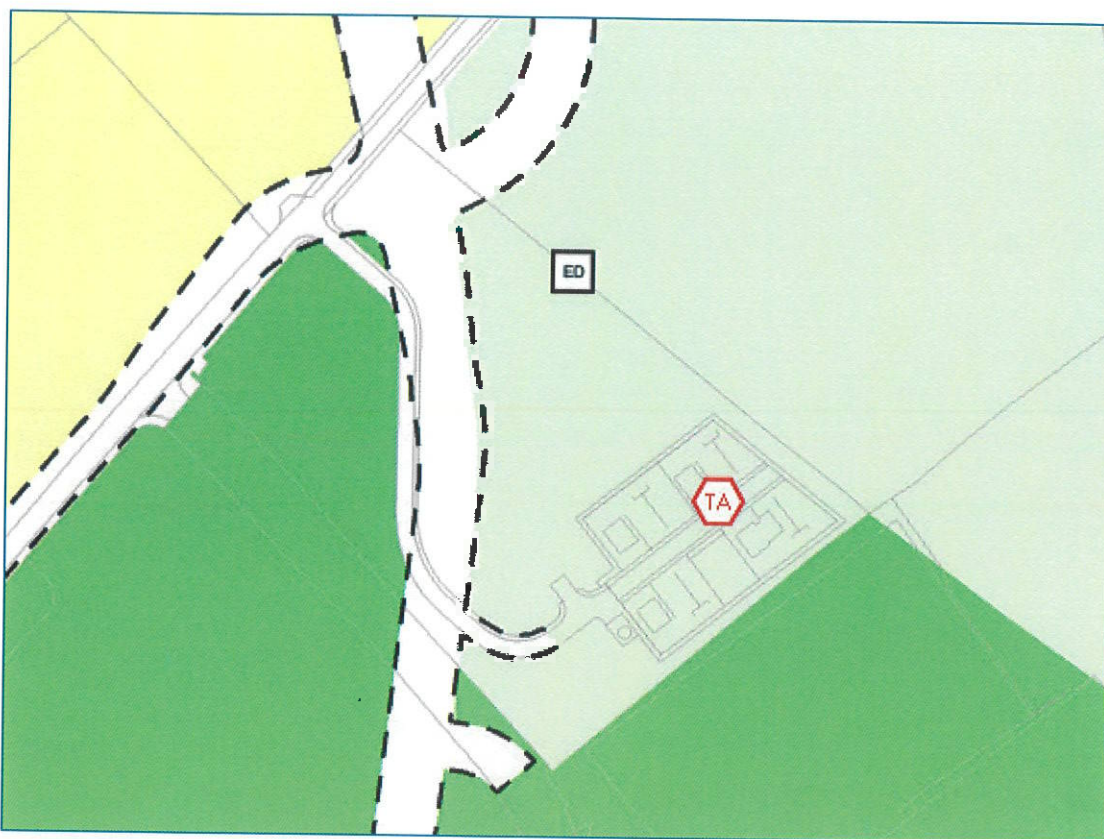
Subject site

None located.

RELEVANT POLICY IN DÚN LAOGHAIRE-RATHDOWN COUNTY DEVELOPMENT PLAN 2022-28

Under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the site is subject to zoning objective B, which seeks *'To protect and improve rural amenity and to provide for the development of agriculture'*. 'Travellers accommodation' is a permitted in principle use under the zoning objective of the site.

The definition of Travellers accommodation as set out in the County Development Plan 2022 – 2028 includes housing.



Extract from County Development Plan Zoning Map

The site is subject to Specific Local objectives TA which refers to the existing Traveller Accommodation site of Tig Mo Chroí, Glenamuck Road. The ED marking located towards the front of the site refers to a proposed education site. There is a road reservation for the Glenamuck District Roads Scheme (GDRS) which has been approved under Part 8 and will shortly be proceeding to tender.

The following policy is relevant to development of this type:

Chapter 3 – Climate Action

- Section 3.4.1.1 Policy Objective CA5: Energy Performance in Buildings
- Section 3.4.1.3 Policy Objective CA7: Construction Materials
- Section 3.4.2.1 Policy Objective CA10: Renewable Energy

Chapter 4 – Neighbourhood – People, Homes and Place

- Section 4.2.1 Sustainable Communities and Neighbourhood Infrastructure
- Section 4.2.1.2 Policy Objective PHP3: Planning for Sustainable Communities
- Section 4.3.2.9 Policy Objective PHP33: Traveller Accommodation

It is a Policy Objective to implement the 'Traveller Accommodation Programme 2019- 2024'. In accordance with the Programme, Traveller specific accommodation for the County's indigenous Traveller Community will be provided through the development of new sites, the refurbishment and extension of existing sites, Part V Developments, casual vacancies and standard housing.

- Section 4.4.1.1 Policy Objective PHP35: Healthy Placemaking
- Section 4.4.1.3 Policy Objective PHP37: Public Realm Design

Chapter 12 – Development management

- Section 12.3.2.2 Sustainable Neighbourhood Infrastructure – Future Provision
- Section 12.3.3 Quantitative Standards for All Residential Development

- Section 12.3.4 Residential Development – General Requirements
- Section 12.3.7 Additional Accommodation in Existing Built-up Areas
- Section 12.3.8 Housing for All
- Section 12.4.5 Car Parking Standards
- Section 12.4.8 Vehicular Entrances and Hardstanding Areas
- Section 12.8.3.3 Private Open Space

RELEVANT REGIONAL AND NATIONAL PLANNING POLICY

- Kiltiernan-Glenamuck Local Area Plan 2025 formally adopted by Elected Members on 5th June 2025, to formally come into effect 17th July 2025)
- Project Ireland 2040 National Planning Framework
- Regional Spatial and Economic Strategy for the Eastern and Midland Region

KEY PLANNING CONSIDERATIONS

Principle of Development

The site is subject to zoning objective B, which seeks *'To protect and improve rural amenity and to provide for the development of agriculture'*. *'Travellers accommodation'* is a permitted in principle use under the zoning objective of the site. The definition of Travellers accommodation as set out in the County Development Plan 2022 – 2028 includes housing.

The site is subject to Specific Local objectives TA which refers to the existing Traveller Accommodation site of Tig Mo Chroí, Glenamuck Road. The ED marking on the subject site located towards the front of the site refers to a proposed education site. The GDRS road reservation passes to the immediate west of the proposed development.

In land use terms, the proposed development is in accordance with the 'B' zoning objective of the subject site.

Provision of Extensions

The construction of 3 no. four-bed extensions to the existing Dayhouses (Each extension will be 66 m²) with two parking spaces per house and a private area to the rear of each house deliver on a number of policy objectives of the Dún Laoghaire Rathdown County Development Plan 2022-2028 namely:

- Policy Objective PHP3: Planning for Sustainable Communities;
- Policy Objective PHP33: Traveller Accommodation; and
- Policy Objective PHP35: Healthy Placemaking.

Residential Amenity

Having regard to the size, massing, distance to boundaries and distance to surrounding residential properties and adjacent land uses, the proposed development is not expected to negatively impact on neighbouring residential amenity or general amenity. Rather, the proposed development by its nature and characteristics is expected to improve residential amenity on the subject site by providing greater living/bedroom space, private open space and parking and there are no significant concerns in relation to internal or external space standards.

Visual Impact

The proposed extensions would be single storey pitched roof developments, which would be in line or below the prevailing height in the immediate area, particularly considering residential estates off Glenamuck Road. No significant concerns arise in relation to visual impact in the receiving environment by virtue of the scale and position of the proposed extensions. The external finishes are of sufficient quality and the extensions would integrate with the existing pattern of development on the site.

Access, Parking, and Transport

No new vehicular access points are proposed into the site and the proposal would be capable of being accessed from the GDRS when built. In terms of car parking provision, two car parking spaces are proposed per dwelling.

It is noted that the site is located within Parking Zone 4 and per Table 12.5 of the County Development Plan 2022-2028, the proposed parking provision is considered appropriate given the size of each extended dwelling. It is therefore considered that the quantum of car parking proposed is broadly consistent with the Development Plan.

APPROPRIATE ASSESSMENT (AA) SCREENING DETERMINATION

For the purposes of carrying out the screening determination the Ecology Memo prepared by CAAS Environmental Consultants has been considered.

An AA of the proposed development is not required as it can be excluded, on the basis of objective information provided, that the proposed development, individually or in combination with other plans or projects, will not have a significant effect on any European sites. Therefore, this proposed project does not need to proceed to Stage II of the Appropriate Assessment Process, i.e., a Natura Impact Statement (NIS).

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING DETERMINATION

For the purposes of carrying out the screening determination the Ecology Memo prepared by CAAS Environmental Consultants has been considered.

Having regard to the nature, scale and location of the proposed development, it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for Environmental Impact Assessment Report (EIAR) can, therefore, be excluded.

CONCLUSION

Having regard to the Objective B zoning of the subject site, it is considered that the proposed development would not adversely impact on the residential amenity of adjacent properties by reason of overshadowing, overlooking or overbearing appearance. In addition, it is considered that the proposed development would not significantly detract from the character of the surrounding area, and would be in accordance with relevant policy and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Sam McDaid

Date: 12/06/2025



Acting Senior Executive Planner

Endorsed by
Ger Ryan

Date: 12/06/2025



Senior Planner