

Agenda Item 14

MEETING OF DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

8th June, 2015

Report submitted in accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001, (as amended) the Planning and Development Acts 2000, (as amended), and Section 138 of the Local Government Act, 2001 (as amended)

Proposed Refurbishment of existing and extension of Shanganagh Park Lodge, Shankill, Co. Dublin.

1. PC/H/03/15

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001, (as amended), the Council gave notice of the proposed development in the Irish Independent on 26th February, 2015. Plans and particulars of the proposed development were available for inspection from 26th February, 2015 and up to and including 9th April, 2015 at the Housing & Community Department, and Planning & Enterprise Department, County Hall, Marine Road, Dún Laoghaire between the hours of 10.00 a.m. to 4.00 p.m. and at the Council offices, Dundrum Office Park, Dundrum between the hours 9.30 a.m. to 12.30 p.m. and 1.30 p.m. to 4.30 p.m. Monday to Friday, excluding Bank Holidays and under dlr consultations on the Council's website homepage www.dlrcoco.ie.

Submissions and observations with regard to the proposed development could be made up to and including 23rd April, 2015.

<https://dlrcoco.citizenspace.com/housing/pc-h-03-15-shanganagh-park-lodge>

2. SITE LOCATION AND DESCRIPTION:

The site of the proposed development is located off Shanganagh Road to the north of Shankill Village. There is a housing development known as Rathsallagh Park, immediately abutting the site to the north, south and east. Shanganagh Road is located to the west. The overall subject site area is 0.0813 hectares (ha) in extent.

The site, which is known as 'Shanganagh Park Lodge' currently accommodates a small single storey gate lodge dwelling, with a floor area indicated as 39 sq. m. The existing dwelling is orientated towards the south of the site. The subject site is well screened by mature planting along all site boundaries and is therefore not clearly visible from Shanganagh Road. There is an existing vehicular access to the site off Shanganagh Road, with off-street parking to the south of the site.

3. ZONING AND OTHER OBJECTIVES:

The subject site is zoned with the land-use zoning objective 'A', with a stated objective "to Protect and /or improve residential amenity", as per the 2010-2016 Dún Laoghaire-Rathdown County Development Plan.

There is also an objective to protect and preserve trees and woodlands adjacent to the site's northern boundary and also a 6-year road proposal objective along Shanganagh Road as per the 2010-2016 Dún Laoghaire-Rathdown County Development Plan Zoning Map No. 10.

4. DETAILED DESCRIPTION OF PROPOSED WORKS:

The proposed works consist of:

- Refurbishment of an existing dwelling and a ground floor single storey extension (81 sq. m.) to the rear (north) and side (east) of the dwelling.

It is proposed to extend the existing dwelling to the rear (north) and side (east) at ground floor level. The proposed extension extends out to the rear of the dwelling by 5.6 metres to the side of the dwelling, by 4.3 metres to the front of the elevation, and 7.9 metres to the rear elevation. The proposed extension is set back from the eastern site boundary, with Rathsallagh Park by 4.3 metres, and is set back from the western site boundary, with Shanganagh Road by 5.3 metres. A rear garden length of 17 metres is proposed.

The proposed extension accommodates 3 no. bedrooms (one en-suite), a storage room, main bathroom and accessible WC. The existing dwelling is to be refurbished as part of the proposed works and will accommodate a kitchen, dining room and living room. The proposed extension has a pitched roof to the rear and side portion, which is similar to that of the existing dwelling. The central section of the proposed extension will be connected to the existing dwelling by a flat roof link.

The proposed materials for the extension to and the refurbishment of the existing dwelling comprise of concrete block walls, insulated cavity and painted render with a pitched slate roof with a central flat roof section finished in paralon.

A new access ramp is proposed to the front elevation (south elevation) of the dwelling to provide universal access to the dwelling.

5. APPROPRIATE ASSESSMENT

The proposed development is subject to the Guidance for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland (Department of Environment, Heritage and Local Government, November 2009), and the Planning and Development (Amendment) (No. 3) Regulations, 2011. These require that screening is carried out for all projects to examine if any impacts are likely on Natura 2000 sites, that is, Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's)

Scott Cawley Limited, has reviewed the proposed development with respect to the requirement for an Appropriate Assessment and submitted their report. (report attached)

The report concluded that "there will be no likelihood of significant effects on any European sites and no impacts to European site integrity, either alone or in combination with other plans or projects. Therefore it is our view that an Appropriate Assessment is not required."

6. IMPLICATIONS OF THE PROPOSED DEVELOPMENT FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA:

Having regard to the existing dwelling on site, it is considered that the proposed development by reason of its scale, design and layout will be an enhancement of the existing dwelling with consequent improvements for its intended occupiers. Furthermore, it is considered that the proposal will not have any significant overshadowing, overlooking or overbearing implications on the adjacent properties. The proposal is therefore in accordance with the policies of the 2010-2016 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area.

7. INTERNAL REPORTS RECEIVED

Planning and Enterprise Department: In correspondence dated 18.2.2015, the Planning Department raised no objection to the proposal.

Transportation Planning and Drainage Services: In correspondence dated 6.2.15, the Transportation Department raised no objection to the proposal.

A Surface Water Drainage report dated 9th March, 2015 stated there was no objection subject to surface water not being allowed to enter the foul drainage system.

Corporate Services and Human Resources Department – Property Management Section: In correspondence dated 28.1.15 the Property Management Section raised no ownership issues.

Environment Department - Parks and Landscape Services: Report dated 13.2.15 states no objection to the proposal. An Arborist's report has also been carried out and the recommendations of this report will be implemented in the proposed development.

Conservation Officer: Correspondence dated 17th February from the Conservation Officer raised no objection to the proposal.

Community Department: In correspondence dated 12th February, 2015 the Community Section was supportive of the proposed development.

Environmental Services Department: In a report dated 28.1.15 the Environmental Services Department reported that they had no objection.

County Librarian: In correspondence dated 9.1.15, the County Librarian raised no objections.

8. STATUTORY BODIES/ORGANISATIONS:

It is noted that Irish Water had no objection in relation to the proposed development.

The National Roads Authority (NRA) had no comment.

9. SUBMISSIONS/OBSERVATIONS

9.1. Submissions

In accordance with Part 8, Article 81 of the Planning and Development Regulations, 2001, as amended, the Council gave notice of the proposed development in the Irish Independent on Thursday, 26th February, 2015 indicating that submissions would be accepted up to and including Thursday, 23rd April, 2015. A site notice (in the prescribed format) was also erected on the site and maintained in place for the prescribed period. One submission was received within the stipulated time period and is listed as follows:

9.2 TABLE A: List of persons/bodies who made submissions

No.	Name
1.	Shankill Tidy Towns Committee

The submission is duly noted, and has been assessed accordingly.

9.3 Summary of the issues raised in the submissions/observations received

The pertinent issues raised in the submission was considered, and the Chief Executive's response is summarised as follows:

	Issue	Response
1.	The retention of the existing dwelling as a useful and attractive feature within the area is welcomed. Will the existing walls and gateway of the lodge be upgraded?	The contents of the submission are noted. The proposed works only relate to the refurbishment of and extension to the existing gate lodge.

10. CONCLUSION:

The proposed development is in accordance with the zoning objective of the area as set out in the Dún Laoghaire-Rathdown County Development Plan, 2010-2016. The proposed development will extend and upgrade the existing dwelling to provide adequate residential accommodation and therefore it accords with the proper planning and sustainable development of the area.

11. RECOMMENDATION:

The proposed development is considered to be in accordance with the provisions of the 2010-2016 Dún Laoghaire-Rathdown County Development Plan and with the proper planning and sustainable development of the area. In accordance with the legislation, the proposed development may be carried out as recommended in the Chief Executive's Report, unless the Council, by resolution, decides to vary or modify the development otherwise than as recommended, or decides not to proceed with the development.

It is recommended that a decision be made by the Elected Members of the Council to **proceed** with the proposed development in accordance with the drawings, which were on display and to any such minor or immaterial alterations to the plans and particulars of the development.

Subject to the above approval, Members are hereby notified in accordance with Section 138 of the Local Government Act, 2001, as amended, of the intention to proceed with the proposed development.

Tom McHugh,

Director of Housing and Community

This page is intentionally left blank