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**In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:**

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**Application No:** 3740/21

**Proposal:** LAW: Planning and Development Act 2000 (as amended) Planning and Development Regulations 2001 (as amended) - Part VIII

**Applicant:** Executive Manager, Housing Department, Dublin City Council

**Location:** 31, Croftwood Drive, Cherry Orchard, Dublin 10

**Proposal:** Part 8 LAW Proposal: Pursuant to the requirements of the above, notice is hereby given of the proposal to build a new 2 storey 3 bedroom house in the side garden of No. 31 Croftwood Drive. The house is to be joined to No.31 and form a new end to the terrace. A new pedestrian entrance off Croftwood Drive and a new vehicular entrance off Croftwood Grove for the house is proposed. A car parking space with bicycle parking is to be provided at the back of the house. Amendments to the public pavements are to be made for vehicle access. Ancillary site services works, together with hard and soft landscaping works and amendments to boundary walls to form front and back gardens are proposed.

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**Site Notice in place and Visible:** Yes 23/11/21

### **Pre Planning Meeting(s)**

A pre planning meeting was held with the area planner on the 17<sup>th</sup> of September 2019.

### **Zoning & Policy**

The site is located in an area zoned objective Z1, in the Dublin City Development Plan 2016-22, which seeks "To protect, provide and improve residential amenities." Residential development is permitted in principle, subject to compliance with the relevant provisions of the Development Plan.

## **Section 16.10.9 Dublin City Development Plan**

### **Corner/Side Garden Sites**

The development of a dwelling or dwellings in the side garden of an existing house is a means of making the most efficient use of serviced residential lands. Such developments, when undertaken on suitable sites and to a high standard of design, can constitute valuable additions to the residential building stock of an area and will generally be allowed for by the planning authority on suitable large sites.

However, some corner/side gardens are restricted to the extent that they would be more suitable for extending an existing home into a larger family home rather than to create a poor quality independent dwelling, which may also compromise the quality of the original house. The planning authority will have regard to the following criteria in assessing proposals for the development of corner/side garden sites:

- The character of the street
- Compatibility of design and scale with adjoining dwellings, paying attention to the established building line, proportion, heights, parapet levels and materials of adjoining buildings
- Impact on the residential amenities of adjoining sites
- Open space standards and refuse standards for both existing and proposed dwellings
- The provision of appropriate car parking facilities, and a safe means of access to and egress from the site
- The provision of landscaping and boundary treatments which are in keeping with other properties in the area
- The maintenance of the front and side building lines, where appropriate.

### **Site Description**

Number 31 Croftwood Drive is an end of terrace two storey house attached to number 29 Croftwood Drive. The house is currently boarded up and in poor state of repair. There is an existing off street car parking space to the front of number 31, part of the front boundary wall is missing and needs repair.

### **Proposed Development:**

This is an application for a new 2 storey 3 bedroom house in the side garden of No. 31 Croftwood Drive. The house is to be joined to No.31 and form a new end to the terrace. A new pedestrian entrance off Croftwood Drive and a new vehicular entrance off Croftwood Grove for the house is proposed. A car parking space with bicycle parking is to be provided at the back of the house. Amendments to the public pavements are to be made for vehicle access.

### **Planning History**

**2497/08:** Planning permission granted at number 31 Croftwood Drive for an end of terrace two-storey dwelling house adjacent to 31 Croftwood Drive, Ballyfermot, Dublin 10. This will include all boundary walls, services connections, vehicular access to rear off Croftwood Grove and all associated site works.

### **Observations:**

Last day for observations was the 3<sup>rd</sup> of December 2021  
No observations submitted.

## **Consultees/Interested Parties**

None

## **Interdepartmental Reports**

**Drainage Report:** Report dated the 18<sup>th</sup> of November 2021

-There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from [www.dublincity.ie](http://www.dublincity.ie) Forms and Downloads).

-Records of public surface water sewers are indicative and must be verified on site.

-Where it is proposed to connect to an existing private drainage system, the developer must comply with the relevant Building Regulations, obtain permission from all the owners of this private system and satisfy themselves as to the adequacy of the private network. If permission cannot be obtained a new connection/s to the public sewer/s must be made.

-The diverted surface water pipe shall re-connect to the existing sewer via a manhole/inspection chamber, not a saddle connection. This outfall surface water manhole from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

-The development shall incorporate Sustainable Drainage Systems in the management of surface water, as outlined in the "Civil Engineering Infrastructure Report for Planning" submitted with the application.

**Transportation Planning:** Report dated the 6<sup>th</sup> of December 2021

This division has no objection to the proposed development subject to the following conditions:

1. As per Development Plan standards, vehicular entrance width shall be minimum 2.5 metres. No gate shall open outwards across the public footpath.
2. Dishing for the proposed vehicular entrance and treatment of the adjacent footpath shall take cognisance of the pedestrian desire line and access to the open space to the rear of the property. Dishing shall be provided in accordance with the requirements of the Area Engineer, Roads Maintenance Division.
3. The height of the northern boundary wall within which the vehicular entrance is located shall be reduced in height to 1.2m in order to provide for maximum visibility. Any railings above the reduced height wall shall be designed so as not to impede visibility.
4. The proposing department shall engage with the Area Traffic Engineer regarding any alterations that may be required to the existing traffic calming ramp adjacent to the site as a result of the civil works required to construct the vehicular entrance.
5. All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.
6. The developer shall be obliged to comply with the requirements set out in the Code of Practice.

No further reports to date

## **Planning Assessment:**

The site is located in an area zoned Z1 in the Dublin City Development Plan 2016-2022 which seeks 'To protect, provide and improve residential amenities'. Residential development is permitted in principle, subject to compliance with relevant provisions of the Development Plan.

Number 31 Croftwood Drive is an end of terrace two storey house attached to number 29 Croftwood Drive. The house is currently boarded up and in poor state of repair. There is an existing off street car parking space to the front of number 31. Part of the front boundary wall is missing and in need of repair.

This is an application by Dublin City Council for a proposed two storey house attached to number 31 Croftwood Drive. It should be noted that the site was previously granted planning permission for an end of terrace house in 2008, under Reg. 2479/08. This was not implemented.

At ground floor level, accommodation comprises of a hallway, living room, kitchen/dining room, storage area and also a downstairs toilet. At first floor the layout provides for three bedrooms and a bathroom. The ground floor extension extends out from the existing rear building line by circa 1.4metres.

As part of this application an architectural report has been submitted to support this Part 8 application. The proposed house will replicate the form, materials and elevational treatment of the existing terrace of houses. The building line will be maintained on the front elevation and also on the first floor rear elevation. The internal layout is designed to conform with building regulations, including floor to ceiling heights, room sizes/widths etc. There is a disabled toilet proposed at ground floor level. The proposed materials and finishes are similar in nature to the existing terrace. In terms of private open space, the drawings indicate a total of 70sqm of private open space to the rear of the dwelling which does not include the car parking space or the waste storage space. The existing house at number 31 Croftwood Drive will have 67sqm of private open space remaining, which is considered acceptable for a house of this size.

As part of this proposal, the drawings indicate an off street car parking space off Croftwood Grove. Transportation planning in their report have no objections to the proposal subject to a number of conditions.

Having regard to the above the Planning Department would have no objections to the provision of a house at this location. It is considered that the proposed development would comply with the provisions of Section 16.10.9 of the Dublin City Development Plan 2016-2022 in relation to corner / side garden sites and would be consistent with the provisions of the Dublin City Development Plan and the proper planning and sustainable development of the area.

## **Conclusion**

The proposed development will provide a high quality residential development, will enhance the streetscape and is considered to be in accordance with the proper planning and sustainable development of the area. It is therefore considered that the proposal would be acceptable, subject to compliance with the requirements of Drainage Division and Transportation Planning Division.

## **Appropriate Assessment**

Having regard to the nature and scale of the proposed development, within a serviced area and separation distance to the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on the conservation objectives of any European site.

## **Environmental Impact Assessment**

Having regard to the nature of the development and the urban location of the site 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

## **Recommendation**

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development, subject to compliance with the requirements of the Drainage division, and Transportation Planning Division.

## **Drainage Division**

- There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from [www.dublincity.ie](http://www.dublincity.ie) Forms and Downloads).
- Records of public surface water sewers are indicative and must be verified on site.
- Where it is proposed to connect to an existing private drainage system, the developer must comply with the relevant Building Regulations, obtain permission from all the owners of this private system and satisfy themselves as to the adequacy of the private network. If permission cannot be obtained a new connection/s to the public sewer/s must be made.
- The diverted surface water pipe shall re-connect to the existing sewer via a manhole/inspection chamber, not a saddle connection. This outfall surface water manhole from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.
- The development shall incorporate Sustainable Drainage Systems in the management of surface water, as outlined in the "Civil Engineering Infrastructure Report for Planning" submitted with the application.

**Reason:** To ensure a satisfactory standard of development

## **Transportation Planning**

- As per Development Plan standards, vehicular entrance width shall be minimum 2.5 metres. No gate shall open outwards across the public footpath.
- Dishing for the proposed vehicular entrance and treatment of the adjacent footpath shall take cognisance of the pedestrian desire line and access to the open space to the rear of the property. Dishing shall be provided in accordance with the requirements of the Area Engineer, Roads Maintenance Division.
- The height of the northern boundary wall within which the vehicular entrance is located shall be reduced in height to 1.2m in order to provide for maximum visibility. Any railings above the reduced height wall shall be designed so as not to impede visibility.
- The proposing department shall engage with the Area Traffic Engineer regarding any alterations that may be required to the existing traffic calming ramp adjacent to the site as a result of the civil works required to construct the vehicular entrance.
- All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.
- The developer shall be obliged to comply with the requirements set out in the Code of Practice.

- **Reason:** To ensure a satisfactory standard of development

The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development and the recommendation of the Planning Department at its meetings on the 16<sup>th</sup> September 2020 and 16<sup>th</sup> February 2022 respectively.

The project is being funded by the Department of Housing, Local Government and Heritage

**Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development.**

This report is submitted to the City Council pursuant to Section 179 of the Planning and Development Act, 2000 (as amended).

**Resolution:**

That Dublin City Council notes the contents of Report No. 75/2022 and hereby approves the contents therein.

**Owen P Keegan**  
**Chief Executive**

**22<sup>nd</sup> February 2022**

**Appendix A**  
**Consultees and Third Party Submissions/Observations**

Consultees

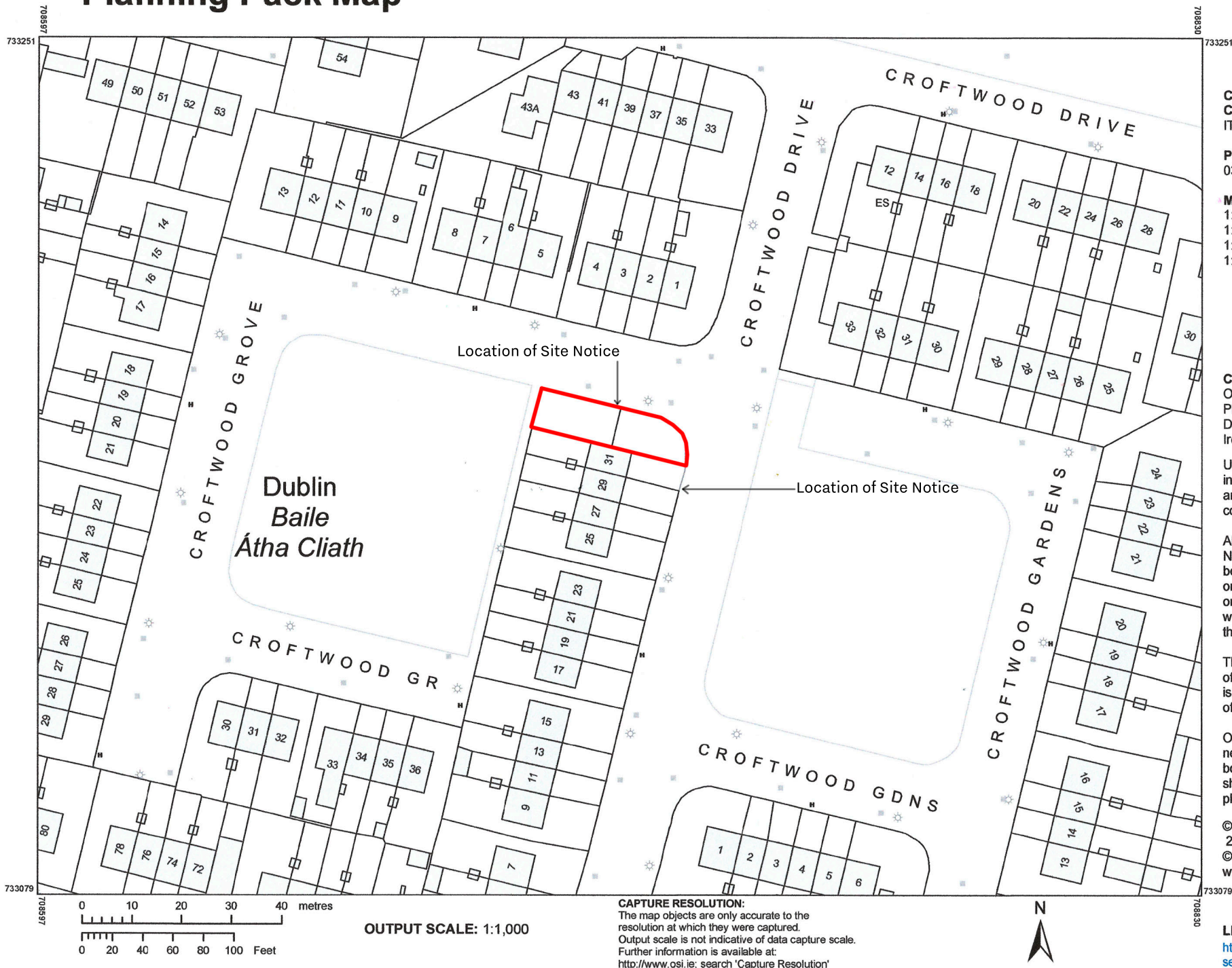
Irish Water, Colvill House, 24 - 26, Talbot Street, Dublin 1  
Mr. Nick West, Senior Track Engineer, Irish Rail, Pearse Street Station, Westland Row,  
Dublin 2

Third Party Submissions

No third party submissions received



# Planning Pack Map



**CENTRE COORDINATES:**  
ITM 708714,733165

**PUBLISHED:** 03/12/2019  
**ORDER NO.:** 50097280\_1

**MAP SERIES:** 1:1,000  
1:1,000  
1:1,000  
1:1,000  
**MAP SHEETS:** 3262-11  
3262-12  
3262-16  
3262-17

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<http://www.osi.ie>;  
search 'Large Scale Legend'





Croftwood Grove

Kerb and paving to be dishd and altered as required with agreement sought with Dublin City Council prior to commenced of any works

Proposed new vehicular entrance off Croftwood Grove

Waste Store

70sq metres of private open space to rear garden excluding car parking

Bike Storage

1no. off street car parking space 2500x5000mm

Proposed new boundary wall rendered concrete 215mm wide by 2000mm high

67sq metre of private open space to rear garden of 31 Croftwood Drive

New brick boundary wall 1200mm high with an additional 600mm metal railing for a total height of 1800mm

1800mm high pedestrian metal side gate

Proposed new pedestrian gate in existing boundary wall, 1200mm high with a metal finish

3.6sq metres of Solar Photovoltaic panels

Proposed lawn

Proposed two storey 3 bedroom house

Proposed new boundary wall rendered concrete 215mm wide by 1200mm high with concrete capping to match existing

1 Proposed site layout plan  
1 : 200

NOTES:	REV.	DATE	DESCRIPTIONS	DRAWN	CHKD
Check all dimensions on site and notify of all and any discrepancies Do not scale off this drawing					
All drawings to be read in conjunction with Architects specification and all relevant contract documents This drawing should be printed in colour for clarity					
This drawing and its content is copyright to O'Brien Finucane Architects Ltd.					
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O'BF\_A

ARCHITECTS

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PROJECT STAGE:	PART 8	DATE	07/10/2021 17:39:32
CLIENT:	DUBLIN CITY COUNCIL	DRAWN	RF
PROJECT:	31 CROFTWOOD DRIVE	CHECKED	DW
DRAWING:	SITE PLAN	SHEET	A3
		SCALE	1 : 200
DRAWING NUMBER:	1852-OBFA-A-ZZ-PLA-A-1001	REV	