

FINGAL COUNTY COUNCIL
PLANNING & STRATEGIC INFRASTRUCTURE DEPARTMENT REPORT

Register Reference: PART XI/008/17

Proposed Development: Demolition of disused community building and construction of 2 no. new dwellings and associated site works

Location: Pinewood Green Avenue, Balbriggan

Proposing Department: Housing and Community Department

Application Type: Part XI/ Part 8

Planning Officer's Report

Nature of Proposed Development

The proposed development comprises the demolition of the existing community centre building and the development of two single storey dwellings, and all associated site works.

Information received by the Planning & Strategic Infrastructure (P&SI) Department from the Architects Department includes a cover letter, Dwg No. 16-320-PXI-04 (plans/drawings of the existing community centre building); Dwg No. 3147 (site and surrounds topographical survey); Dwg. No. 1708.PXI.01 (site location/ site layout plans); Dwg. No. 1708.PXI.02 (elevations/ section drawings); site area and schedule of accommodation information; and the Screening Report for Appropriate Assessment. It is the understanding of the P&SI Department that the proposed dwellings are intended for use by older persons from the Council's housing list.

Site Location and Description

The subject site is located to the southeast of Balbriggan town centre, within the established Pinewood Green residential estate. The site is located midway along, on the northern side of Pinewood Green Avenue, slightly to the east of the intersection with Pinewood Green Lawn. The site is rectangular in configuration with a stated area of 291 sq m.

At present, the site accommodates the existing disused community centre building, with off street parking space and general curtilage area. The community centre structure is a dormer style detached structure, gabled ended, pitched roof, with brick and plaster render external finishes.

The site is bound to the south by the Pinewood Green Avenue, to the west by a public pedestrian pathway (which falls in level from the subject site in a northerly direction to

Pinewood Green Wood), to the east by 2 no. two storey semi-detached dwellings (No.s 29 and 30 Pinewood Green Avenue) and to the north by a terrace row of single storey dwellings (No.s 22-32 Pinewood Green Road).

Fingal Development Plan 2017-2023 Zoning Objective and Designations

The site is zoned as 'RS' Residential with the stated Zoning Objective to: *'Provide for residential development and protect and improve residential amenity'* in the current *Fingal Development Plan 2017 - 2023*.

The associated Vision for the RS zoning is to: *'Ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity.'*

The site and general area are included within a Highly Sensitive Landscape designation associated with coastal location of Balbriggan town. There are no other map based objectives or designations applicable to the subject site.

Planning History

There is no planning history at the site or in the vicinity of the site.

Description of Proposed Development

The proposed development comprises the demolition of the disused community centre, and the development of 2 no. dwellings with associated works. The proposed dwellings are referred to as Nos. 29A and 29B Pinewood Green Avenue.

Dwelling Types:

The proposed dwellings are a pair of semi-detached dwellings, single storey in height with a hipped roof design, and a mix of external finishes of brick, neutral render and grey/black roof tiles.

The dwellings each have a stated floor area of 61 sqm. Each dwelling has 1 no. bedroom, with an open plan kitchen/ living area, storage areas, internal circulation hall space, and a shower room.

The schedule of accommodation for the dwellings is as follows:

Zone	Proposed Areas	Areas required by the Development Plan
Hall	7.7m ²	1.5m circle
Storage	2.6m ²	2.5m ²
Disable Shower room	7.4m ²	1.5m circle
Kitchen/Dining/Living	24.4m ²	23m ²
Main Bedroom	15.4m ²	11.4m ² 1.5m circle
Total internal Area	61m ²	50m ²
Private Open Space	51m ²	48m ²
Car Park	street parking	1no. per house

Source: Architects Department, November 2017

Siting and Layout:

The semi-detached dwellings are of the same design and are mirror images of each other in layout. The dwellings, for the most part, maintain the siting/ building footprint of the existing community centre structure within the site.

The proposed dwellings address Pinewood Green Avenue, with private garden spaces laid out behind the front building line, to the side and rear of the dwellings. Circulation space is provided around the perimeter of the dwellings and adjacent to the front boundary with the public road, a defensible space is indicated for each property.

Public Open Space:

The proposal does not have an area of general public open space.

Private Open Space:

Each proposed dwelling is provided with an area of private amenity space behind the front building line, located to the side and rear of the properties. For House No. 29A, a total area of 51 sqm is indicated (a combination of grassed and hard surface areas), and for House No. 29B, a total of 53 sqm is indicated.

Access to the private open space is achieved directly from the dwelling and through a private gateway/ door accessed from the defensible space to the front of each property.

Bin Storage:

A bin storage area is indicated for each dwelling, positioned to the south of the garden areas of each property. The bin storage is indicated as accommodating 3 no. bins.

Car Parking:

The proposal does not accommodate car parking within the curtilage of each dwelling. Alternatively, 2 no. on-street surface car parking spaces are located to the front of the properties, on the northern side of Pinewood Green Avenue. These are indicated as Set down area No.s 1 and 2.

The car parking spaces/ set down areas are separated from the dwellings by the existing footpaths.

Boundary Treatment:

The proposal involves the removal of the existing boundary wall serving the community centre site and the provision of new boundary treatments for the proposed dwellings. These comprise boundary walls of varying height, finish and construction.

To the front of the dwellings (southern boundary) is a low boundary wall of a mix of brick and render external finish which frames the defensible space. To the sides of the dwellings (eastern and western boundaries) are standard blockwalls with render finish, while importantly the rear wall (northern boundary) will be a retaining blockwall, required due to the notable decrease in level of the site at this location, with a render finish.

Services:

There is existing water and wastewater infrastructure within and in the vicinity of the subject site. The proposed dwellings will be connected to the existing wastewater sewer pipe and surface water pipe located to the west of the site.

There is an existing water main crossing the site, and part of the ancillary work referred to involve the redirecting of the existing water main to the west of the site, to which the proposed dwellings will be connected.

Gas, electricity and telecom infrastructure is indicated as being available in the adjacent footpath.

Reports from Internal Sections of the Planning & Strategic Infrastructure Department Water Services Section (incorporating Irish Water comments): No objection subject to requirements.

Transportation Planning Section: No objection subject to requirements.

Parks and Green Infrastructure Section: No objection subject to requirements.

Assessment of Proposed Development

The proposed development is assessed in terms of Development Plan Policy and other relevant planning considerations.

The primary considerations for assessment include:

- Compliance with Fingal Development Plan objectives and policy on residential development;
- Impact on residential, visual amenity and services of the receiving area;
- Impact on Natura 2000 Sites.

Compliance with Fingal Development Plan Objectives and Policies:

Zoning Objective

In respect of land use zoning, the proposed development comprises the demolition of a community structure and the provision of 2 no. dwellings on lands zoned as 'RS' Residential. Residential is a 'permitted in principle' use class under the RS zoning objective and the proposed development is therefore acceptable in principle.

Accommodation Standards

In respect of dwelling sizes and room sizes, Objective DMS24 requires that new dwellings comply with a range of standards in relation to gross floor areas, aggregate areas, storage, room dimensions that are included in Tables 12.1 and 12.3 of the Fingal Development Plan.

The applicable standards for the proposed dwellings, i.e. 1 no. double bedroom, single storey dwellings are outlined as follows:

Dwelling Type	Number of floors	Minimum Gross Floor Area (sq m)	Dwelling Main Living Room (sq m)	Dwelling Aggregate Living Area (sq m)	Dwelling Aggregate Bedroom Area (sq m)	Storage Area (sq m)
1 Bed/ 2 Pers.	1	50	11	23	11.4	2.5

Source: Table 12.1, Fingal Development Plan 2017-2023

Minimum bedroom size (Minimum bedroom floor areas exclude built in storage space)	
Double bedroom	11.4 sq m
Minimum room widths	
Living Room	
One bedroom	3.3 metres
Double bedroom	2.8 metres

Source: Table 12.3, Fingal Development Plan 2017-2023

From a review of the drawings and the schedule of accommodation, the proposed dwellings appear to comply with the requirements for the applicable dwelling sizes and room areas required in the Development Plan. The internal room widths have not been specified therefore it is not possible to ascertain whether these accord with Development Plan requirements. It is advisable that room widths in the dwellings shall comply with Objective DMS24.

Public Open Space

In respect of public open space, the Planning Officer notes the absence of same in the scheme. However, it is considered that due to the nature and scale of the development, the proposal comes within the scope of Objective DMS58 which allows developments of three or less units to not have to provide on-site public open space (and that for private developers a financial contribution will be required).

Private Open Space

The Planning Officer considers the proposal to be a redevelopment of an underutilised site in an established residential area. As such, in respect of private open space, Objective DMS88 is considered to be applicable, which requires a minimum of 48 sqm of private open space for 1 and 2 bedroom dwellings in infill locations. As outlined above, each property is afforded a sufficiently sized area of private open space, which meets the requirements of DMS88 and is therefore considered acceptable in this regard.

The Parks and Green Infrastructure Section has reviewed the proposed development and recommends that certain landscaping be incorporated in the private garden areas.

Bin Storage

In respect of bin storage, the provision of three bins is indicated to the south of the private open space area, to the southern of the site. The provision and siting of the bin storage area is considered to accord with the requirements of Objective DMS36.

Car Parking

In respect of car parking provision, Development Plan standards in Table 12.8 for residential development include 1-2 no. spaces for 1 or 2 bed houses. While the proposal does not include in-curtilage car parking, the Transportation Planning Section has assessed the off-street proposal of 1 space per dwelling for parking/ set down and considers this to be acceptable due to the intended users of the dwellings, and the width and capacity of the existing public road.

Impact on residential, visual amenity and services of receiving area:

The proposed development is considered to involve the redevelopment of an underutilised site in an established residential area. The demolition of the existing disused community centre and its replacement with two modestly designed dwellings is considered to represent a significant planning gain for the amenities of the area, whilst also meeting the housing needs of older persons from the Council's housing list.

Notwithstanding the fall in level towards the north of the site adjacent to the property on Pinewood Green Road, due to the single storey nature of the proposed dwellings, it is considered that the proposed development will not give negatively impact on the residential amenity of the receiving area or cause undue overlooking or overshadowing of adjoining residential properties.

In respect of visual amenity, the design and external finishes of the proposed dwellings and the boundary treatments are considered to be consistent with the established estate and the existing dwellings in the vicinity of the site. In terms of layout and density, the proposed development is reflective of the established pattern of development in the Pinewood Green estate. Additionally, the provision of 1 no. bed dwelling types within the estate is considered to be complementary with the other residential offer in the estate, predominantly 2 storey 3 no. bed dwellings.

The redevelopment of the site will result in a nominal increase in demand on services and infrastructure in the receiving area and it is not considered that this will cause undue injury to the amenities of the area. It is positively noted, that the existing pedestrian pathway to the west of the subject site will not be impeded or impacted upon by the redevelopment of the site. As referred to above, the Transportation Planning Section has reviewed the proposal and makes recommendations on the proposed car parking/ set down areas.

In respect of water services infrastructure, the Water Services Section (incorporating the assessment of Irish Water) has reviewed the proposal and has no objection to the connections to the existing infrastructure and the redirection of the existing water supply mains subject to certain requirements.

Impact on Natura 2000 Sites:

The proposed development has been screened for Appropriate Assessment and the screening concludes that there will be no significant direct or indirect impacts on Natura

2000 sites. The screening also concludes that there will also be no significant cumulative impact. The Appropriate Assessment screening concludes consequently that a Stage 2 assessment is not required.

Conclusion

The proposed development has been reviewed and assessed by the P&SI Department (with supporting reports from internal sections included as Appendix 1 of this Planner's Report). Subject to the recommendations indicated below, the proposed development is considered to be in accordance with the proper planning and sustainable development of the area.

Recommendations

The Planning & Strategic Infrastructure Department has no objection to the principle of proposed development at this location subject to the implementation of the recommendations below.

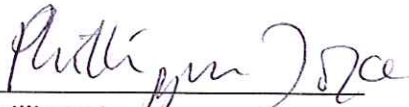
1. Prior to the commencement of development, the developer shall submit a formal Project Construction and Demolition Waste Management Plan to the Environment Department of Fingal County Council for agreement prior to Commencement Notice stage. This plan shall, inter alia, include the information recommended in sections 3.2, 3.3 and 3.4 of the document entitled "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" published by the Department of the Environment, Heritage and Local Government.
2. Room widths have not been specified therefore it is not possible to ascertain whether the units accord with Fingal Development Plan requirements. All units shall comply with applicable Fingal Development Plan requirements, specifically Objective DMS24.
3. That the external finishes of the proposed dwellings (roof tile, brick and plaster render) and boundary walls (rendered blockwall and/ or brick panels) shall match as closely as practicable with the external finishes of adjacent properties in the vicinity of the subject site.
4. All bathroom/ en suite windows shall be fitted and permanently maintained with obscure glass, the use of film is not acceptable.
5. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
6. That all public services to the proposed development, including electrical, telephone cables and associated equipment be located underground throughout the entire site.

7. The following requirements shall be complied with;
- (i) The hours of operation on all construction sites shall be restricted to 8.00a.m. to 7.00p.m., Monday to Friday, and 8.00 a.m. to 2.00p.m. on Saturdays.
 - (ii) No activities shall take place on site on Sundays or Bank Holidays.
 - (iii) No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 7.00pm and 8.00am.
 - (iv) No deliveries of materials, plant or machinery shall take place before 8.00a.m. in the morning or after 7.00p.m. in the evening.
8. That as far as practicable, *Amelanchier lamarckii* Snowy Mespilus be planted in the private open space of the properties and that all landscaping proposals shall be carried out and completed before the end of the first planting season following commencement of development.
9. That the following requirements in relation to traffic and transportation shall be carried out in full;
- (i) The existing dished kerb and vehicular access to be reinstated as a standard kerb and grass verge in accordance with the recommendations of the operations section.
 - (ii) No road markings shall be provided to delineate the vehicle set down area. Details of the hard standing areas and dropped kerb for the pedestrian ramp shall be agreed with operations prior to commencement of works.
10. That the following requirements in relation to surface water drainage shall be carried out in full;
- (i) No surface water/rainwater shall discharge into the foul sewer system under any circumstances.
 - (ii) The surface water drainage shall be in compliance with the "Greater Dublin Regional Code of Practice for Drainage Works Version 6.0" FCC April 2006.
11. That the following requirements in relation to foul sewer and water supply shall be carried out in full;
- Foul Sewer:
- i. IW standard details document IW-CDS-5030-01 and IW Code of Practice IW-CDS-5030-03 apply.
 - ii. Note that the statutory consultee in this regard is Irish Water, accordingly:
 - a. Where the applicant proposes to connect directly or indirectly to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
 - b. In the interest of Public Health and Environmental Sustainability, Irish

Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

Water Supply:

- i. It is noted that a diversion of a section of watermains is required. All aspects of this diversion should be liaised with Irish Water.
- ii. IW standard details document IW-CDS-5020-01 and IW Code of Practice IW-CDS-5020-03 apply.
- iii. Note that the statutory consultee in this regard is Irish Water, accordingly:
 - a. Where the applicant proposes to connect directly or indirectly to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
 - b. In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.



Phillippa Joyce

AV Senior Executive Planner

8 - 12 - 2017



Peter Byrne
Senior Planner

8th December
2017

Appendix 1

Copies of Reports from Internal Sections of the Planning & Strategic Infrastructure
Department

Fingal County Council

Planning & Strategic Infrastructure Department
Water Services Section

Register Reference:	n/a (Part XI internal consultation process, Stage 2)
Development:	(a) Proposed demolition of community building (b) Construction of 2 housing units
Location:	Pinewood Green Avenue, Balbriggan
Report Type:	Part XI, Stage 2
WS received:	3 rd November 2017
WS due:	21 st November 2017

Foul Sewer:

1. The foul sewer drainage proposal is acceptable in principle.
2. IW standard details document IW-CDS-5030-01 and IW Code of Practice IW-CDS-5030-03 apply.
3. Note that the statutory consultee in this regard is Irish Water, accordingly:
 - a. Where the applicant proposes to connect directly or indirectly to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
 - b. In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

Surface Water:

1. The surface water drainage proposal is acceptable in principle. Normally any such proposal is required to incorporate SUDS (Sustainable Drainage System) in accordance with the requirements of the GSDS (Greater Dublin Strategic Drainage Study, 2005), however due to the constraints associated with the size of the site, it is acknowledged that the scope for SUDS implementation is very limited. To this extent the developer should supply and install rainwater butts as a minimum requirement.
2. No surface water/rainwater shall discharge into the foul sewer system under any circumstances.
3. The surface water drainage shall be in compliance with the "Greater Dublin Regional Code of Practice for Drainage Works Version 6.0" FCC April 2006.

Fingal County Council

Planning & Strategic Infrastructure Department
Water Services Section

Ground Water:

1. No comments

Water Supply:

1. The water supply proposal is acceptable in principle.
2. It is noted that a diversion of a section of watermains is required. All aspects of this diversion should be liaised with Irish Water.
3. IW standard details document IW-CDS-5020-01 and IW Code of Practice IW-CDS-5020-03 apply.
4. Note that the statutory consultee in this regard is Irish Water, accordingly:
 - a. Where the applicant proposes to connect directly or indirectly to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
 - b. In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

ENGINEER: Phillip Grobler

Signed: _____

Date: _____

Endorsed: _____

Date: _____

Fingal County Council

Planning & Strategic Infrastructure Department
Parks Planning Section

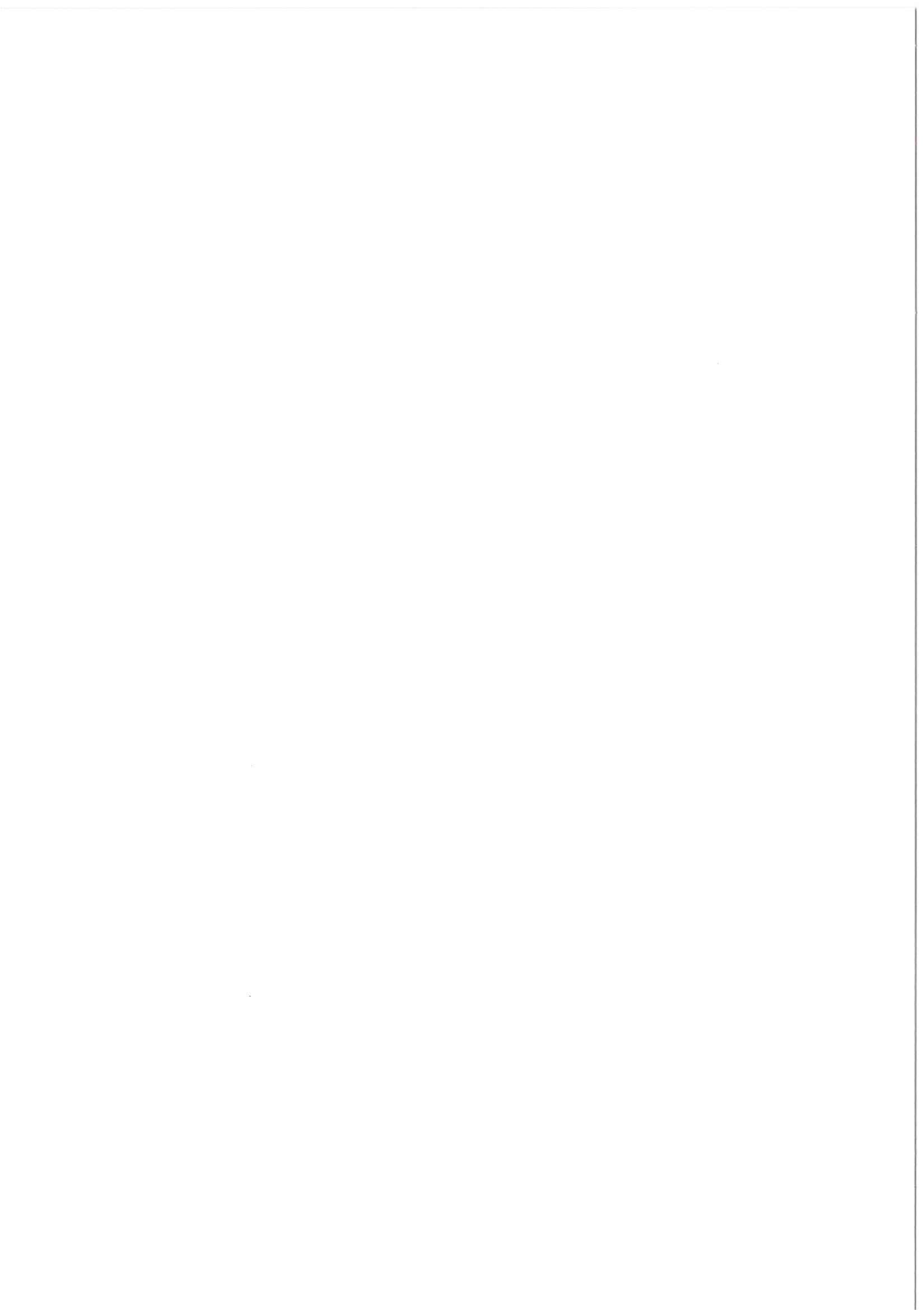
Register Reference: PART XI/008/17
Development: Demolition of disused community building and construction of 2 no. new dwellings and associated site works
Location: Pinewood Green Avenue, Balbriggan
Report Type: Permission

With reference to the above proposal, the Parks & Green Infrastructure Division has no objection to the proposed development.

It would be beneficial in terms of visual amenity if the private gardens could incorporate a small tree. I suggest *Amelanchier lamarckii* (Snowy Mespilus) to suit the small size of the gardens.

Signed: Marc Coyle
Date: 08/12/2017

Endorsed: _____
Date: _____



Fingal County Council

Planning & Strategic Infrastructure Department
Transportation Planning Section

Register Reference: PARTXI/008/17
Development: Proposed demolition of disused community building and construction of 2 No new dwellings and associated site works.
Location: Pinewood Green Avenue, Balbriggan, Co Dublin
Report Type: Part XI (Dev by State Auth) Stage 2 Internal Consultation
Lodged: 3 November 2017
Rec'd in Transport: 3 November 2017

The proposed works involve the demolition of an existing community building and construction of 2 new dwellings. The existing community building has two off street car parking spaces. No off street parking is proposed as part of the development. Two on street set down car parking spaces are shown on Pinewood Green Avenue to serve the dwellings.

The current Fingal Development Plan requires the provision a minimum of one off street car parking space to be provided for a one bedroomed unit. The proposed development is located in an existing residential development. A set down area is provided off street on Pinewood Green Avenue to provide a dedicated drop off area and visitor parking. This is considered acceptable on the basis that the dwelling units are to remain in the ownership of the Local Authority and are to be allocated and occupied by residents without a need for a private vehicle. The existing road network is sufficient width to provide additional off street car parking. The dished kerb that serves the existing entrance should be reinstated as a standard kerb and grass verge in accordance with the requirements the operations sections. A dropped kerb should be provided as per the attached site plan drawing number 1708.PXI.01 to provided pedestrian access from the set down area. There is no requirement for additional road markings in the vicinity of the proposed set down area. Details of the hard proposed hardstanding areas and proposed dropped kerb should be agreed with operations prior to commencement of works.

Consequently, the Transportation Planning Section has no objection to the proposed development subject to the following conditions:

1. The existing dished kerb and vehicular access to be reinstated as a standard kerb and grass verge in accordance with the recommendations of the operations section.
2. No road markings shall be provided to delineate the vehicle set down area. Details of the hard standing areas and dropped kerb for the pedestrian ramp shall be agreed with operations prior to commencement of works.

Signed: _____

Endorsed: _____

Date: _____

Date: _____

