

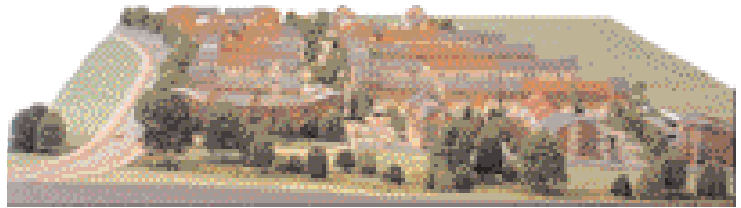
A photograph of a modern residential development. The houses are built with brick and have gabled roofs with grey shingles. Some houses have balconies with glass railings. In the foreground, there are lush green bushes. The background shows a hillside with more houses and trees under a clear sky.

RESIDENTIAL DEVELOPMENT

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Vision

To provide an adequate range of residential development, with vibrant and sustainable communities served by a wide choice of dwelling units, where residents will be within walking distance of shops, services, employment, education, leisure, community facilities and amenities, and to underpin this with enhanced public transport.

Context

This chapter sets out the strategy for residential development in Dun Laoghaire-Rathdown over the lifetime of this Development Plan 2004 – 2010. Residential development within the County is set in the context of national and local policy including the following:

- Strategic Planning Guidelines for the Greater Dublin Area 1999 and Review and update 2000, 2001 & 2002
- Residential Density - Guidelines for Planning Authorities, DOELG, 1999
- Planning Guidelines on Childcare Facilities, DOELG, 2001
- Strategy 2000 – 2016, A Platform for Change, 2001 Dublin Transportation office, November 2001
- Sustainable Development, A Strategy for Ireland, DOELG, 1997
- Architectural Heritage Protection – Guidelines for Planning Authorities, DOELG, December, 2001
- Dun Laoghaire-Rathdown County Development Board Strategy, 2001
- The National Spatial Strategy, 2002 – 2020, People, Places and Potential, DOELG, November, 2002
- Social Housing, Design Guidelines, DOELG.

Strategy

The preparation of a Housing Strategy is a requirement under the Planning and Development Act 2000, Part V and Part II of the Planning and Development (Amendment) Act 2002. The Housing Strategy is contained in Appendix A. The Housing Strategy effectively serves as the backbone to the Development Plan as it must:-

- Estimate the existing and likely future need for housing in the area, and ensure that sufficient zoned and serviced land is made available to meet such needs.
- Provide that as a general policy a specific percentage (not exceeding 20%) of the land zoned in the Development Plan for residential use, or for a mixture of residential and other uses, shall be reserved for those in need of social or affordable housing in the area.
- Ensure that a mixture of house types and sizes is provided to meet the needs of different categories of households.
- Counteract undue segregation between persons of different social background.

The main points arrived at in the Housing Strategy are outlined below.

1. Supply and Demand

To estimate the demand for housing within the County of Dun Laoghaire Rathdown, the Strategic Planning Guidelines 2000 Review household figure is used.

In January 2003, Dun Laoghaire Rathdown had a landbank of 297 hectares of zoned undeveloped land. In order to meet the requirements of the Strategic Planning Guidelines up to 2011, Dun Laoghaire-Rathdown needs to build a total of 19,211 dwelling units between June 2002 and the end of 2010. A portion of these 19,211 units can be accommodated by the existing landbank, but in order to facilitate the remainder there is a need to zone between 150 and 208 hectares for residential development.

2. Demand for affordable housing

This demand is based on the demand in different income brackets and the shortfall in supply and is projected forward to 2010. The shortfall ranges from 42% in 2004 to 47% in 2010. This shortfall includes the social housing supply. Without the social housing supply the shortfall would range from 49% in 2004 to 54% in 2010. Therefore the Local Authority is in accordance with Part V of the Planning and Development Act in seeking 20% social and affordable housing from developers. (See Appendix A).

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The targets for residential development in Dun Laoghaire-Rathdown are set by the forecasts of the Strategic Planning Guidelines for the Greater Dublin Area. Dun Laoghaire-Rathdown has failed to achieve the targets set to date, which has resulted in the displacement of the population to the outer counties of the Greater Dublin Area.

The additional zoned lands of 150 to 208 hectares will need to be further increased to take account of:

- The expansion of Bray into Dun Laoghaire Rathdown.
- If LUAS B1 is significantly delayed or abandoned.
- If the smaller sites in the existing built-up area are not developed.

It is widely recognised that low densities and falling occupancy rates are creating an urban management crisis in which the critical net population densities are shrinking to levels below 10 persons per hectare. There is a basic level of density needed at a neighbourhood level in order to retain existing services. Key local services such as public transport, local shops and local employment outlets, community and social services will be lost if natural increase in population is not retained.

This is the crisis facing Dun Laoghaire-Rathdown. A strategy is needed for the lifetime of this plan from 2004 – 2010 which will reverse this trend and avoid the potential loss of services in Dun Laoghaire-Rathdown as a County. Unless the current stagnation of population is tackled by proactive planning policies including densification, the existing threats of loss of services will become a reality as population become displaced to the outer ring counties of the GDA – Kildare, Meath and Wicklow.

The strategy of the Development Plan is to:

1. Increase the supply of housing in accordance with the Housing Strategy 2004 – 2010.

As outlined above the County needs to provide an average of 2,260 dwellings per annum over the lifetime of this Development Plan. It is a strategic objective of

this Plan that these new households will be catered for in a number of ways all encompassed under the idea of urban consolidation as prioritised by the National Spatial Strategy 2000 - 2020.

Firstly, through the provision of additional accommodation in existing built up areas by - subdivision of dwellings, densification of existing residential areas and conversion. Built-up areas should as a minimum retain their population at 2002 levels. Due to falling household size this will require more households in such areas.

Secondly, through the development of under utilised and undeveloped lands within the existing built up area especially in close proximity to towns and villages, and public transport nodes.

Thirdly, where the options for growth are not available within the existing built up area, the Council must provide for new communities extending from the existing built up area (sequential approach). Proposals for new development will be assessed against a range of evaluation considerations. (Set out in Box 2).

2. Provide and maintain a wide range of housing.

It is recognised that viable and sustainable communities and neighbourhoods consist of a mix of individuals, - families, single persons, young, elderly, student, traveller, and a corresponding mix of accommodation types.

3. Plan for communities

Whilst this section deals with residential development, it is recognised that residential areas must form part of a larger area, which provides for all the needs of the

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community. Residential development must form part of urban nodes which have employment opportunities, community facilities including education, childcare, religious, leisure, retail facilities and adequate transport links. Dun Laoghaire-Rathdown has been identified as a county of villages. This strategy will build on these villages functioning as urban nodes.

Box 1 Residential policies and objectives are grouped under the following headings

Section 1 Increase the supply of housing	Section 2 Provide and maintain a wide range of housing	Section 3 Plan for communities	Section 4 Rural housing	Section 5 Development Control Guidance
RES1: Settlement Policy	RES7: Housing Mix	RES12: Neighbourhood concept	RES18: Control of one off housing	Design Considerations
RES2: Implementation of Housing Strategy 2004 – 2010	RES8: Social Housing	RES13: Planning for communities	-	Residential Density
RES3: Meet SPG	RES9: Student accommodation	RES14: High Quality Design	-	Provision of additional accommodation
RES4: Residential density	RES10: Accommodation of Travelling community	RES15: Provision of sporting facilities	-	Apartment Developments
RES5: Conservation of housing stock, densification of existing built up area and retention and improvement of residential amenity	RES11: Mews Lane Housing	RES16: People with Disabilities	-	Residential Open Space
RES6: Institutional lands	-	RES17: Childcare	-	Standards of Development



5.1 Increase the Supply of Housing

5.1.1 Policy RES1: Settlement Policy

It is Council policy to follow a settlement strategy based on the simple concept of 'nodes and corridors' – towns, villages and centres connected by transport corridors.

This policy will be implemented in accordance with the overall strategy outlined in Chapter 2.

5.1.2 Policy RES2: Implementation of the Housing Strategy

It is Council policy to facilitate the implementation of the Housing Strategy. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act, 2000 as amended by Part II of the Planning and Development (Amendment) Act, 2002.

20% social¹ and affordable² housing will be required in relation to all sites that are residentially zoned or proposals where a mixed-use development including residential is proposed on any zoning in the County. An agreement under Part II of the Planning and Development (Amendment) Act, 2002 may provide for:

1. The transfer to the Planning Authority of the ownership of part of the lands which is subject to the application.
2. The building or transfer of houses on the land which is subject to the application for permission.
3. The transfer of such numbers of fully or partially serviced sites on the land which are subject to the application for permission to the ownership of the Planning Authority.
4. The transfer to the Planning Authority of the ownership of any such other land within the functional area of the Planning Authority.
5. The building and transfer on completion of houses on the land within the functional area of the Planning Authority.
6. The transfer of fully or partially serviced sites on land within the functional area of the Planning Authority.

7. A payment of an amount specified in the agreement to the Planning Authority.
8. A combination of a transfer of land which is the subject of the application (1) and the doing of one or more of the things specified in the preceding paragraphs (2 – 7).
9. A combination of two or more of the things referred to in paragraphs (1 – 7).

In deciding the type of agreement to be entered into, the Planning Authority shall consider the following in accordance with Part II, Section 3 (c) of the Planning and Development (Amendment) Act 2002:

- Whether such an agreement will contribute effectively and efficiently to the achievement of the objectives of the Housing Strategy.
- Whether such an agreement will constitute the best use of resources available to the Planning Authority to ensure an adequate supply of social/affordable housing and any financial implications of the agreement for its functions as a Housing Authority.
- The need to counteract undue segregation in housing between persons of different social background in the area of the Authority.
- Whether such an agreement is in accordance with the provisions of the Development Plan.

Given the limited supply of land on the market within the County, the Council has a difficult task to compete on the open market for land on which to construct social housing through its own housing programme. An agreement under Part II of the Planning and Development (Amendment) Act, 2002 which allows for payment to the Local Authority will not alleviate the current housing shortage, given that the Local Authority will still have to purchase land on which to construct social and affordable housing. Therefore it is an objective of the Development Plan that the 20% social and affordable housing be provided normally on-site in the majority of cases. This will ensure the best possible

¹Housing for persons referred to in section 9(2) of the Housing Act, 1988

²Housing or land made available in accordance with section 96(9) or (10), for eligible persons

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implementation of the Housing Strategy and will allow for the speedy provision of social and affordable housing at a time when homes are needed.

The Planning and Development (Amendment) Act, 2002 places a clear onus on the local authority to counteract undue segregation through the implementation of the Housing Strategy.

5.1.2.1 Circumstances where a reduced social-affordable element may be acceptable:

Elderly accommodation

In instances where it is proposed that the site or a portion of a site be developed for elderly persons accommodation, the portion of the site to be used for elderly accommodation shall be required to provide a reduced percentage of social or affordable housing. This is to encourage the development of these types of residential units. It should result in 'empty nesters' having the choice that will enable them to vacate larger units for units more appropriate in size to accommodate their current needs.

To accord with the objective of promoting mobility and creating social mix within areas the maximum site size relating solely to elderly persons accommodation is one hectare.

Student accommodation (see policy RES9)

5.1.3 RES3: Meet the targets of the Strategic Planning Guidelines for the Greater Dublin Area

It is Council policy to meet the household/population targets as set by the Strategic Planning Guidelines for the Greater Dublin Area.

Strategic Planning Guidelines were prepared for the Greater Dublin Area in March 1999 (updated and reviewed in 2000, 2001 and 2002). The Greater Dublin Area comprises Dublin City and the counties of Dun Laoghaire-Rathdown, Fingal, Kildare, Meath, South Dublin and Wicklow. The principal objective of the Guidelines is the provision of a broad

planning framework for the Region, giving an overall strategic context to the development plans of each local authority. They provide a framework for future investment in transportation, sanitary services and other infrastructure, and a sustainable settlement pattern for the area as a whole.

The Guidelines propose the following vision for the Region:

"In the future the Greater Dublin Area will have a much improved transportation system, with a better balance between public and private transport. A sustainable settlement strategy will offer choice in terms of residential and employment location and create a clearer demarcation between urban and rural areas."

This Development Plan incorporates many of the policies and recommendations of the Guidelines and fully supports the strategy contained in the Guidelines, particularly the need to consolidate growth in the Metropolitan Area.

5.1.4 Policy RES4: Residential Density

It is Council policy to promote higher residential density provided that additional development respects and is not injurious to the existing built form, scale, character, heritage and residential amenity of the area concerned.

The density of new residential development will generally be influenced by the site location, by its relationship with adjoining property, the character of the area and carriageway standards and parking provision in the area.

Where a site is located within approximately 1kilometre pedestrian catchment of a rail station or LUAS line or approximately within a 500 metre pedestrian catchment of a Quality Bus Route, or is within approximately 1kilometre pedestrian catchment of a town or district centre, higher densities will be sought and residential development control standards may be relaxed, when it is demonstrated that the proposed scheme incorporates the design qualities outlined in the development control guidance in relation to density.



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There are significant parts of Dalkey and Killiney characterised by low density development. Some of these areas have been identified as areas where no increase in the number of buildings will normally be permitted. However, much of this area lies close to the DART line where higher densities would normally be encouraged. Sensitive infill development will be allowed in these areas on suitable sites, where such development would not detract from the unique character of the area either visually or by generating traffic volumes which would necessitate road widening or other significant improvements.

As a general rule the minimum density for new residential developments (excluding residential developments on zoning objectives GB, G and B) shall be 35 units per hectare. This density may not be appropriate in all instances but will serve as a general guidance rule for developers particularly in relation to greenfield sites or A1 zoning areas.

5.1.5 Policy RES5: Conservation of housing stock, densification of existing built up areas and retention and improvement of residential amenity

It is Council policy to conserve the existing housing stock of the County, to densify existing built up areas and to retain and improve residential amenities in existing residential developments.

Demand for new housing in Dun Laoghaire-Rathdown has consistently outstripped supply. The existing housing stock provides a valuable resource in terms of meeting the needs of a growing population and its retention is of considerable importance. Retention of the existing stock is recognition that suitable green field development land is a finite resource, which must be managed carefully if we are to protect the County's rural / high amenity hinterland and achieve sustainable development. There is also an urgent need to retain the residential services and amenities in the built-up area. These will be seriously affected if the population in the built-up areas continues to decline. Therefore it is important to at least retain existing population levels in these areas by means of permitting additional dwelling units.

Implementation of this policy will involve the use of the Council's powers under planning, housing and associated legislation to:

- Prevent the inappropriate change of use of existing housing to other non-residential uses.
- Actively promote and facilitate:
 - conversion of existing housing stock to accommodate a larger number of households.
 - development of mews buildings and other infill accommodation which is in harmony with existing buildings.
- Encourage densification of the existing suburbs in order to retain population levels.
- Prevent dereliction/decay of existing dwellings.
- Encourage residential use of the upper floors of commercial properties in retail/commercial areas ('Living over the shop') including in the districts of Dun Laoghaire, Glasthule, Dalkey, Sandycove and Monkstown.
- Prevent any new development or change of use which would seriously reduce the amenity of nearby dwellings.

In terms of protecting residential amenity, the zoning objectives for residential areas are framed so as to exclude non-compatible uses. In older residential suburbs, appropriate infill will be encouraged while still protecting the character of these areas. Design of infill development shall seek to reduce any impact on boundary features.

Infill development should retain the physical character of the area including such features as boundary walls, fencing and gates, landscaping and trees.

5.1.6 Policy RES6: Institutional Lands

Where lands are in institutional use, such as education, health, residential or other such use, it is Council policy to retain these institutions and the open character of their lands wherever possible.

A considerable amount of land in the County is in institutional use. It is recognised that many institutions are undergoing considerable change for a variety of reasons.

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There is a need to allow for this change and to protect and facilitate the activities of the various institutions where the institutions demand this.

In circumstances where an existing institution wishes to terminate, reduce or relocate its activities, the Council will endeavour to reserve the use of the lands for other institutional uses. Where no demand, existing or foreseen, for other institutional use is evident the Council may permit alternative uses subject, inter alia, to:

- the proposed use complying with the zoning objective for the area;
- some of the open character of the lands in question being retained.

A minimum open space provision of 20% of the total site area will be required. This provision must be sufficient to maintain the open character of such parts of the site as are considered necessary by the Council.

5.2 Provide and maintain a wide range of housing

5.2.1 Policy RES7: Housing Mix

It is Council policy to encourage a wide variety of housing types in new residential development.

- The Planning and Development Act, 2000 requires the Development Plan to take into account the need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of different categories of households.
- Apartments, duplexes, terraces, semi-detached, detached, retirement complexes, special needs housing and student accommodation should all be considered as possible elements of a housing mix, thus ensuring a resultant mix of population.
- In all new large scale housing schemes (i.e. in the region of 30 houses and above), the Council will expect that layouts be designed to cater for a mix of house types.

Greater flexibility of design will be encouraged so that residential units can evolve with their occupants' needs, e.g.

by combining apartments, or the ability to extend into attic space of starter homes.

5.2.2 Policy RES8: Social Housing

It is Council policy to promote and encourage the provision of housing accommodation in accordance with proposals outlined in the document 'Action on Housing 2000', and to seek an element of social housing in all new development areas.

'Action on Housing' (DOELG, 2000) sets out the broad aim that every household has a dwelling suitable to its needs, located in an acceptable environment, at a price or rent it can afford. It embraces all sectors of the housing market; owner-occupier, public rented, private rented and voluntary housing. In addition, it recognises the importance of conserving and improving the existing housing stock in line with concepts of sustainable development.

In furtherance of this policy the Council will, inter alia:

- Acquire land or buildings for the purposes of future housing and community facilities in areas where services exist or are planned.
- Make sites available in serviced areas for the purposes of housing development by persons in need of housing.
- Rehabilitate its own housing stock where necessary, and encourage and facilitate similar rehabilitation of existing private housing.
- Ensure the provision of a wide range of house types and sizes to cater for different needs of the population, including the provision of sheltered housing for the elderly, and the provision of special needs housing.
- Where there is a requirement under Part V of the Planning and Development Act, 2000 for a proposed residential development to contain a quota of social and affordable housing units, policy shall encourage residential units which are consistent with others of the proposed development, notwithstanding the need on occasions to group a number of units together for sheltered housing and other such uses.



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Existing specific sites for local authority housing have been identified on the Development Plan maps and are depicted by an (H) symbol. However, the maps do not depict all the sites which may be acquired over the lifetime of the Plan 2004 – 2010. The Council will acquire additional sites in order to meet the social housing programme as outlined in the Housing Strategy.

Table No.5.1
Currently Proposed Social Housing Sites

Map No	Site
1	Goatstown Road
5	Furry Hill
5	Blackglan Road
5	Kingston, Ballinteer
5	Lambs Cross
5,6	Enniskerry Road
7	Pearse Street
9	Kiltarnan
9	Ballyogan Road
10	Loughlinstown Road
10	Lehaunstown
10	Rathmichael
10	Rathmichael
10	Stonebridge Road
14	Ballyman

5.2.3 Policy RES9: Student Accommodation

It is Council policy to facilitate student housing in suitable locations.

It is recognised that there is a need to provide student accommodation for students studying both within and outside the County. The Council will support the provision of on-campus student accommodation and also may permit student accommodation off campus where the proposed development:

- Is located within one pedestrian kilometre from a third level institution or of a quality public transport route.
- Provides adequate car parking.
- Complies with the Department of Education and Science *Guidelines on Residential Development for Third Level Students*.

In determining planning applications for student accommodation the Planning Authority will also have regard to the following:

- That in facilitating the provision of student accommodation, it is recognised that student accommodation may not be compatible with the amenity of existing residential areas. When considering applications for larger scale student accommodation, full cognisance will be taken of the need to protect existing residential amenities, and larger scale student accommodation will not be permitted where it is considered that such a use would have a detrimental effect on those existing residential areas.
- The standard of accommodation for the intended occupiers (students).
- The number of existing similar facilities in the area.

In instances where it is proposed that a site or a portion of a site be developed for student accommodation, the portion of the site to be used for student accommodation may be required to provide a reduced percentage of affordable housing. 10 percent social housing will still be required, except in instances where the student accommodation is to be provided on the campus of a third level institution. In these instances no social housing will be required.

In all other instances of student accommodation it will be at the discretion of the Planning Authority as to whether the

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10% social housing is provided on site or off site. The more appropriate the site in terms of proximity to a third level institution or facilities, the greater the reduction in affordable housing which may be considered by the Planning Authority.

5.2.4 Policy RES10: Accommodation of Travelling Community

It is Council policy to provide halting sites and group housing for the settlement of the travelling community who normally reside in the County, in addition to providing standard housing accommodation to meet their needs.

The provision of halting sites, group housing and standard housing will be the critical elements in the provision of services for the travelling community.

In furtherance of this policy the Council will as necessary continue to update its accommodation programme for the travelling community.

Sites for traveller accommodation are identified in the Development Plan maps.

Table 5.2 - Traveller Specific Accommodation

Location	Number of Units
Bird Avenue	3
Cloragh	3
Enniskerry Road/Kilgobbin	4
Gort Mhuire	3
Kiltiernan, Glenamuck Road	4
Lehaunstown	5
Mount Anville Road	5
Pottery Road	5
Rathmichael Road	5
Stillorgan Grove	6
University College Dublin	5
West Pier, Dun Laoghaire	3
Ballyman*	5
Stillorgan Industrial Estate*	4
* Precise locations to be determined	

Group Housing

Dunardagh, Blackrock (6)

5.2.5 Policy RES11: Mews Lane Housing

It is the Council policy to facilitate mews lane housing development in suitable locations.

Policy RES11 will be strictly implemented only where development proposals respect and do not injure the existing built form, scale, character, finishes and heritage of the area, and subject to both legislative heritage protection provisions and the provisions of the protection of the built and natural heritage for this Development Plan.

Many of the existing mews lanes in the County are capable of providing interesting and attractive residential environments. Their development will make a useful contribution to the housing stock, help prevent the emergence of obsolete backland areas and make efficient use of residential land in accordance with the principles of sustainable development.

The design finish of mews lane development should reflect the surrounding characteristic features of the area taking into account local materials.

The Council will evaluate development proposals in accordance with the criteria set out in Development Control Objectives for this chapter.

The Council will explore all possibilities to achieve mews development including application of public private partnerships where possible.

5.3 Maintain and enhance existing communities and plan for future communities within the County

5.3.1 Policy RES12: Neighbourhood Concept

In new development areas it is Council policy to implement a strategy for residential development



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based on the neighbourhood concept.

The neighbourhood concept is based on the principle that people should be able to supply many of their requirements for daily living within easy reach of their homes, preferably within walking distance. The concept is central to the principles of sustainable development. It involves the provision of a pre-school and a primary school, church, local shopping and commercial facilities, and community/recreational facilities in conjunction with the provision of housing. Existing village centres will be respected and their character protected or enhanced by any new development. The implementation of this policy will require the careful phasing of development to ensure that services become available as housing areas are constructed.

Local Area Plans will be prepared by the Council for A1 zoned areas and the main components of the neighbourhood will be set out in these plans, including location of dwellings, road and public transport network, neighbourhood centre, schools and open space.

A basic requirement in neighbourhood development is variety of dwelling provision, both by type and size, in order that they may accommodate households with differing needs. Development in this context may be a mixture of apartment blocks, terraced houses and other house types. This requirement for variety in house provision complements the necessity to design for variety in layout by way of different lengths and types of residential road, for instance, culs-de-sac as contrasted with loop roads.

Further variety will be sought by way of variation of building line and the inter-relationship of dwellings, roads, pedestrian ways, neighbourhood centre facilities and the local park.

Control will be exercised over phasing and the rate of development so as to ensure that any delay between residential development and the provision of support services will be minimised. In some instances this will require the developer to provide services, particularly shopping facilities, on a phased basis with the housing development.

5.3.2 Policy RES13: Planning for Communities

It is Council policy to plan for communities. In all Local Area Plans, and in existing development as required, it is policy to make appropriate provision for community facilities and seek their provision concurrent with the development.

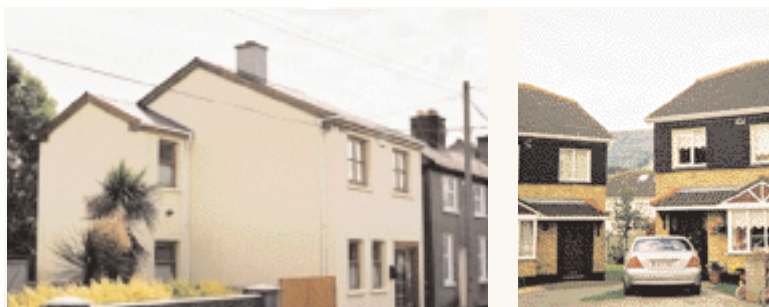
All new residential development shall be part of communities, either existing or newly formed. Residential development will not be allowed unless it is part of an existing or planned community based on the neighbourhood concept.

All proposals for residential development will be assessed against a series of evaluation considerations as outlined in the National Spatial Strategy 2002 – 2020.



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Box2: Evaluation Considerations for Housing in Urban Areas

Housing location in urban areas	Evaluation criteria
Asset Test	Are there enough community resources, such as schools etc. with spare capacity?
Carrying Capacity Test	Is the environmental setting capable of absorbing development in terms of drainage etc?
Transport Test	Is there potential for reinforcing usage of public transport, walking and cycling?
Economic Development Test	Is there potential to ensure integration between the location of housing and employment?
Character Test	Will the proposal reinforce a sense of place and character?
Community Test	Will the proposal reinforce the integrity and vitality of the local community and services that can be provided?
Integration test	Will the proposal aid an integrated approach to catering for the housing needs of all sections of society?
	<i>Source: National Spatial Strategy 2002.</i>





5.3.3 Policy RES14: High Quality Design

It is Council policy to promote a high quality of design and layout in new residential development.

A central function of land-use planning is to ensure that new residential development presents a high quality living environment for its residents, both in terms of the standard of individual dwelling units and in terms of the overall layout and appearance of the scheme.

In implementing this policy the Council will evaluate proposals for new residential development in accordance with the criteria set out in the Development Control Objectives.

5.3.4 Policy RES15: Provision of sporting facilities

It is Council policy to include the provision of sporting facilities in any major new residential developments and to encourage a range of sporting facilities throughout the County.

Developers will be required to make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral part of their proposals.

5.3.5 Policy RES16: People with disabilities

It is Council policy to facilitate the provision of accommodation for people with disabilities.

Accommodation for those with disabilities should be located in close proximity to public transport networks so as to allow ease of access to the public transport system. The Council will aim to abide by the agreements of the Barcelona Declaration, 1995 – The City and Disabled Declaration”

5.3.6 Policy RES17: Childcare

It is Council policy to encourage the provision of childcare facilities as an integral part of proposals for new residential developments. Generally, one

childcare facility with places for 20 children shall be provided for each 75 family dwellings. It is the policy of the Council to encourage the provision of childcare facilities in a sustainable manner with land use and transportation policies to encourage local economic development and to assist in addressing disadvantage.

In addition, the Council will consider permitting the conversion of part of existing dwellings to such uses, where the bulk of the building remains in residential use, subject to residential amenity and traffic considerations.

Changes in the population structure, changing lifestyles and economic needs have led to an increasing demand for pre-school childcare facilities and day nurseries.

With the growing demand for childcare provision, there is equal recognition that childcare must be of suitably high quality. Childcare provision has also been recognised in the National Anti-Poverty Strategy as one measure to address poverty and social exclusion. Accordingly, the Council will seek to facilitate the provision of crèche and playgroup facilities in appropriate locations and will require the provision in large residential, commercial and retail developments.

Such provision shall be implemented in a sustainable manner, compatible with the land use and transportation policies set out elsewhere in the Plan. The Council will have regard to the Childcare Facilities Guidelines for Planning Authorities (June 2001) issued by the Department of Environment and Local Government.

Primary traffic routes, where suitable and safe pull in areas exist at the front for dropping off children by car, are more suitable than tight residential cul-de-sacs.

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5.4 Rural Housing

5.4.1 Policy RES18: Control of one-off housing

It is the Council policy to restrict the spread of one-off housing in to the rural countryside and to accommodate local growth into identified small villages subject to the availability of necessary services, as it is recognised that much of it is urban generated and results in an unsustainable pattern of development, placing excessive strain on the environment, services and infrastructure. At the same time, it is recognised that one-off housing may be acceptable where it is clearly shown that it is not urban generated and arises as a result of the needs of local people and will not place excessive strain on the services and infrastructure. It is also the policy of the Council to accommodate local growth by facilitating cluster and village development in the rural areas subject to the availability of necessary services.

In order to protect the rural character of the countryside and achieve sustainable development, it is necessary to restrict the growth of urban generated one-off housing. Development proposals will be evaluated in accordance with the following criteria:

Rural Amenity Zoning:

Within areas designated with zoning Objective B “to protect and improve rural amenity” dwellings will only be permitted on suitable sites where,

- applicants can establish to the satisfaction of the Planning Authority a genuine need to reside in proximity to their employment; (such employment being related to the rural community).
- or applicants who are natives of the area and have close family ties with the rural community.

High Amenity Zoning:

Within areas designated with zoning objective G “to protect and improve high amenity areas” dwellings will only be permitted on suitable sites where the applicant can demonstrate to the satisfaction of the Planning Authority a genuine need for housing in the area because their principal employment is in agriculture, hill farming or local industry and local crafts, directly related to the area’s amenity potential and where the applicant is a native of the area and has close family ties with the rural community.





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Occupancy

Where permission is granted for residential development in rural areas it will be normal practice for the Planning Authority to request that the applicant enter into an agreement under S.47 of the Planning and Development Act 2000, restricting occupation of the dwelling for a period of 15 years to the applicant, or to other such persons as agreed by the Planning Authority.

Special Levy

The Planning Authority will impose a special levy, as permitted by the Planning and Development Act, 2000, on all newly constructed one-off rural houses. This levy will reflect the full environmental and economic cost of such development.

Glencullen Village

The Planning Authority will prepare and implement a Local Plan for Glencullen Village and its environs prepared in close consultation with the residents of the area. This plan will be initiated within one year and completed not less than two years after the adoption of the County Development Plan. The plan will focus on issues such as physical and social infrastructure provision, geographical limits, settlement patterns, design and siting, protection of the interests of the local population, protection of the landscape and natural environment, future economic practices, development levies and occupancy agreements etc.

Green Belt Areas

The use of lands in green belt areas for outdoor recreational purposes is permitted in principle. Where complementary development is allowed by the Council in these areas, stringent conditions governing the height, scale and density



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of development will be imposed in order to protect the open nature of the lands.

Where residential development is concerned, only individual dwellings on lands comprising at least 4 hectares per dwelling will be considered.

Applications for other uses will be considered subject, in all cases, to the overall objective of maintaining the open character of these lands.

5.5 Development Control Objectives

5.5.1 Design Considerations

In dealing with proposals for residential development, it is the aim of the Council to achieve a high standard of residential design.

The Council will endeavour to ensure that the following qualities are achieved in residential developments:

- Sense of place.
- Protection of existing amenities.
- Accessibility.
- Recreational provision.
- Personal security.
- Traffic safety.
- Privacy.
- Architectural quality.
- Permeability.
- Use of alternative and sustainable energy sources.

The Council will endeavour to achieve these qualities by encouraging, for example, a variety of house types, road layouts and building lines, use of different materials and colours, and incorporating existing site features into the design. These will contribute to creating a sense of place and establishing a local identity in residential areas.

Protection and respect for the existing amenities and the character of the area are important and should be regarded as a feature of good design.

The Council will endeavour to promote a reduction of greenhouse gas emissions by encouraging the passive energy capture from sunlight in the design of buildings.

Layouts should have regard to the need for access to the normal range of local services required by residents (including schools, shopping, employment and transport).

Public open space must be provided throughout residential areas in a way which will encourage use and enhance the visual quality of the area. Provision must be made for safe children's play. A variety of recreational needs are required for residents, both within the residential area and within easy reach.

The developer is responsible for providing and developing the basic public open space and may be required to contribute towards the provision of necessary recreational facilities in the area. In certain circumstances, where the open space standards cannot be achieved and more intensive recreational facilities would be necessary to compensate, the Council may consider arrangements, including financial contributions, whereby appropriate intensive facilities may be provided in lieu of open space of lesser utility.

The need for personal security is an important factor in modern living. Residential areas should be designed with this in mind. Areas used by the public, open spaces and housing should overlook roads and footpaths.

Residential estate layouts should be designed in such a way that through traffic is discouraged. Road alignments should discourage speed and give priority to the safety and convenience of pedestrians and cyclists. There should be easy access to individual houses and road widths should be sufficient to accommodate two vehicles passing. Turning areas must provide for the needs of emergency vehicles (fire service, ambulance). Adequate off-street facilities for parking, including visitor parking, should be provided.

Private open spaces should be provided in association with private dwellings, designed to minimise over-looking.



In applying the above principles, the approach will vary depending on whether the development is located in a new development area or constitutes infill development.

In older residential suburbs, appropriate infill development will be encouraged while still protecting the character of these areas. Infill development must retain the physical characteristics of the area including such features as boundary walls, fencing, gates, existing landscaping and trees. This will apply particularly where densities are to be increased.

5.5.2 Residential Density

It is an objective of the County Development Plan to promote higher density and relax Development Plan standards where the following criteria have been met in accordance with planning legislation and issued government policy:

(i) Quality of design and layout.

- Imaginative and site specific design.
- Practicality of internal spaces provided in respect to room size, shape, function, and orientation.
- Detail and quality of finishes proposed.
- The proposed development in conjunction with the existing development in the area must contain a mix of unit type and size.
- Consideration given to the needs of children, elderly and disabled.
- In instances of detached and semi-detached houses, separation between dwellings should be such so as to allow for adequate rear access for wheelie bins and bicycles.
- Consideration given to the inclusion of passive solar design techniques.

(ii) Sustainable siting of development. The proposed site should accord with one of the following criteria;

- Access to town/district centre (within a 1 kilometre pedestrian catchment)

- or
- Transport corridor (within a kilometre pedestrian catchment of a rail station or LUAS line or a 500 metre pedestrian catchment of a QBC or priority bus route). It is recommended that these distances should be measured as pedestrian distances so as to improve the permeability³ of areas.

(iii) Standard of residential environment.

- Protection of privacy.
- High quality of private open space.
- Quality of public open space, well designed physically and functionally. Public open space should be overlooked, supervised and accessible.
- Detail of landscaping.
- Appropriate boundary treatment that facilitates ease of movement for pedestrians.
- Parking provision appropriate to site location.
- Siting of parking area so as to make optimum use of land, while still relating well to the particular residential unit.
- Provision of services appropriate to the area, so as to limit the new journeys necessitated by the proposed development e.g. local shop, crèche.
- Safe pedestrian and cycle access.
- Traffic safety.
- Access to private garden or communal garden space for family units.
- Provision of accommodation for special needs.
- Design and layout in accordance with Dun Laoghaire-Rathdown Sustainability Guidelines.

(iv) The design will have to address the following issues in respect to adjoining property;

- Overlooking.
- Scale and bulk.
- Overshadowing of habitable rooms (daylight and shadow projections may be required to be submitted as part of a proposal).
- Height.

³Pedestrian access through areas

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(v) High Density proposals will be constrained by the following:

- Architectural Conservation Area designation.
- Protected structures.
- Specific Development Plan policy in regard to density due to views and prospects or character integral to the landscape.
- Site area: sites over 0.5 hectare have greater flexibility in regard to possible layout and increases in density.

O/O Zone

Locations have been identified where no increase in the number of buildings will normally be permitted. Such locations include sectors in the vicinity of the coastline, where density controls are considered appropriate in the interests of preserving their special amenity. In these areas no increase in the number of buildings will normally be allowed. Where, in the opinion of the Planning Authority, some small increase is considered feasible, regard will be had to the existing pattern of development in the area; traffic considerations, drainage and in particular septic tank arrangements, where appropriate; possible interference with trees on the site and with any views over the site (whether listed or unlisted).

Many of these locations are within close proximity of the DART line, where higher densities would normally be permitted. Sensitive infill development will only be allowed where such development would not detract from the character of the area.

5.5.3 Additional accommodation in existing built up areas

Extension plus Sub-Division of Dwellings

The sub-division or extension plus sub-division of existing dwellings into two or more dwelling units will be encouraged in certain instances, where it is demonstrated that the proposed development contributes to maintaining a viable community in an area.

The maximum number of units to be permitted in a sub-division will be decided upon having regard to the character of the area, the suitability of the dwelling for sub-division, the availability of services, parking provision, privacy, provision of private amenity space and other relevant factors. Permission to sub-divide into apartments or bedsitters will not normally be granted unless the average size of unit is at least 40 sq.m gross floor area.

Conversions must be of good quality, in order to maintain and enhance the residential character of the County and must provide a high standard of residential accommodation without detracting from adjoining/existing residential amenity.

In suburban estates of two storey houses, sub-division or extension plus sub-division will only be allowed where an independent car parking space is provided for the additional dwelling unit. In areas adjacent to public transport routes this provision may be waived. Finishes and landscaping shall be of a high standard so as to ensure a quality visual environment. Adequate open space shall be provided at the discretion of the Planning Authority.

Sub-division must retain the physical characteristics, such as boundary walls, fencing, gates and trees. High quality landscaping shall be used to accommodate additional car parking spaces. The retention of garden space shall be a priority.

'Family' Flat

A 'family' flat refers to a sub-division of a single dwelling unit to accommodate a member of the immediate family for a temporary period (e.g. elderly parent). The Council will favourably consider such sub-division where satisfied that there is a valid case, provided the proposal does not otherwise detract from the residential amenity of the area.

A grant of permission will normally be conditioned that the premises be returned to a single dwelling unit when the flat is no longer required for the family member. Where the applicant wishes the premises to remain subdivided, an application should be made for sub-division and not family flat.



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Backland Development

Backland residential development which involves the establishment of a new building line behind the existing established residential building line will be acceptable in certain instances in the built-up area of the County. Residential development within the boundary of larger detached houses does not constitute backland development and will not be assessed based on the standards outlined below. The standards outlined below will apply in instances of proposals for development to the rear of smaller more confined sites within the existing built-up area. Where the Council accepts the principle of backland residential development, the following standards will apply:

- (1) All backland development should generally be single storey in height to avoid issues of overlooking. In the event of a proposed two storey dwelling the criteria of (4) below must be adhered to.
- (2) Adequate vehicular access generally of a width of not less than 3.5 metres must be provided to the proposed new dwelling. A separation distance between the nearer edge of the proposed accessway and the side/gable of the existing dwelling should generally be not less than 3 metres. In general to satisfy this criteria, a side garden width of 6.5 metres would be necessary.
- (3) The existing dwelling and the proposed dwelling shall generally have individual private open space of 48 sq.m. exclusive of car parking area.
- (4) A proposed single storey backland dwelling shall not be located less than 15 metres from the rear wall of the existing dwelling and with a minimum rear garden depth for the proposed dwelling of 7 metres. Proposed two storey backland dwellings shall not be located less than 22 metres from the rear wall of the existing dwelling where windows of habitable first floor rooms directly face each other. Proposed two-storey backland dwellings should have a minimum rear garden depth for the proposed dwelling of 11 metres.

Corner/Side Garden sites

Corner site development refers to sub-division of an existing

curtilage to provide an additional dwelling in existing built up areas of the County. In determining planning applications for corner sites/side gardens the Planning Authority will have regard to the following:

- Relationship with the existing dwelling.
- Size of proposed development.
- Effect on the amenity of neighbouring residents.
- Standard of accommodation for the intended occupiers.
- Maintenance of Development Plan standards for both the existing and proposed dwelling.
- Maintenance of buildings lines where appropriate.
- Provision of car parking.
- Use of appropriate building materials which integrate with existing materials used.
- Need to encourage a mix of house type in the area.

5.5.4 Apartment Development

Apartment developments should show a high quality of building design and site layout and have due regard to the character and amenities of the surrounding landscape.

All apartments shall be provided with designated internal storage space, separate to the area containing the water tank and the hot water cylinder and designed to permit ready access and use.

In designing apartment development, consideration should be given to including as many dual aspect apartments as feasible.

Favourable consideration will be given to the provision of private balconies which provide usable private open space. Such balconies should be in keeping with the overall composition of the building and not be injurious to the streetscape or adjoining residential amenities.

All proposals for residential development, particularly apartment developments, shall provide for an acceptable distance between residential blocks to provide sustainable residential living and open spaces in these schemes.

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Refuse storage, recycling and composting areas for apartment development and other residential development should be addressed at the design stage for all schemes. In the case of communal refuse storage provision, the collection point for refuse should be accessible to the external collector and to the resident.

In designing apartment development, consideration should be given to providing a mix of units to cater for different size households.

Private Open Space In Apartment Development

The Council, where it considers it appropriate in the case of apartments or other residential developments which have limited or no individual private open space, may permit the public and private open space requirement to be combined (partially or otherwise) to provide for communal amenity areas serving the development. Such developments may also be required to contribute, where appropriate, towards open space for active recreation being provided in the area in accordance with Development Plan standards.

Car parking areas will not be considered as part of the private open space. However, drying areas, bin storage areas or fuel storage areas which are provided outside the structures can be included in the private open space.

The total open space provision for apartment development shall not be less than 10% of the total site area except in cases where the Council considers that less than 10% will serve the needs of the residents.

The minimum clearance distance of 22 metres between opposing windows will normally apply in the case of apartments up to three storeys in height. In taller blocks, where acceptable, a greater distance may be prescribed having regard to the circumstances and the design characteristics. In certain instances, depending on orientation and location the minimum clearance distance may be reduced.

5.5.5 Mews Lane Development

The principle of mews development will generally be acceptable when located on a lane that:

- Has a legally acceptable agreement between owners or interested parties who intend to bring the laneway to standards and conditions suitable to be taken in charge by the Council. The onus will be on the applicant to demonstrate that they have a consensus of owners or interested parties.
- Where the Council is likely to be able to service within a period of not more than seven years and where owners can be levied to allow the Council to service the sites, or,
- Is already adequately surfaced and serviced from the site to the public road or,
- Is already developed to such an extent that further development would have to be regarded as infill.

The principle of mews development on a particular laneway will not generally be accepted where:

- The length of all or most of the adjoining rear gardens on the side of the lane concerned is less than 25 metres* or
- Where, particularly in a commercial area, the lane is likely to be required by the frontage buildings for access or the area adjoining the lane required for expansion.

**Exceptions may be allowed in the case of conversion of existing two-storey structures in sound condition and of architectural or townscape value.*

Where the Council accepts the principle of residential development on a particular laneway, the following standards will generally apply:-

- Development will be confined to single units in one or two storeys.
- The setting back of dwellings and boundary walls may be required.
- Dwellings and boundary walls may be required to reflect the scale, height, materials and finish of existing walls and buildings.



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- All parking provision in mews laneways shall be in off-street garages, forecourts or courtyards. At least one off-street parking space per dwelling will generally be required. Where two spaces can be reasonably accommodated these should be provided.
- Each dwelling shall generally have a private open space area of not less than 48sq.m exclusive of car parking area. This open space should generally be screened from the lane by a wall of 2 metres in height. A financial contribution in lieu of public open space provision will normally be required.
- Where dwellings are to be permitted on both sides of a lane, the windows of habitable rooms must be set out so as to minimise overlooking of facing windows at less than 9 metres.
- Dwellings shall not be located less than 15 metres from the rear wall of the existing dwelling or less than 22 metres where first floor windows of habitable rooms directly face each other.

Minimum lane width requirements are given below, (a greater width may be required in particular cases):

Up to 6 dwellings:	Private road of sufficient width to allow easy passage of large vehicles such as fire tenders or refuse collection vehicles.
Up to 20 dwellings:	Minimum width of 4.8 metres subject to a maximum length of 300 metres. Short lengths of narrow width may be acceptable where there will be no frontage access to those lengths.
More than 20 dwellings, or more than 300m in length:	Minimum width of 5.5 metres.

All mews laneways will be considered to be shared surfaces and footpaths need not necessarily be provided.

Reduced standards may be acceptable, particularly in the case of conversion of existing two storey structures in sound condition and of architectural or townscape value.

5.5.6 Temporary Accommodation

Holiday Caravan Sites

The Council recognises the need for properly developed sites to cater for holiday home type caravans, smaller trailer caravans and tents. The provision of these sites will generally be permitted in areas zoned 'B' with the objective - "to protect and improve rural amenity and provide for the development of agriculture" where the topography would permit their siting without injury to amenity or public health. In areas zoned 'G' and 'GB' with the objective - "to protect and improve high amenity areas" and "to protect and enhance the open nature of lands between urban areas" holiday caravan sites are not 'permitted in principle' but may be acceptable depending on the circumstances of the proposal.

For the purposes of development control, the Council regards holiday caravan sites as sites for temporary dwellings. The layout and servicing of such sites will be required to conform to the standards set out in the Bord Failte document - Registration and Renewal of Registration Regulations for Caravan and Camping Sites (1986) (or as may be amended from time to time).

Residential Caravan Parks

Proposals for residential caravan parks will not normally be considered favourably unless a genuine need can be established for such development.

The Council will distinguish between residential caravan parks and sites used as holiday caravan parks for the accommodation of holiday home type caravans, smaller trailer caravans and tents.

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The residential caravan park is intended to accommodate caravans and mobile homes specially designed as homes for year round accommodation and which are adequately insulated and otherwise suitable for this purpose.

The most suitable location for a residential caravan park is within or on the edge of a residential area, within reach of community services. Informal layouts providing for cluster or angle arrangements are to be preferred. Good landscaping and screen planting, not only between clusters, but around the perimeter of the site itself will be required. The distance between each unit shall be sufficient so as to provide for domestic privacy. The minimum plot size will be 230 sq.m per living unit. Public open space must be provided on the same basis as for residential development.

Depending on the scale of a proposed park, the Council may require community facilities, such as an administrative office building, storage and laundry facilities. Carparking space must be provided at the rate of one space per mobile home or caravan.

Each plot will be required to have a hardstanding under the entire area of the unit with additional paved areas at the caravan entrance. Any store provided for the caravan shall not exceed the height of the caravan itself. Piped water, sewerage and electricity connections will be provided for each caravan.

Suitable enclosures will be provided for refuse bins. Services will be underground throughout. Public lighting to residential area standards will be required. Roads and driveways must be designed and constructed to the Council's satisfaction. Looped access ways are preferable to culs-de-sac and curved radii should be designed to accommodate the turning movements of large vans.

5.5.7 Residential Open Space (for apartments see section 5.5.4 above)

Public Open Space

Public open space shall be provided throughout the County

on a hierarchical basis, ranging in descending order from county parks to small incidental spaces.

New and existing parks and open spaces shall be developed to improve recreational facilities to the increasing population in the County and to allow for intensification of use. This will include provision of playgrounds, all weather sports and recreational facilities, pavilions, improved boundary treatment and civic buildings, where appropriate.

The size and layout of a space identifies its function within the hierarchy - functions which provide for children's play, kick-about spaces, passive recreation and incidental landscape areas. Medium and large scale housing development proposals bring substantial extra numbers of residents into an area, which can generate the need for a major park providing active and passive recreational facilities. It may not be possible, or desirable, to locate this space within the confines of the proposed scheme. The Council may require a financial contribution towards the provision of a public park, the need for which is generated in whole or in part by a proposed development.

Within development areas (A1 zones) public open space shall normally be provided at a rate of between 1 and 2 hectares per 1,000 population. The reduced rate of 1 hectare per 1,000 population will only be acceptable where more intensive recreational facilities are being provided in lieu of open space to the satisfaction of the Council. Population will be calculated on the basis of 3 persons per private dwelling house and 2 persons per 75sq.m of gross floor area in the case of flats.

In all other cases the Council will generally require the provision of open space at the rate of 10% of the total site area in new residential development. The space should be designed and located so as to complement residential layout and should be visually as well as functionally accessible to the maximum number of dwellings within the housing area.

Inaccessible or backland open space will not be acceptable. Fragmented open spaces within a housing layout which result from the necessity to protect existing site features



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(e.g. an important stand of mature trees) may not necessarily be reckoned as part of the minimum site area requirement, as they are necessary for the protection of existing amenities in any event.

The Council may require that the open space provision of any development be located in a specific area in order to assemble areas of satisfactory size, or to enhance the existing features of the area. In this regard, the Council may require a developer to make a financial contribution in lieu of part or all of the public open space requirements (which may include acquisition and development costs). Contributions may be required towards expenditure incurred by the Council in respect of the provision of open spaces facilitating the proposed development.

In specific cases, the Council may accept land outside the built-up area as meeting part of the requirements set out above, where it can be utilised in conjunction with a major park which facilitates the proposed development. The Council may accept a financial contribution for the provision and development of public open space in this category.

As an alternative to developing the open space to the requirements set out above, a developer may, with the agreement of the Council, lodge a financial contribution in lieu of outstanding works and dedicate and transfer to the Council the conditioned open space as public open space - following which the Council will accept responsibility for the development and subsequent maintenance of the open space.

Planning applications for major residential development shall include a landscaping plan, specification and a phased implementation programme. The layout and development of public open spaces, to an overall plan and specification which should be agreed by the Council, shall be the responsibility of the developer.

Private Open Space

All houses (terraced, semi detached, detached) should have an area of private open space behind the front building line.

In general, the requirement shall be 60 sq.m. minimum for 3/4/5 plus bedroom houses. For one or two bedroom houses a figure of 48 sq.m. may be acceptable. A minimum standard of 22 metres between directly opposing first floor windows should be observed. This will normally result in a minimum rear garden depth of 11 metres. However, where sufficient alternative private open space is available this depth may be reduced to 7 metres for single storey dwellings subject to the maintenance of privacy.

However, in an exceptionally well designed scheme which provides a high quality living environment the above standards may be relaxed. Standards may also be relaxed for a well designed scheme which includes single aspect dwellings.

5.5.8 Standard of Development

Road and Footpath Requirements

The requirements set down in the Council's *Development Works in Residential and Industrial Areas - Guidance Document* will generally apply. Where an innovative layout is accepted by the Council, variations to these requirements may be accepted. In allowing any deviation in the general requirements the primary consideration will be the safety of pedestrians and access for emergency vehicles.

Dished kerbs shall be provided at junctions to facilitate people with ease of movement.

The Council will seek to achieve high standards of design and materials in the layout and finish of footpaths, hard landscaping and pedestrian areas. High quality materials will be required in all instances. In rural areas, blacktop footpaths with precast kerbing may be appropriate.

Boundary Treatment Of House Sites

Where the flank or rear boundaries of house sites abut roads, pedestrian ways or public open space, suitably designed screen walls at least 2 metres in height shall be

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provided. Where concrete screen walls are proposed they shall be suitably rendered in an acceptable manner.

Habitable Room Sizes

The minimum size of habitable rooms for houses and flats shall conform with any appropriate national standards in operation at the date of application for planning permission.

Management Companies

In residential developments which are proposed not to be taken in charge by the Council, evidence will be required that management companies are to be set up by the time of completion of the estate, and of which membership shall be compulsory for all purchasers of property on the estate. Details of the management scheme shall be agreed with the Council.

If the membership so desires, when Management Companies fail, consideration may be given to inviting the Council to take development in charge.

Bonds

To ensure the satisfactory completion of development (including the protection of trees) on a site which has been the subject of a grant of permission, a bond or cash lodgement may be required until the development has been satisfactorily completed. The bond or cash lodgement may be sequestered in part or in its entirety at the discretion of the Council where the development has not been satisfactorily completed. The amount of such bond or cash lodgement will be determined by the Council.

5.5.9 Dwellings In Rural Areas

Where accepted in accordance with the Council's policies on rural housing, development in rural areas will be considered in accordance with the following criteria:

Design

Suburban type development is not acceptable in rural areas i.e. outside the nuclei of rural villages particularly when this would result in ribbon development. The Council will generally require new dwellings to be set well back from the road. The building line will be determined by local topography and existing and natural features.

The traditional field pattern should be preserved and roadside and field boundary hedges retained or reinstated. A native tree planting scheme will generally be required in order to enhance rural amenity. Access roads and driveways should respect site contours. Recessed gateways should be constructed in local materials and in a style indigenous to the area.

The Council will not insist on the use of particular architectural styles except where there is an accepted vernacular. A design which is incompatible with site conditions, to an extent that it would be dominant, intrusive or incongruous in the landscape will not be permitted. Reconstituted stone finishes will generally be unacceptable.

Buildings should not be located on a ridgeline or in an elevated position on a site. The site contours should be respected. Roof types and materials will be controlled in the interest of visual amenity.

Buildings should meet the requirements of the Dun Laoghaire Rathdown Guidelines for Sustainable Settlement.

While the overall aim of protecting the rural areas is common to the High Amenity, Green Belt and Agricultural land use zones, there are differing aspects of siting and design which are particularly important in each type of area. In exercising control over development the Council will, therefore, have regard to the specific aspects of siting and design which are relevant in the individual areas.

Road Frontage

Road frontage should generally be at least 60 metres so as to preserve the rural or high amenity quality of the area.



Vehicular Access

Rural dwellings shall not be permitted vehicular access to motorways or national routes in the County. Vehicular entrance gates shall be recessed and the wing walls or fences splayed so as to provide adequate sight distances in both directions depending on the traffic conditions and the characteristics of the roadway at that location. Visibility splays in accordance with the NRA's Design Manual for Roads and Bridges should be provided where appropriate. Front boundary treatment shall retain or plant indigenous hedges or provide dry stone walls depending on the characteristics of a particular area.

Waste water treatment systems

The Council acknowledges the availability of various domestic waste treatment systems as alternatives to waste water treatment systems. Where such systems are considered acceptable, the Council will adjust the technical qualifying criteria pro-rata to the proven performance of these systems.

Site assessment and the design of waste water treatment systems and percolation areas shall generally conform with "The Environmental Protection Agency, Waste Water Treatment Manual - Treatment Systems for Single Houses 2000", as may be amended and the requirements of the Environmental Health Office.

A detailed site investigation report, to include percolation and water table tests certified by a qualified person should be provided with the planning application.

All existing waste water treatment systems and treatment plants should be maintained annually and should be subjected to an inspection by the Environmental Health Office.

Water Supply

Where no public water main is available, a potable water supply must be provided in accordance with Council requirements.



