

PLANNING DEPARTMENT REPORT ON PROPOSED Part XI (Local Authority Own Development) SCHEME OLD CONNA, BRAY, CO. DUBLIN.

INTRODUCTION

The purpose of this planning report is to accompany a Section 179 Scheme for an extension to an existing Traveller Accommodation site at Old Conna, Bray, Co. Dublin.

SITE DESCRIPTION

The subject site is located on the northern side of Old Connaught Avenue and is accessed of same via an access lane. The site is bounded immediately to the north by an existing traveller accommodation and a concrete area that comprises several structures, Old Connaught Avenue lies to the south, grassed lands are to the east.

past the existing single storey accommodation and paved compound. There is a large single-story structure to the northwest of the site. Residential areas are located to the southwest and across the road to the south.

On site, the access lane runs along the west of the site and links with existing single storey traveller accommodation units located to the north of the site though it is outside the red line boundary. Also, to the northeast of the site lies an open area with a shed and fencing to the south. To the east of the laneway lies mobile home structures and an open grassed area dissected in part by a paved route. The boundaries to the east and south are defined by mature trees and vegetation and a wall and vegetation respectively.

PROPOSED DEVELOPMENT

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

- Development will consist of 6no. three bed detached 2-storey houses being constructed.
- Each house will be 97.19m² and have two parking spaces per house.
- There will be a private area to the rear of each house. The density of the proposed scheme is 12 Units/ha.
- New house façade will comprise render and brick and with energy efficient windows and doors, the roofs on the permanent dwellings will be fibre cement slate.

RELEVANT PLANNING HISTORY

Subject site

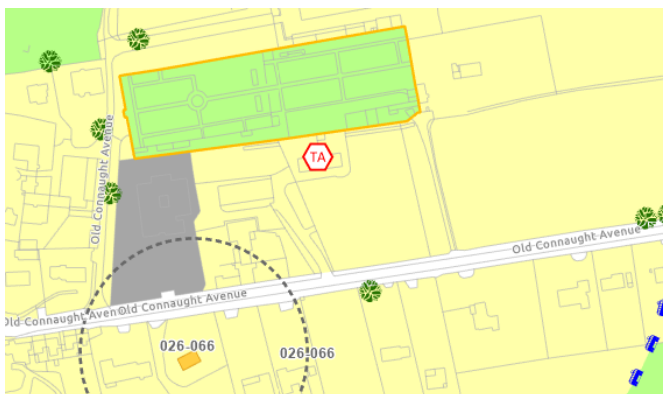
None located.

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

Under the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the site is subject to zoning objective A1, which seeks 'To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans'.

The site is located within the boundary of the proposed Old Connaught Local Area Plan.

There is a 'TA' symbol to the north of the site that refers to Traveller accommodation at Old Conna Avenue, Bray.



Extract from County Development Plan Zoning Map 2022-2028

The following policy is relevant to development of this type:

Chapter 3 – Climate Action

- Section 3.4.1.1 Policy Objective CA5: Energy Performance in Buildings

- Section 3.4.1.3 Policy Objective CA7: Construction Materials
- Section 3.4.2.1 Policy Objective CA10: Renewable Energy

Chapter 4 – Neighbourhood – People, Homes and Place

- Section 4.2.1 Sustainable Communities and Neighbourhood Infrastructure
- Section 4.3.2.9 Policy Objective PHP33: Traveller Accommodation
- Section 4.4.1.1 Policy Objective PHP35: Healthy Placemaking
- Section 4.4.1.3 Policy Objective PHP37: Public Realm Design

Chapter 12 – Development management

- Section 12.3.3 Quantitative Standards for All Residential Development
- Section 12.3.4 Residential Development – General Requirements
- Section 12.3.7 Additional Accommodation in Existing Built-up Areas
- Section 12.3.8 Housing for All
- Section 12.4.5 Car Parking Standards
- Section 12.4.8 Vehicular Entrances and Hardstanding Areas
- Section 12.8.3.3 Private Open Space

Other Documents

Traveller Accommodation Programme 2019 - 2024

RELEVANT REGIONAL AND NATIONAL PLANNING POLICY

Project Ireland 2040 National Planning Framework

Regional Spatial and Economic Strategy for the Eastern and Midland Region

KEY PLANNING CONSIDERATIONS

Principle of Development

The site is subject to zoning objective A1, which seeks ‘To provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans’.

‘Traveller accommodation’ is permitted in principle use under the zoning objective of the site. Traveller accommodation, as defined in the County Development Plan 2022 – 2028, is ‘*The use of a building or land for the temporary and/or permanent residential facilities specifically provided by the Council for occupation by members of the Travelling Community including group housing schemes, halting sites, residential caravan parks, and standard housing.*’

In addition, and as per map 14 of the current Development Plan, the objective of the ‘TA’ symbol is to provide for Traveller Accommodation and in accordance with Section 10(20(i) of the Planning and Development Act 2000, as amended, that states ‘the provision for accommodation for travellers and the use of particular areas for that purpose’.

Having regard to the above, the proposal relates to residential facilities for the Traveller Community therefore residential use is considered acceptable under the Traveller Accommodation land use and in accordance with the ‘A1’ zoning objective of the subject site.

Housing Provision

As per the plans and Housing Quality Assessment, the proposed development seeks to extend the existing traveller accommodation at this site. The development would comprise 6 no. 3-bedroom 2-storey dwellings with a stated area of 97.22 sqm, provision of two car parking spaces per house and a private area to the rear of each house. In terms of compliance with standards, each house exceeds the standards outlined within the current County Development Plan.

In addition, the Traveller Accommodation Programme 2019 - 2024 is noted in this regard. It is a 5-year programme and sets out the actions to be taken to meet the current and future accommodation needs of members of the Traveller Community within the DLR area.

Regard is had to Policy Objective PHP33: Traveller Accommodation which states that *'It is a Policy Objective to implement the 'Traveller Accommodation Programme 2019- 2024'. In accordance with the Programme, Traveller specific accommodation for the County's indigenous Traveller Community will be provided through the development of new sites, the refurbishment and extension of existing sites, Part V Developments, casual vacancies and standard housing.*

The proposed development is considered to deliver on policy objective PHP33 of the Dún Laoghaire Rathdown County Development Plan 2022-2028.

Residential Amenity

Having regard to the size, massing and separation distances to surrounding residential properties and adjacent land uses, the proposed development is not considered to negatively impact the existing residential amenities in terms of overlooking, overshadowing or overbearing appearance. In addition, there is a pedestrian access proposed along Old Connaught Avenue that connects to the communal open space. The proposed development by its nature and characteristics is expected to improve the residential amenity of the subject site by providing greater dwelling space and private open space with allocated parking.

Visual Impact

The proposed development comprises two-storey pitched roof dwellings that would be in line with or below the prevailing height in the immediate area. The front elevation is animated by a double bay projection. No significant concerns arise concerning visual impact in the receiving environment by virtue of the scale and overall form of the proposed dwellings. The external finishes are of sufficient quality and the proposed development would integrate with the existing pattern of development on site and wider area.

Access, Parking, and Transport

There are 2no. additional vehicular accesses proposed along Old Connaught Avenue to serve Units No.7 and No.8.

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

APPROPRIATE ASSESSMENT (AA) SCREENING DETERMINATION

The AA Screening report and ecological Impact Assessment both prepared by Noreen McLoughlin; MSc Environmental Consultant has been considered.

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

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING DETERMINATION

The EIA screening determination prepared by Traynor Environmental Ltd. has been considered.

Based on the information provided in this report the DLRCC, as the competent authority, have reached the following determination from above: It is concluded having regard to the nature, scale, and location of the subject site, that there is no likelihood of significant effects as a result of the proposed development on the environment (direct, indirect, or cumulatively with other development) and therefore it is considered that an Environmental Impact Assessment Report (EIAR) is not required in this instance.

CONCLUSION

Having regard to the Objective A1 zoning of the subject site, it is considered that the proposed development would not adversely impact the existing residential amenity of adjacent properties by reason of overshadowing, overlooking or overbearing appearance. In addition, it is considered that the proposed development would not significantly detract from the character of the surrounding area and would be in accordance with relevant policy and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Laura Creagh

Date: 03/10/2024

Acting Senior Executive Planner

Endorsed by

Ger Ryan
Senior Planner

A handwritten signature in blue ink, appearing to read "Ger Ryan", is written over the printed name and title.

Date: 03/10/2024