

# Comhairle Chontae Atha Cliath Theas

**PR/1579/21**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD21B/0541      **Application Date:** 26-Oct-2021  
**Submission Type:** New Application      **Registration Date:** 26-Oct-2021  
**Correspondence Name and Address:** Josh Maguire 79, Merrion Square South, Dublin 2, D02TN27  
**Proposed Development:** Modifications to previously approved planning permission SD20B/0060 for alteration/extension of the existing two storey, semi-detached house; modifications to previously approved permission to include omission of the first floor extension; enlargement of the ground floor rear extension; conversion of the garage to a study with associated modifications to the existing fenestration and site development; widening of the existing vehicular entrance.  
**Location:** 62, Wainsfort Road, Terenure, Dublin 6W, D6WYY65  
**Applicant Name:** John Aherne & Laura Kelly  
**Application Type:** Permission

### **Description of Site and Surroundings**

#### Site Description

The subject site contains a west facing 2-storey semi-detached house with pitched roof profile and a single-storey side return. The house is typical of the character of the surrounding streetscape and the wider area. Several houses in the area have been extended, with side extensions above the single-storey return being common, as well as rear extensions.

#### Site Area

Stated as 0.0397 Ha.

#### Site Visit

23<sup>rd</sup> November 2021

### **Proposal**

Permission is sought for modifications to development previously approved under SD20B/0060 comprised of:

- Omission of the previously approved first floor extension.

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- Increase in the previously approved ground floor extension to the rear which projects approximately 6.1m from the existing rear elevation of the dwelling and has a width of approximately 8.9m and a height of approximately 4m. The extended area will provide an enlarged kitchen/living/dining space with a flat roof and a gross floor area of approximately 63sq.m. To facilitate the proposed ground floor extension to the rear, an existing oil tank will be removed from the rear garden.
- Conversion of the existing garage to a study/home office (c. 11sq.m) with the existing garage door being replaced by a window to the front elevation.
- Associated amendments to the fenestration including the provision of 4 rooflights in the ground floor extension to the rear, 2 rooflights on the flat roof portion of the dwelling along the northern boundary, 1 new door and 1 new sliding door in the eastern elevation of the ground floor extension providing access to the rear garden.
- Widening of the existing vehicular entrance from approximately 2.5m to 3.5m, with a new timber clad sliding gate.
- The provision of a bike storage unit in the front garden (not described in Statutory Notices but shown on Proposed Driveway Plan Layout).
- All associated site works above and below ground.

#### **Zoning**

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity' in the South Dublin County Development Plan 2016-2022.

#### **Strategic Environmental Assessment Sensitivity**

No overlap indicated with the relevant environmental layers.

#### **Submissions/Observations/Representations**

Last date for Submissions/Observations – 29<sup>th</sup> November 2021.

None received.

#### **Relevant Planning History**

##### Subject Site

**SD20B/0060** – No. 62 Wainsfort Road, Dublin 6W.

Alteration/extension of existing two storey, semi-detached house comprising demolition of the existing rear and side extensions and construction of a new single storey and two storey flat roof extension to the rear & side of the house with associated modifications to existing fenestration

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and site development including widening of the existing vehicular entrance. **Grant Permission, subject to conditions.**

#### Neighbouring Sites

**SD15B/0344** – No. 56 Wainsfort Road, Dublin 6W

Erection of a single storey extension to the rear incorporating a family room. **Grant Permission, subject to conditions.**

**SD13B/0067** – No. 27 Wainsfort Park, Dublin 6W

Single storey extension to front elevation including part garage conversion, a first floor extension to side of house with new gable wall over garage and a dormer attic conversion with new Velux window to front of roof to provide for an ensuite bedroom and widening of existing pillars to driveway all to existing 3 bedroom semi-detached 2 storey dwelling. **Grant Permission, subject to conditions.**

**SD12A/0101** – No. 56 Wainsfort Road, Dublin 6W

Change of use from dwelling house (part of ground floor level) to Montessori pre-school (3.5 hours/day sessional) childcare facility; single storey toilet extension to the rear; internal alterations and minor external alterations to front doorway with all associated development works. **Grant Permission, subject to conditions.** Note: The only physical alteration to the rear of the property involved a small addition of a w.c. room. No planning history exists for the existing rear extension.

**SD08B/0485** – No. 21 Wainsfort Park, Dublin 6W

Construction of single storey ground floor bay window and covered porch extension to the front; conversion of garage to habitable room, construction of a first floor over garage extension to the side; extensions and modifications to attic store including changes to the roof with the provision of 4 no. rooflights to the rear and 1 no. rooflight to the side of existing 2 storey dwelling house all following on foot of previously granted planning permission Reg. Ref: SD07B/0954. **Grant Permission, subject to conditions.**

**SD07B/0451** – No. 24 Wainsfort Park, Dublin 6W. (Directly adjoining the rear boundary of the subject site).

A single storey domestic extension to the rear and side of existing 2 storey semi-detached dwelling & widening of front gate. **Grant Permission, subject to conditions.**

#### Relevant Enforcement History

None recorded for the subject site.

#### Pre-Planning Consultation

None recorded.

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### **Consultations**

Water and Drainage Services – Additional Information required.

Roads and Transport – No objection subject to conditions.

Irish Water – Additional Information required.

### **Relevant Policy in South Dublin County Development Plan 2016-2022**

*Section 2.4.1 Residential Extension*

*Policy H18 Residential Extension*

#### **Objective 1**

*To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

*Section 6.3.0 Walking and Cycling*

*Policy TM3 Walking and Cycling*

#### **Objective 3**

*To ensure that all streets and street networks are designed to prioritise the movement of pedestrians and cyclists within a safe and comfortable environment for a wide range of ages, abilities and journey types.*

*Section 6.4.4 Car Parking*

*Policy TM7 Car Parking*

#### **Objective 3**

*To ensure that car parking does not detract from the comfort and safety of pedestrians and cyclists or the attractiveness of the landscape.*

*Section 7.1.0 Water Supply & Wastewater*

*Policy IE1 Water & Wastewater*

*Section 7.2.0 Surface Water & Groundwater*

*Policy IE2 Surface Water & Groundwater*

*Section 10.1.0 Energy Planning in South Dublin County*

*Policy E2 South Dublin Spatial Energy Demand Analysis*

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#### Objective 2

*To seek to reduce reliance on fossil fuels in the County by reducing the energy demand of existing buildings, in particular residential dwellings.*

*Section 11.2.7 Building Height*

*Section 11.3.1 Residential*

*Section 11.3.1 (iv) Dwelling Standards*

*Section 11.3.1 (v) Privacy*

*Section 11.3.3 Additional Accommodation*

*Section 11.3.3 (i) Extensions*

*Section 11.7.2 Energy Performance in new Buildings*

*Section 11.8.0 Environmental Assessment*

#### **South Dublin County Council House Extension Design Guide, 2010**

The House Extension Design Guide contains the following guidance on house extensions, including for porches and front extensions:

#### Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

#### Rear extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*

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### Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

### Garage Conversion

*'Garages are often converted into an extra family room or playroom and incorporated into the main living area of the house. If the garage to be converted is attached to the side or rear of the main house, planning permission is not normally required, as long as the combined floor area of the garage conversion taken together with any other extensions does not extend the floorspace of the original house by more than 40sq.m.*

*In such cases, the front garage door should be replaced with a window matching those on the remainder of the property. However, if more significant changes to the exterior of the garage are proposed such as replacing the garage door with both a window and door, planning permission may be required as these changes may alter the character and appearance of the dwelling. It is recommended that you check the situation with the Planning Department'.*

### Relevant Government Guidelines

*Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.*

*Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.*

*"Section 5 – Dublin Metropolitan Area Strategic Plan", in Regional, Spatial and Economic Strategy 2019 – 2031.*

*Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government (2007).*

*The Planning System and Flood Risk Management: Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009), as supplemented by 'Planning Circular 02/2014 Flood Risk Management', Department of the Environment, Community and Local Government (2014).*

*Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009)*

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### **Assessment**

The main issues for assessment are:

- Zoning and Council Policy;
- Precedent.
- Visual Impact and Residential Amenity;
- Vehicular Access and Parking;
- Water Services and Drainage;
- Screening for Environmental Impact Assessment; and
- Appropriate Assessment.

### ***Zoning and Council Policy***

The proposed development is permitted in principle under the land-use zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to compliance with the relevant provisions of the South Dublin County Development Plan 2016 - 2022 and the South Dublin County Council House Extension Design Guide 2010.

### ***Pattern of Development***

In their cover letter dated 22<sup>nd</sup> October 2021, the Applicant states that a clear precedent has been established in the area for scale of rear extensions in the neighbourhood. The Applicant cites recent development at No. 60 Wainsfort Road. However, there does not appear to be any recent planning permission for such development. There are two applications nearby (SD15B/0344 and SD12A/0101 outlined in the Planning History section above) each relate to properties which currently have single-storey flat-roofed extensions which are quite deep, but do not occupy less than half of the plot width. One of these extensions does not appear to have planning permission as the planning history on the site relates to a very small physical alteration to provide a wc room (SD12A/0101). It is considered that these extensions do not provide a precedent for the proposed development, which would be larger in width, depth and height. Furthermore, and most importantly, every application is assessed on its own merit and against current planning policy and objectives.

### ***Visual Impact and Residential Amenity***

An assessment of each of the key elements of the proposed development and the potential impact on the visual and residential amenity of the existing dwelling and adjoining properties is outlined below.

### **Ground Floor Extension to the Rear**

The proposed development includes the provision of a ground floor extension to the rear which projects approximately 6.1m from the existing rear elevation of the dwelling and has a width of approximately 8.91m and a height of approximately 4m. The extended area will provide an enlarged kitchen/living/dining space with a flat roof. Notwithstanding the significant length of the proposed rear extension, having regard to the length of the rear garden and other house

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extensions on neighbouring properties it is not considered that the proposed rear extension would give rise to any undue negative impact on visual and residential amenity and would not significantly overshadow or overlook properties in the vicinity.

#### **Garage Conversion**

The Planning Authority notes that the conversion will not significantly alter the character and appearance of the existing dwelling's front façade, with the only change being the replacement of the existing garage door with a window which generally matches the fenestration pattern of the dwelling. In this regard, the Planning Authority is satisfied that the proposed conversion of the garage to a study/home office adheres to the content of the House Extension Design Guide (2010).

#### ***Access and Parking***

South Dublin County Council generally restricts vehicular entrances to 3.5m in width, in order to protect pedestrian safety and comfort and, thereby, fulfil the 'RES' zoning objective to protect residential amenity and the requirements of policies TM3 and TM7 of the County Development Plan. The Planning Authority is satisfied that the widening of the existing vehicular entrance from 2.5m to the proposed 3.5m is in compliance with the Development Plan and will not impact pedestrian safety and comfort. It is also noted that the proposed development will not alter the existing driveway length or car parking arrangements on the subject site. In this regard, the Planning Authority is satisfied that the proposed widening of the existing vehicular entrance is in accordance with the relevant policies and objectives.

The Roads and Transport Section of South Dublin County Council has assessed the proposed development and states no objection, subject to the following conditions:

- The vehicular access points shall be limited to a width of 3.5 metres.
- The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
- Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
- Any gates shall open inwards and not out over the public domain.
- All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

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#### **Water Services and Drainage**

The Drainage and Water Services Section of South Dublin County Council has assessed the proposal and requests the following Additional Information:

- There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The Applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- The Applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
  - i) At least 5m from any building, public sewer, road boundary or structure.
  - i) Generally, not within 3m of the boundary of the adjoining property.
  - ii) Not in such a position that the ground below foundations is likely to be adversely affected.
  - iii) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
  - iv) Soakaways must include an overflow connection to the surface water drainage network.

Should the Planning Authority be minded to Grant Permission for the proposed development, the Drainage and Water Services Section have recommended the following conditions:

- All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal
- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Irish Water has assessed the proposal and has requested the following Additional Information:

- The Applicant has not submitted foul water drainage plans for the proposed development. The Applicant is required to submit a drawing showing the existing

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and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the Public Watermains and Wastewater Drainage networks may be obtained, if available, for required locations by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All works are to comply with the Irish Water Standard Details for Wastewater infrastructure available at <https://www.water.ie/connections/Wastewater-Standard-Details.pdf>.

- Conditions offered in the event of a grant of permission.

The Planning Authority notes both reports and will attach conditions to the permission.

#### **Screening for Environmental Impact Assessment**

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

#### **Screening for Appropriate Assessment**

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

#### **Planning Note**

It is noted that the Application Form provided by the Applicant makes reference to 17sq.m of demolition works, no reference is made to demolition works in the Statutory Notices and no detail is annotated on the accompanying drawings. However, these works were permitted under SD20B/0060.

It is noted that a bike store is shown on the Proposed Site Layout Plan but no dimensions or details have been annotated. A bike store was annotated on the site layout plan granted permission under Reg Ref. SD20B/0060, but no elevational drawings, cross-sectional drawings or floor plans were submitted for assessment. In the interests of clarity and the protection of residential and visual amenity the bike store in the front garden of the property should be omitted by way of condition.

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### **Other Consideration**

#### *Development Contributions*

<b>Development Contributions</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential (Extension)	50
Previous Extension	N/A
Assessable Area	10

#### *SEA Monitoring*

<b>SEA Monitoring Information</b>	
<b>Building Use Type</b>	<b>Floor Area (sq.m)</b>
Residential (Extension)	50
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield / Urban Consolidation	0.0397

### **Conclusion**

The proposed development, subject to conditions, is considered to be generally acceptable in principle and will not have a detrimental impact on the residential and visual amenity of adjacent properties. The proposed development of this Planning Application is generally in accordance with the provisions of the South Dublin County Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010) and is therefore considered to be in accordance with the key principles of proper planning and sustainable development.

### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

## **FIRST SCHEDULE**

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

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### **SECOND SCHEDULE**

#### **Conditions and Reasons**

1. Development to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Conditions.  
All conditions of parent permission SD20B/0060, to which this application will have the effect of creating modifications to shall apply, save as may be required by the other conditions attached hereto.  
REASON: In the interest of the proper planning and sustainable development of the area.
3. Bike Store.  
The bike store, located in the front garden, as annotated on the Site Layout Plan, shall be omitted.  
REASON: In the interests of visual amenity, clarity and in the interests of proper planning and sustainable development of the area.
4. Vehicular Entrance.
  - (i) The vehicular access shall have a maximum width of 3.5 metres.
  - (ii) The boundary walls at vehicle access points shall have a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m.
  - (iii) Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
  - (iv) Any gates shall open inwards and not out over the public domain.REASON: In order to improve forward visibility for vehicles, in the interests of traffic and road safety and in the interests of proper planning and sustainable development of the area.
5. Drainage Design  
Prior to the commencement of development, the Applicant shall submit the following information, for the written agreement of the Planning Authority:
  - (i) A report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
  - (ii) A drawing showing the existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow.

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The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the Public Watermains and Wastewater Drainage networks may be obtained, if available, for required locations by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All works are to comply with the Irish Water Standard Details for Wastewater infrastructure available at <https://www.water.ie/connections/Wastewater-Standard-Details.pdf>.

(iii) A revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- a. At least 5m from any building, public sewer, road boundary or structure.
- b. Generally, not within 3m of the boundary of the adjoining property.
- c. Not in such a position that the ground below foundations is likely to be adversely affected.
- d. 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- e. Soakaways must include an overflow connection to the surface water drainage network.
- f. At least 5m from any building, public sewer, road boundary or structure.
- g. Generally, not within 3m of the boundary of the adjoining property.
- h. Not in such a position that the ground below foundations is likely to be adversely affected.
- i. 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- j. Soakaways must include an overflow connection to the surface water drainage network.

(iv) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.

(v) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(vi) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

(vii) All development shall be carried out in compliance with Irish Water Standards, codes and practices.

REASON: To ensure compliance with the relevant standards and in the interests of proper planning and sustainable development of the area.

#### 6. External Finishes.

All external finishes shall harmonise in colour and texture with the adjoining dwelling at No. 62 Wainsfort Road, Terenure, Dublin 6W.

REASON: In the interest of visual amenity.

#### 7. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental

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Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

### **8. Minimise Air Blown Dust.**

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

### **9. Financial Contribution.**

The developer shall pay to the Planning Authority a financial contribution of €963.90 (Nine hundred and sixty three Euro and ninety cent), in respect of public infrastructure

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and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing [customerservice@water.ie](mailto:customerservice@water.ie).

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

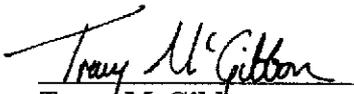
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**REG. REF. SD21B/0541**

**LOCATION: 62, Wainsfort Road, Terenure, Dublin 6W, D6WYY65**

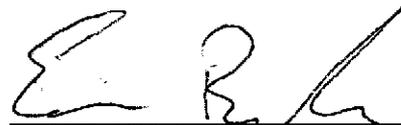


**Tracy McGibbon,  
A/Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

**Date:**

8/12/21



**Eoin Burke, Senior Planner**