

# Comhairle Chontae Atha Cliath Theas

**PR/1585/21**

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

**Reg. Reference:** SD21B/0296      **Application Date:** 20-May-2021  
**Submission Type:** Clarification of Additional Information      **Registration Date:** 12-Nov-2021

**Correspondence Name and Address:** Shona D'Arcy & Brian Hutchinson 2, Ballyroan Lodge, Dublin 16

**Proposed Development:** Refurbishment works to existing dwelling involving: (a) demolition of a single storey structure, existing windows, roof and gable wall, part of the existing dwelling; (b) removal of two existing rooflights; (c) alteration to the existing main entrance door (d) new dormer window in the existing roof to the rear elevation; (e) new roof light in the existing roof to the front elevation; (f) construction of a new 2 storey extension with new windows to the front and rear elevations; (g) associated internal works and drainage; (h) associated external works; (i) and permission for retention of existing shed structure on the site.

**Location:** 2, Ballyroan Lodge, Dublin 16

**Applicant Name:** Shona D'Arcy & Brian Hutchinson

**Application Type:** Permission and Retention

(BH)

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

Site Area  
0.0234 Hectares.

### Site Description

The application site consists of a single storey house that is attached to a two storey dwelling located in within a cluster of buildings. The site can be accessed via a narrow road within an area of green space from Ballyboden Road and Hillside Park. The Owendoher River runs along the eastern side of the site, to the rear of the existing house.

Site visited  
10<sup>th</sup> June 2021.

# Comhairle Chontae Atha Cliath Theas

**PR/1585/21**

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

### **Proposal:**

Permission is sought for the following:

- (a) demolition of a single storey structure, existing windows, roof and gable wall, part of the existing dwelling;
- (b) removal of two existing rooflights
- (c) alteration to the existing main entrance door
- (d) new dormer window in the existing roof to the rear elevation
- (e) new roof light in the existing roof to the front elevation
- (f) construction of a new 2 storey extension with new windows to the front and rear elevations;
- (g) associated internal works and drainage;
- (h) associated external works
- (i) permission for retention of existing shed structure on the site.

### **Zoning:**

The site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'.

### **Consultations:**

Water Services – Additional Information

Irish Water – no objection

### **SEA Sensitivity Screening**

No overlap with layers.

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

Submission expiry date – 23/06/2021

No submissions or objections received.

### **Relevant Planning History**

None recorded for subject site.

### **Adjacent sites**

#### **SD20B/0325**

Refurbishment of existing single storey dwelling and front porch with new single storey extensions to side and rear; allocate area for off-street parking and associated site works.

*Currently subject to additional information request.*

#### **SD17B/0224 – 1 Ballyroan Lodge**

Permission granted for (a) Raising of roof to existing dwelling and construction of a new slated pitched roof with 'Velux' type roof lights; (b) alterations to existing window openings to all elevations including projecting windows to living and stair areas to south-east (rear) elevation; (c) new main entrance on north-west (front) elevation onto access lane; (d) associated internal

# Comhairle Chontae Atha Cliath Theas

**PR/1585/21**

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

alterations, drainage and landscaping and external works.

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for subject site.

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

*Section 2.4.1 Residential Extensions*

*Policy H18 Residential Extensions*

*It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.*

*Policy G3 Watercourses Network*

*Section 11.3.3 Additional Accommodation*

*Section 11.3.3 (i) Extensions*

*The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.*

### **Relevant Government Guidelines**

*Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government (2008).

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

### **Assessment**

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Council Policy**

The site is located in an area which is subject to zoning objective 'RES' – 'To protect and/or improve Residential Amenity'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the

# Comhairle Chontae Atha Cliath Theas

## PR/1585/21

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

Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings.

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

##### Alteration to entrance door

The positioning of the door would be altered slightly but visually the character of the door would largely remain as existing. This is considered to be visually acceptable.

##### Dormer window

The proposed dormer would be set down from the ridgeline of the roof and up from the eaves sufficiently as well as being set in from the side elevations. Based on its scale, design, and siting it is considered to be acceptable in terms of residential and visual amenity.

##### Two storey extension

The proposed extension would replace an existing single storey structure attached to the side of the property. The Owendoher River runs along the eastern side of the site, to the rear of the existing house and the proposed extension would be located just beside the top of the riverbank. Policy G3 Watercourses Network of the CDP is relevant and in particular objective 2 which requires the maintenance of a biodiversity protection zone of not less than 10m from the top of the bank of all watercourses in the county. The proposed extension would be located less than 1m from the bank of the river. However, the extension would be replacing an existing structure and although it would be a storey taller, would still retain largely the same footprint. Therefore, in this case is considered to be acceptable given the site-specific circumstances.

Visually, the proposed extension would extend up above the ridgeline of the existing roof and consist of a box like, flat roofed structure that would contrast significantly with and appear quite modern in comparison to the existing cottage. However, views of the site are quite limited given the presence of trees, existing buildings and the fact that the site sits down low in a hollow. Therefore, in this case it is considered to be visually acceptable.

With regard to residential amenity, the proposed extension would be located approximately 9m from the front elevation of a single storey property to the south. Given the separation distance, the fact that no windows are proposed in the side elevation and the orientation of the extension to the north of the existing neighbouring property, it is considered to be acceptable in terms of residential amenity.

##### Front rooflights

Two front rooflights are proposed to be removed, with one replacement rooflight proposed. Based on the scale, design, and siting of the proposed rooflight, it is considered to be acceptable in terms of residential and visual amenity.

# Comhairle Chontae Atha Cliath Theas

**PR/1585/21**

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

### Retention of shed

The shed has been constructed to the west of the site, just across the access road, and consists of an irregular rectangle shaped structure that is used for storage. Based on the scale, design and siting of the shed in relation to the application site and neighbouring properties, it is considered to be acceptable in terms of residential and visual amenity.

### **Services, Drainage and the Environment**

Water Services has assessed the proposal and has requested additional information in relation to surface water and flooding with comments provided below:

#### Surface Water

*1.1 The applicant has proposed to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is required to investigate the potential to incorporate a soakaway on site to separate the surface and foul water drainage systems. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for a proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*

*1.2 The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of a 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.*
- (ii) Generally, not within 3m of the boundary of the adjoining property.*
- (iii) Not in such a position that the ground below foundations is likely to be adversely affected.*
- (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.*

*1.3 The applicant shall include water butts as part of SuDS (Sustainable drainage systems) measures for the proposed development.*

#### Flooding

*The applicant is required to submit a drawing showing the location of the proposed development site in relation to adjacent flood zones identified within OPW's (Office of Public Works) CFRAM maps. The applicant shall outline details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels shall be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.*

# Comhairle Chontae Atha Cliath Theas

**PR/1585/21**

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

Irish Water has assessed the proposal and has requested additional information in relation to foul water:

*The applicant has shown the surface water run-off from the proposed development to be connected into the foul water drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks. The applicant is required to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks.*

*If separation of surface water and foul water drainage systems is not feasible on the site and all alternatives have been considered, such as infiltration soakaway systems, then the applicant is required to submit a Letter of agreement from Irish Water to the planning authority which clearly states that Irish Water are in agreement with the applicant's proposal to connect surface water drainage from the proposed development into the existing foul water drainage network.*

### **Conclusion**

Given the proximity of the site to the river and the lack of information in relation to surface and foul water it is recommended that the issues raised by Water Services and Irish Water are addressed through **additional information**.

### **Screening for Appropriate Assessment**

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

### **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 real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### **Conclusion**

Whilst the proposed extensions are considered to be acceptable in principle, it is recommended that the applicant submits additional information in relation to surface water, foul water and flooding, given the information submitted and the location of the site adjacent to a water course to enable the planning authority to make an informed decision.

# Comhairle Chontae Atha Cliath Theas

**PR/1585/21**

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

### **Recommendation**

Request Further Information.

### **Further Information**

- Further Information was requested on 13/07/2021.
- Further Information was received on 17/09/2021.

The following Further Information was requested.

### **Item 1: Surface & Foul Water Discharge**

(1) The applicant has shown the surface water run off from the proposed development to be connected into the foul water drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks. The applicant is requested to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks and to investigate the potential to incorporate a soakaway on site to separate the surface and foul water drainage systems. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for a proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

(2) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of a 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.
- (ii) Generally, not within 3m of the boundary of the adjoining property.
- (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
- (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

(3) The applicant is requested to submit details of water butts as part of SuDS (Sustainable drainage systems) measures for the proposed development.

### **Item 2: Flooding**

Given the proximity of the site and proposed extension to the Owendoher River the applicant is requested to submit a drawing showing the location of the proposed development site in relation to adjacent flood zones identified within OPW's (Office of Public Works) CFRAM maps. The applicant is requested to outline details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands. Finished floor levels should be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.

### **Further Consultations**

*Surface Water Drainage* : **Clarification of Further Information** recommended.

*Irish Water* : **Clarification of Further Information** recommended.

# Comhairle Chontae Atha Cliath Theas

PR/1585/21

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

### Further Submissions/Observations

None.

### Assessment

#### Item 1: Surface & Foul Water Discharge

The applicant has submitted a cover letter and revised drawing in an attempt to address this request for further information. An extract taken from the cover letter submitted states the following:

#### 1.0

**BMCE:** The Foul and Surface water layouts has been revised and the surface water will be connected to a discharge manhole, before connecting into the combined foul network. There is no existing surface water infrastructure in the access road. The surface water will be collected separately and be connected to a discharge manhole, before connecting to the combined sewer. The discharge manhole will be installed to cater for the future installation of a surface water network. The surface water can then be connected to the public network if the council upgrades the network in the laneway.

#### 2.0

**BMCE:** The small, congested site does not allow a soakaway installation to be installed without breaching the BRE Digest 365 – Soakaway Design parameters listed above (i) and (ii). A soakaway has been deemed not feasible or possible for the proposed site.

#### 3.0

**BMCE:** Details of water butts below: Refer to Architect drawing for location.



Following review of Additional Information submitted a report was received from Surface Water Drainage and Irish Water recommending **Clarification of Additional Information**. An extract taken from the Surface Water Drainage report states the following:



# Comhairle Chontae Atha Cliath Theas

PR/1585/21

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

*Surface Water Report: Clarification of Further Information Required:*

*1.1 The applicant has still proposed to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is required to investigate other methods of separating surface water and foul water drainage networks on site. If it is not possible to incorporate a soakaway on site, then the applicant is required to investigate the possibility of discharging all existing and proposed surface water run off on site to the Owendoher river. All surface water run off to the Owendoher river must be attenuated to greenfield run off rates. The applicant is required to submit a revised drainage layout and design report demonstrating how this is achieved. Submit details of proposed outfall and include a non return valve on same. There shall be adequate freeboard between outfall invert level and the 1 in 100 year river water level.*

*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.*

*Flood Risk Report: No objection subject to:*

*2.1 Finished floor levels shall be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.*

An extract taken from the Irish Water report recommending **Clarification of Additional Information** states the following:

*1 Water*

*1.1 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure*

*Reason: In the interest of public health and to ensure adequate water facilities.*

*2 Foul*

*2.1 The applicant has shown the surface water run off from the proposed development to be connected into the foul water drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks. The applicant is required to submit a revised surface and foul water drainage layout drawing for the proposed*

# Comhairle Chontae Atha Cliath Theas

**PR/1585/21**

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

*development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks.*

*If separation of surface water and foul water drainage systems is not feasible on the site and all alternatives have been considered, such as infiltration soakaway systems,, then the applicant is required to submit a Letter of agreement from Irish Water to the planning authority which clearly states that Irish Water are in agreement with the applicant's proposal to connect surface water drainage from the proposed development into the existing foul water drainage network.  
Reason: In the interest of public health and to ensure adequate wastewater facilities."*

The applicant has not satisfactorily addressed the request for further information and based on the recommendations from both Irish Water and Surface Water Drainage it is considered that **Clarification of Additional Information** be requested.

### Item 2: Flooding

The applicant has submitted a cover letter and revised drawing in an attempt to address this request for further information. An extract taken from the cover letter submitted states the following:

**BMCE:** The floor levels proposed will have a 250mm freeboard above the 1 in 100 year flood level. The 1 in 100 year flood level has been calculated as 66.0m. The 1 in 100 year flood level does not breach the Owendoher River and the site is not located in the flood path. Please refer to the 1% AED CFRAM map attached to this document. The proposed floor level for the extension will be set to 66.25m and will be at the same level as the existing floor of the building. The proposed ground floor will be fitted with water resilient finishes and all electrical sockets will be lifted from the ground. It is to note that the proposed development is not changing the footprint of the existing building. Please refer to the CFRAM maps and drainage drawings attached to this letter.

The applicant has satisfactorily addressed the request for further information based on the recommendations of the Surface Water Drainage report where it states no objection subject to **conditions** with regard to Flood Risk. Please see extract from Flood Risk report below:

*Flood Risk Report: No objection subject to:*

*2.1 Finished floor levels shall be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.*

# Comhairle Chontae Atha Cliath Theas

**PR/1585/21**

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

### **Conclusion**

Clarification of Further Information recommended.

### **Recommendation**

Seek Clarification of Further Information.

### **Clarification of Further Information**

Clarification of Further Information was sought on 15/10/2021.

Clarification of Further Information was received on 12/11/2021.

The following Clarification of Further Information was requested.

### **Item 1: Surface & Foul Water Discharge**

#### **(a) Surface Water**

The applicant has still proposed to discharge surface water run-off from the proposed development to the foul water drainage network. The applicant is requested to investigate other methods of separating surface water and foul water drainage networks on site. If it is not possible to incorporate a soakaway on site, then the applicant is requested to investigate the possibility of discharging all existing and proposed surface water run off on site to the Owendoher river. All surface water run off to the Owendoher River must be attenuated to greenfield run off rates. The applicant is requested to submit a revised drainage layout and design report demonstrating how this is achieved. Submit details of proposed outfall and include a non-return valve on same. There should be adequate freeboard between outfall invert level and the 1 in 100 year river water level.

#### **(b) Foul Water**

The applicant has shown the surface water run-off from the proposed development to be connected into the foul water drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks. The applicant is requested to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water drainage systems are discharging to separate pipe networks. If separation of surface water and foul water drainage systems is not feasible on the site and all alternatives have been considered, such as infiltration soakaway systems, then the applicant is requested to submit a Letter of Agreement from Irish Water to the planning authority which clearly states that Irish Water are in agreement with the applicant's proposal to connect surface water drainage from the proposed development into the existing foul water drainage network.

### **Further Consultations**

Irish Water – No objection subject to **conditions**.

Surface Water Drainage – No objection subject to **conditions**.

# Comhairle Chontae Atha Cliath Theas

PR/1585/21

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

### Further Submissions/Observations

None.

### Assessment

#### Item 1: Surface & Foul Water Discharge

The applicant has submitted a report and revised drawings to address the request for clarification of further information. An extract taken from the report states the following:

##### **1a) Surface Water**

*The applicant has still proposed to discharge surface water run off from the proposed development to the foul water drainage network. The applicant is requested to investigate other methods of separating surface water and foul water drainage networks on site. If it is not possible to incorporate a soakaway on site, then the applicant is requested to investigate the possibility of discharging all existing and proposed surface water run-off on site to the Owendoher river. All surface water run off to the Owendoher River must be attenuated to greenfield run off rates. The applicant is requested to submit a revised drainage layout and design report demonstrating how this is achieved. Submit details of proposed outfall and include a non- return valve on same. There should be adequate freeboard between the outfall invert level and the 1 in 100 year river water level.*

It is now proposed to separate the surface water drainage from the foul network for the proposed extension. Refer to BMCE drawing 21.277-C1000 for drainage layout. The proposed extension roof will be fitted with a blue roof to provide both interception and attenuation storage.

##### **b) Foul Water**

*The applicant has shown the surface water run off from the proposed development to be connected into the foul water drainage network. This is not acceptable as foul and surface water drainage systems must be designed to discharge to separate pipe networks. The applicant is requested to submit a revised surface and foul water drainage layout drawing for the proposed development clearly showing that the foul and surface water are discharging to separate pipe networks. If separation of surface water and foul water drainage systems is not feasible on the site and all alternatives have been considered, such as infiltration soakaway systems, then the applicant is requested to submit a Letter of Agreement from Irish Water to the planning authority which clearly states that Irish Water are in agreement with the applicant's proposal to connect surface water drainage from the proposed development into the existing foul water drainage network.*

Refer to BMCE Drawing 21.277-C1000 for details and response above.

Irish Water and Surface Water Drainage have reviewed the revised information submitted by the applicant and both Irish Water and Surface Water Drainage have issued reports recommending

# Comhairle Chontae Atha Cliath Theas

PR/1585/21

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

no objections subject to **conditions**. An extract taken from the Irish Water Report states the following:

### *1 Water*

*1.1 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure*

*Reason: In the interest of public health and to ensure adequate water facilities.*

### *2 Foul*

*2.1 All works are to comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure*

*Reason: In the interest of public health and to ensure adequate wastewater facilities.*

It is considered appropriate to attach the above **conditions** in the event of a grant.

An extract taken from the Surface Water Drainage report states the following:

*Surface Water Report: No objection subject to:*

*1.1 Prior to commencement of development the applicant is required to submit a cross sectional detail of proposed green and blue roof features.*

*1.2 The applicant is required to include Water Butts as part of additional Sustainable Drainage Systems (SuDS) features for the proposed development.*

*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.*

*Flood Risk Report: No objection subject to:*

*2.1 Finished floor levels shall be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.*

It is considered appropriate to attach the above **conditions** in the event of a grant.

# Comhairle Chontae Atha Cliath Theas

**PR/1585/21**

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

### **Other Considerations**

#### **Development Contributions**

- Permission for two storey extension measuring c.24sq.m. to replace existing single storey structure (c.14sq.m.) on same footprint that is to be demolished.
- Retention for existing shed (non-habitable measuring c.20sq.m) is not assessable for development contributions.
- No previous extension.
- 40sq.m. exemption.
- Shed seeking retention is non-habitable and not assessable for development contributions.
- Assessable area is Nil.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – Two storey extension & shed	24sq.m & 20sq.m.
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0234

### **Conclusion**

Having regard to the Clarification of Additional Information received by the Planning Authority and to the provisions of the South Dublin County Council Development Plan 2016-2022, it is considered that the proposal would comply with Council Policy and would not adversely impact on the visual or residential amenity of the area. Thus, permission should be granted.

### **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 & Grant Retention 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.

# Comhairle Chontae Atha Cliath Theas

PR/1585/21

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

### SECOND SCHEDULE

#### Conditions and Reasons

1. Development to be in accordance with submitted plans and details.  
The development shall be retained and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 17/09/2021, Clarification of Further Information received on 12/11/2021, 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. Shed.  
The use of the shed building shall be restricted to purposes incidental to the enjoyment of the house as such and shall not be used for commercial use, as a habitable unit and shall not be leased or subdivided from the main dwelling.  
REASON: In the interest of the proper planning and sustainable development of the area.
3. (a) External Finishes.  
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.  
REASON: In the interest of visual amenity.  
  
(b) Restriction on Use.  
The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.  
REASON: To prevent unauthorised development.  
  
(c) Drainage
  - (i). All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.
  - (ii). All works are to comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure.
  - (iii). Prior to commencement of development the applicant shall submit a cross sectional detail of proposed green and blue roof features to the Planning Authority for written approval.
  - (iv). The applicant shall include Water Butts as part of additional Sustainable Drainage Systems (SuDS) features for the proposed development.

# **Comhairle Chontae Atha Cliath Theas**

**PR/1585/21**

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

(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). Finished floor levels shall be above the closest known 1 in 100 year river flood level data point with appropriate freeboard.

(viii). There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

(d) 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.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, 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 only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place 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).



# **Comhairle Chontae Atha Cliath Theas**

**PR/1585/21**

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

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.

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 order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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.

**Comhairle Chontae Atha Cliath Theas**

**PR/1585/21**

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

**REG. REF. SD21B/0296**

**LOCATION: 2, Ballyroan Lodge, Dublin 16**

*jjohnston*  
\_\_\_\_\_  
**Jim Johnston,**  
**Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission & Grant Retention 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:**

*9/12/21*  
\_\_\_\_\_

*E. Burke*  
\_\_\_\_\_  
**Eoin Burke, Senior Planner**