

Comhairle Chontae Atha Cliath Theas

PR/1624/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0268 **Application Date:** 12-May-2021
Submission Type: Clarification of **Registration Date:** 25-Nov-2021
Additional
Information

Correspondence Name and Address: Peter Kavanagh, DublinPlanning.ie 77, Lower
Camden Street, St. Kevin's, Dublin 2

Proposed Development: Ground floor extension to side; widen driveway
entrance and pavement dish to front; new access
gates and pavement dish to side with associated site
works.

Location: 1, Sundale Close, Dublin 24

Applicant Name: Ewa Berthold

Application Type: Permission

(CM)

Description of Site and Surroundings:

Site Description:

This site accommodates a 2-storey, semi-detached house on a corner site, which has been extended to the side previously, with a 2-storey side extension which is stepped back from the front building line. The house has a pitched roof (with subordinate pitched roof over the extension), with a front-facing semi-gable on both the main body of the house and the extension.

The house is accessed from the front with a vehicular access. The site sides onto Sundale Close, where there is a continuous grass verge and the street has regular tree cover. The footpath along the side of the site is overlooked by houses on the western side of the street.

The main body of the house is typical of other houses in the area. The extension retains this character with similar material and design features. The house is clad with bricks at ground level and render at first floor level, with mock Tudor details around the first floor windows under the semi-gable features.

Site Area: 0.036 Ha.

Site Visit: 7/6/2021

Proposal:

- Ground floor extension to side;

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- widen driveway entrance and pavement dish to front;
- new access gates and pavement dish to side with associated site works.

Zoning

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity.'

Consultations:

Roads

Recommends Alterations by Condition.

Environmental Services

Recommends request for Additional Information.

Irish Water

No objection, subject to conditions.

Screening for Strategic Environmental Assessment

None.

Submissions/Observations /Representations

None.

Relevant Planning History

S99B/0263 – Permission granted for Two storey extension to the side of existing dwelling. This is in place on the site.

Relevant Enforcement History

None found in preliminary search.

Pre-Planning Consultation

None.

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.

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.

South Dublin County Council House Extension Design Guide (2010)

National Guidelines & Policy relevant to Development Management in SDCC

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Ministerial Guidelines and Policy

Project Ireland 2040 National Planning Framework, Government of Ireland (2018).

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

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

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)

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

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Departmental Circulars, Department of Housing, Planning and Local Government (2020) – as listed:

- PL02/2020: Covid-19 Measures
- PL03/2020: Planning Time Periods
- PL04/2020: Event Licensing
- PL05/2020: Planning Time Periods
- PL06/2020: Working Hours Planning Conditions

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- PL07/2020: Public Access to Scanned Documents
- PL08/2020: Vacant Site Levy

Circular NRUP 02/2021 - Residential Densities in Towns and Villages

Assessment

The main issues for assessment are:

- Zoning and Council policy;
- Visual impact and Residential amenity;
- Access, Transport and Parking
- Water services;
- Environmental impact assessment;
- Appropriate 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 Development Plan with specific reference to Section 11.3.3 which relates to extensions to dwellings.

Visual Impact

The proposed development would extend the house to the side, with a single storey annex with pitched roof. The applicant proposes to use matching brick finish to the front, matching roof tiles and matching render finish to the side and rear. The existing boundary wall to the side is about 2.2m in height and steps down with the ground level. By comparison, the eaves level of 2.4 metres above ground, and ridge height is about 4 metres. The single-storey side gable is blank and almost flush with the boundary wall, which will remain in place.

The extension would accommodate an additional living room. It would prevent access to the rear from the existing entrance, but such access would be provided by an additional vehicular access.

There are a number of notes to make about this design. Firstly, the house has been extended previously, and this will add a third wing, of a different scale and form to the first two, onto the side of the house. This has the potential to appear as haphazard development which might be detrimental to the character of the area; however, the use of matching materials should mitigate the additional mass and change of form.

Secondly, the extension being flush with the side boundary and being blank does not entirely accord with policy in the County Development Plan seeking privacy strips and the avoidance of dual frontage. In this instance, however, the blank façade is small in scale and adjoins a streetscape that is overlooked by houses opposite. If remaining blank, the façade can also be

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allowed to abut the boundary as there are no concerns about privacy – notwithstanding other concerns under ‘water’ below.

Overall, the proposed extension would be acceptable, as it would not have such a detrimental impact as to be seriously injurious to adjoining properties or the residential character of the area.

Subdivision

There is potential for the subdivision of the dwelling, facilitated by this development through the additional floorspace and site access to the side. Subdivision of this site is not entirely contrary to the South Dublin County Development Plan 2016 – 2022, if it can be shown in an application for the same, that each unit would have adequate residential amenity. In this case, however, the applicant has applied for an extension to a single dwelling. Subdivision of the site should be prevented by way of a **condition** of permission that the dwelling shall not be subdivided for the purpose of letting or sale.

Private Amenity Space

It appears that the unit would retain adequate private amenity space. However, a more detailed layout would need to be provided on the parking arrangements proposed inside the vehicular access.

Shed

There is a shed currently under construction labelled on the plans. This should form part of the development, as conterminous development on the site should all be included in an application for non-exempt development requiring planning permission. The applicant should provide plans and elevations of the shed by **additional information**.

Bin Storage

The Roads Department are seeking the omission of the additional site access. If the development were so provided, the access to the rear would be closed. The applicant should provide proposals for the storage of bins to the front or provide for a pedestrian side access, by way of **additional information**.

Access, Transport and Parking

The Roads Department has recommended against the additional site access on the grounds of traffic safety and visibility, the access being compromised by the 2-metre boundary walls. The report also warns against the precedent it would set for proliferation of such additional entrances. The report recommends a condition which would omit the site access.

The report also recommends that the concrete drive apron to the front should not be widened, in order to protect a mature street tree.

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The report recommends conditions to omit the site access and also cut the box hedge to a height of 900mm to improve forward visibility for vehicles.

It is considered appropriate to limit impact on street trees and to omit a site access that would cause traffic hazard. The condition in relation to cutting of the box hedge is not enforceable and should not form part of the final decision.

The applicant can address the question of the site access by **additional information**, if they wish to provide a non-vehicular pedestrian access.

Water

The Environmental Services Department has sought additional information as follows:

“South Dublin County Council records show that there is an existing 225mm public surface water sewer traversing parallel to the outer southern boundary of the site. The proposed development is in close proximity to the surface water sewer at approximately 2.1m. Ordinarily the minimum setback distance required from buildings to the centreline of the 225mm surface water sewer is 3m to allow adequate access for maintenance works and to avoid loading from structures being imposed onto the sewer. The applicant is required to submit a revised layout design such that the proposed extension is a minimum of 3m away from the centreline of the 225mm surface water sewer.”

Irish Water has stated no objection subject to standard conditions.

It is considered appropriate to seek **additional information** in relation to the issue raised by Water Services. The applicant should provide revised plans, or survey the location of the pipe and provide section drawings and a report by a suitably qualified engineer, to show that the structure would not impact the adjoining pipe.

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.

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Other Considerations

Development Contributions

This is an application for a residential extension of 23sq.m. There is a previous extension which exceeds 40sq.m in size.

The assessable area is therefore 23sq.m.

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential	23
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.036

Conclusion

The proposed development may be acceptable in principle, subject to the omission of the second site access. The applicant should provide additional information in relation to water services and the shed being provided alongside the development. The applicant may also wish to provide alternative proposals for a non-vehicular access to the side of the site.

Recommendation

Request Further Information.

Further Information

- Further Information was requested on 06/07/2021.
- Further Information was received on 30/08/2021.

The following Further Information was requested.

Item 1: Water Services

South Dublin County Council records show that there is an existing 225mm public surface water sewer traversing parallel to the outer southern boundary of the site. The proposed development is in close proximity to the surface water sewer at approximately 2.1m. Ordinarily the minimum setback distance required from buildings to the centreline of the 225mm surface water sewer is 3m to allow adequate access for maintenance works and to avoid loading from structures being imposed onto the sewer.

The applicant is requested to submit a revised layout design such that the proposed extension is a minimum of 3m away from the centreline of the 225mm surface water sewer. Alternatively, the applicant may provide survey information and cross-section drawings of the proposed

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development and the pipe, and assessment by a suitably qualified engineer as to whether the development would result in increased loading to the sewer.

Item 2: Site Access.

The Roads Department has recommended the omission of the additional access, stating: 'The forward visibility is compromised due to the high boundary walls. This proposal adds a significant traffic hazard for pedestrian's and road users.' The applicant is requested to remove the additional vehicular access and submit revised plans and elevations clearly showing this.

If the development were so-provided without an additional access, external access to the rear of the site would be closed off by the new extension. The applicant should provide proposals for the storage of bins to the front, or provide for a pedestrian side access, by way of additional information.

Item 3: Shed

There is a shed currently under construction labelled on the plans. This should form part of the development, as conterminous development on the site should all be included in an application for non-exempt development requiring planning permission. The applicant is requested to provide plans and elevations of the shed by additional information.

Further Consultations

Surface Water Drainage – **Refusal Recommended**

Roads Department – No objections subject to **conditions**.

Further Submissions/Observations

None.

Assessment

Item 1: Water Services

The applicant has submitted a cover letter and revised drawing in an attempt to address this request for further information. The engineers drawing submitted contains a foundation detail to address the location of the drain in the footpath. Surface Water Drainage have reviewed the additional information submitted and have issued a report recommending **refusal** based on inadequate setback distance. An extract taken from the report can be seen below:

*Surface Water Report: Recommendation: **Refusal***

1.1 The revised proposals include mitigation measures to alleviate loading being imposed from the development onto the existing 225mm surface water pipe to the south of the dwelling however the minimum proposed clear setback distance of approximately 2.1m is still inadequate for maintenance access purposes. In this instance given the location and approximate depth of the existing surface water pipe a minimum set back distance of 3m from buildings to the outside diameter of the 225mm surface water sewer is required to allow

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adequate access for possible emergency maintenance works.

Refusal is recommended as the development would be prejudicial to public health and proper planning and would result in inadequate space to allow for access to the existing surface water sewer for emergency maintenance purposes or in the event that the sewer required replacing.

The Planning Authority considers the applicant has not satisfactorily responded to the request for further information.

Item 2: Site Access

The applicant has submitted a cover letter and revised drawing in an attempt to address the request for **additional information**. The applicant states that the vehicular access has been removed and replaced with a pedestrian entrance and there is an area provided to the front for bin storage (dwg F1-01). The Roads Department have reviewed the additional information submitted and have issued a report recommending no objections subject to **conditions**. An extract taken from the report can be seen below:

Roads Department Assessment:

The proposed vehicular entrance to the side has been omitted, and a pedestrian entrance has been proposed there instead, as was requested by way of AI.

Roads Department is satisfied with the pedestrian access as proposed, and with the Bin Storage as per dwg supplied.

No Roads objections subject to the following conditions:

- 1. New pedestrian side entrance width to be no greater than 900mm.*
- 2. As per previous Roads Report: The existing vehicular access to the front shall not be widened in order to protect the mature tree in the verge, and to **remain at 3100mm** in width. The entrance apron shall therefore not be widened and/or dishd.*
- 3. The boundary walls at the front vehicular access 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 ensure forward visibility for vehicles.*
- 4. Any gates shall open inwards and not out over the public domain.*
- 5. 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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The Planning Authority considers the applicant has satisfactorily responded to the request for further information. However, it is considered that condition 5 of the Roads report is unenforceable.

Item 3: Shed

The applicant has submitted a cover letter and revised drawing (dwg F1-01) in an attempt to address the request for **additional information**. The drawings show plans and elevations for the shed under construction on the common boundary. The shed will have a mono-pitch roof and the maximum height of the shed will be c.2.51m along the common boundary with the immediate neighbour to the west. This is not considered to have a significant adverse impact on residential and visual amenity. The Planning Authority considers the applicant has satisfactorily responded to the request for further information.

Other Considerations

Development Contributions

This is an application for a residential extension of 23sq.m. There is a previous extension which exceeds 40sq.m in size.

The assessable area is therefore 23sq.m.

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential	23
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.036

Conclusion

The revised proposal would not be in the interest of proper planning and sustainable development and would be prejudicial to public health due to inadequate space to allow for access to the existing surface water sewer for emergency maintenance purposes or in the event that the sewer required replacing. It is noted that there are options to amend the proposal and the applicant is afforded a final opportunity to liaise with the Water Services Department and amend the footprint of the proposed development. Clarification is recommended.

Recommendation

Seek Clarification of Further Information.

Clarification of Further Information

- Clarification of Further Information was requested on 27/09/2021.
- Clarification of Further Information was received on 25/11//2021.

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The following Clarification of Further Information was requested.

Item 1: Surface Water Requirements

The applicant is advised that the revised proposals submitted as further information include mitigation measures to alleviate loading being imposed from the development onto the existing 225mm **surface water pipe** to the south of the dwelling is still inadequate for maintenance access purposes. In this instance, given the location and approximate depth of the existing surface water pipe, a minimum set back distance of 3m from buildings to the outside diameter of the 225mm surface water sewer is required, to allow adequate access for possible emergency maintenance works. This has not been achieved.

The applicant is advised that the Water Services Section has recommended refusal of planning permission. The **applicant is requested to consider further liaising with the Water Services Section** in relation to the protection of the sewer and consider amendments to the footprint of the proposed development.

Further Consultations

Surface Water Drainage – **Refusal** recommended.
Irish Water – No objections subject to **conditions**.

Further Submissions/Observations

None.

Assessment

Item 1: Item 1: Surface Water Requirements

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

Re: Clarification of Additional Information for planning application at 1 Sundale Close, Tallaght, D.24. Reg Ref. S21B/0268.

Dear Sir / Madam,

Further to your request for clarification of additional information please see enclosed letter of conformity from Irish Water along with drawings agreed with Irish Water..

I trust you find the enclosed to your satisfaction and hope that you will look favourably on our application.

A report was received from Irish Water who are responsible for mains water supply and foul drainage and who are not responsible for surface water drainage recommending no objection subject to **conditions**. An extract taken from the Irish Water report states the following:

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Re: Build near Reference DIV21263 – 1 Sundale Close, Tallaght, Dublin 24 – Build near enquiry.

Irish Water has reviewed your enquiry in relation to the proposed house extension at 1 Sundale Close, Tallaght, Dublin 24 as indicated on drawing no. FI-01B.

Based upon the details you have provided with your enquiry and as assessed by Irish Water, we wish to advise you that, in this instance, Irish Water will accept the proposed house extension being built near to the existing 225mm waste water with a minimum horizontal separation between main and in strict accordance with drawings no FI-01B and SC-21.

If you have any further questions, please contact Jurica Matosevic from the diversions team on 01 8925846 or email jmatosevic@water.ie. For further information, visit www.water.ie/connections.

Following further consultation with Surface Water Drainage there appears to have been some confusion on the applicant's end as they consulted with Irish Water regarding the surface water pipe and not SDCC Water Services. It appears that Irish Water made an oversight and mistook the pipe for being a wastewater sewer and gave a letter of approval to the applicant to build close to this sewer when in fact they should have redirected the applicant to SDCC Water Services as SDCC own the pipe and not Irish Water.

A report was received from Surface Water Drainage recommending the proposal should be **refused**. An extract taken from the Surface Water Drainage report states the following:

*Surface Water Report: Recommendation: **Refusal***

1.1 The revised proposals include mitigation measures to alleviate loading being imposed from the development onto the existing 225mm surface water pipe to the south of the dwelling however the minimum proposed clear setback distance of approximately 2.1m is still inadequate for maintenance access purposes. In this instance given the location and approximate depth of the existing surface water pipe a minimum set back distance of 3m from buildings to the outside diameter of the 225mm surface water sewer is required to allow adequate access for possible emergency maintenance works.

Note: The surface water sewer in question is a South Dublin County Council owned and maintained asset and not that of Irish Water's. The applicant has failed to provide the required setback to this sewer.

***Refusal** is recommended as the development would be prejudicial to public health and proper planning and would result in inadequate space to allow for access to the existing surface water sewer for emergency maintenance purposes or in the event that the sewer required replacing.*

Taking into account the content of the report from Surface Water Drainage it is considered that the proposed extension requires amendment to create an adequate separation distance from the

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existing surface water pipe. The Planning Authority has sought to resolve this issue by way of FI and CFI. As all other issues are resolved, it is considered feasible to resite the extension by way of condition by provide the increase in the separation distance from 2.1m to 3m. No adverse impact on amenity is envisaged.

Other Considerations

Development Contributions

This is an application for a residential extension of 23sq.m. There is a previous extension which exceeds 40sq.m in size.

The assessable area is therefore 23sq.m.

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential	23
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.036

Conclusion

Having regard to the land-use zoning objective and the contents of the South Dublin County Development Plan 2016 - 2022, it is considered that the proposal, subject to conditions to protect the amenities and infrastructure, is in accordance with the proper planning and sustainable development of the area.

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, and as amended by Further Information received on 30th August 2021 and Clarification of Further Information received on 25th November 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. Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments-
The extension shall be resited to ensure a separation distance from the southern boundary of a minimum of 1metre, unless otherwise agreed with the Planning Authority in writing.
REASON: To provide adequate setback from surface water infrastructure in the interest of public health and proper planning to allow for access for emergency maintenance purposes or in the event that the sewer required replacing.
3. Entrances
 - (a) New pedestrian side entrance width to be no greater than 900mm.
 - (b) The widening if the existing vehicular access and apron to the front shall be omitted.REASON: To protect the mature tree in the verge and in the interest of proper planning and sustainable development.
4. (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, shed 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.

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(c) Drainage - Irish Water.

(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(ii) 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.

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

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).

The applicant or developer shall also endeavour to engage in local consultation in respect

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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.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2,216.97 (two thousand two hundred and sixteen euros and ninety seven cents), in respect of public infrastructure 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.

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.

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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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

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REG. REF. SD21B/0268


LOCATION: 1, Sundale Close, Dublin 24

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 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: 16/12/21



Eoin Burke, Senior Planner