

Comhairle Chontae Atha Cliath Theas

PR/0041/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0436 **Application Date:** 05-Aug-2021
Submission Type: Additional **Registration Date:** 09-Dec-2021
Information

Correspondence Name and Address: Allister Coyne, Ailtireacht 30, Mountjoy Square,
Dublin 1

Proposed Development: Widen existing vehicular access from Crannagh Road, and associated site works inclusive of footpath dishing revisions as required; demolition of the existing boiler house, two storey terrace extension and single storey extension to the rear and side of the property; provision of a new entrance door and canopy along with associated fenestration; revisions to the front of the property; new one and two storey extension with set back at first floor level to the front and side of the property along with all roof lights and associated site works; new canopy along with associated fenestration revisions to the rear & sides of the property; new single storey amenity and storage shed to the rear of the property, along with roof light and associated site works.

Location: 28, Crannagh Road, Dublin 14

Applicant Name: Ferga Kane & Paul O'Neill

Application Type: Permission

(BH)

Description of Site and Surroundings:

Site Area

0.09163 Hectares.

Site Description

The application site consists of a two storey, detached house that is located on Crannagh Road in Rathfarnham. The area is predominantly residential in nature but there is a golf course located to the south.

Site visited

31st March 2021.

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Proposal:

Permission is sought for the following:

- Widen existing vehicular access
- Demolition of existing boiler house, two storey rear extension and single storey rear and side extensions
- Entrance door and canopy
- Alterations to front
- Single storey side extension
- Two storey side extension
- Canopy and alterations to fenestration
- Single storey outbuilding with roof light

Zoning:

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

Consultations:

Water Services – Additional Information

Irish Water – Additional Information

Public Realm – Raised concerns about the removal of the grass margin

Roads – no response received

Submissions/Observations /Representations

Submission expiry date – 08/09/2021

No submissions or objections received.

Relevant Planning History

None recorded for subject site.

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.

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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
- Parking and Access
- Services, Drainage and the Environment
- Public Realm
- 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 Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings.

Residential and Visual Amenity

Widen existing vehicular access

The applicant proposes widening the existing vehicular access to 3.75m with inward opening gates. However, generally a maximum width of 3.5m is required for safety and visual purposes. The applicant has also not provided any details of the proposed boundary treatment or gates on elevations. It is therefore recommended that both of these matters are addressed by seeking **additional information**.

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Single storey canopy at rear and side extensions

The proposed extension would be well set in from the boundary to the west and is considered to be acceptable based on its scale, design, and siting in terms of visual and residential amenity. Again given the proposed scale, design and siting of the side elements they are considered to be acceptable.

Two storey side extension

The proposal would see the removal of an existing two storey rear extension and the erection of a flat roof two storey side/rear extension above the existing single storey garage which would also be modified. With regard to residential amenity, the proposed extension would be set in from the shared boundary to the east by 1.7m and would be siting in line with the neighbouring property and an existing extension. Therefore, it is not considered to be materially harmful to neighbouring amenity.

Visually, it is noted that the applicant has proposed a brick screen on the front of the extension to avoid overlooking. However, the properties to the north are located over 30m away and therefore it is not considered that harmful overlooking would be an issue here. The side elevation would consist of a long blank façade and the flat roof proposed would contrast quite starkly with the roof of the original and neighbouring properties. Although the extension would be set back at first floor level there are concerns that given the scale and prominence of the extension that it would appear incongruous in the context of the site. The SDCC House Extension Design Guide states that the inclusion of a flat roof should be avoided unless there is a good design or an architectural reason for doing so. The applicant has not put forward a design rationale for the proposed roof and therefore it is recommended that a revised design, with a more sympathetic roof is explored as well as fenestration to add interest to the elevations. This is recommended to be sought as **additional information**.

Canopy, Entrance Door and alterations to fenestration

The alterations to the windows are considered to be in keeping with the character of the property and are visually acceptable. The proposal also includes a new entrance door in a more centrally place location and canopy above at the front of the house which are considered to be acceptable based on their scale, design, and siting.

Single storey outbuilding with roof light

The outbuilding would be located at the rear of the garden and would consist of a structure with a footprint of just over 30sq.m. The structure is proposed to consist of a shed and storage and would have a maximum height of over at its tallest point. The height proposed is quite large, however, given the distance from the rear of neighbouring properties, the set in from the boundaries, the depth of the rear gardens, and the inclusion of landscaping which would act as screening it is considered to be acceptable in terms of residential and visual amenity. A condition

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on the use of the structure is recommended to ensure that it would be ancillary to the main dwelling and not used for residential or commercial purposes.

Rear rooflight

Based on the scale, design and siting of the proposed rooflight, it is considered to be acceptable in terms of residential and visual amenity.

Parking and Access

No response has been received at the time of writing from the Roads Department regarding the widening of the vehicular entrance. The submission of a revised driveway width and further clarity on the heights of the pillars and gates is required to ensure that the proposal would be acceptable.

Services, Drainage and the Environment

Water Services has assessed the proposal and has requested additional regarding surface water with comments provided below:

1.1 It is unclear where surface water discharges to from proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, 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 mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

1.2 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Irish Water has assessed the proposal and has requested additional information with comments provided below:

It is unclear where foul water discharges to from proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public waste water sewer. The drawing shall include the location of all Aj's, 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 mains foul and surface water drainage

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networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie.

Conclusion

Given the scale of the extensions it is considered reasonable to request additional information from the applicant to address the concerns raised above.

Public Realm

The Public Realm Section has raised concerns about the loss of the existing grass margin to facilitate the widened vehicular access. However, a large amount of the grass verge would be retained and this needs to be balanced with the requirement to create a more accessible entrance. As previously discussed, a revised width for the entrance is also being sought which would in turn reduce the amount of the grass verge that is required to be removed.

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

The proposed extension of the dwelling is considered to be acceptable in principle. However, there are concerns with some elements of the proposal including the driveway and lack of information on the proposed gates and boundary treatment, the first-floor side extension, and the lack of information in relation to services. It is recommended that these matters are addressed through **additional information**.

Recommendation

Request Further Information.

Further Information

- Further Information was requested on 21/09/2021.
- Further Information was received on 09/12/2021.

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The following Further Information was requested.

Item 1: Entrance

There are concerns from a traffic and pedestrian safety perspective and visual impact (and to maintain on street parking) about the width of the vehicular entrance proposed and the lack of information in relation to the proposed gates and boundary treatment. The applicant is requested to submit the following information:

- (a) A revised vehicular entrance with a maximum width of 3.5m
- (b) Full details of the proposed gates shown on elevations.
- (c) Full details of the front boundary treatment shown on elevations. The height of the front boundary wall should be maintained to the same height and design as the original. Pillars should not exceed 1.2m in height.

Item 2: Visual Impact

There are concerns with the proposed first-floor side extension, and in particular the flat roof and lack of fenestration, from a visual perspective given the character of the existing house and neighbouring properties. The applicant is requested to consider the contents of the SDCC House Extension Design Guide in relation to first-floor side extensions and submit a revised design incorporating the following:

- (a) A detailed design rationale for the proposal or an amended roof design that incorporates a hipped roof which would be more sympathetic to the character of the existing and neighbouring properties.
- (b) Fenestration on the front elevation at first floor level to add interest.
- (c) Fenestration on the side elevation serving each of the walk-in wardrobe, ensuite, and office. Obscure glazing is recommended to be used to avoid overlooking.

Item 3: Surface Water

There are concerns with the lack of information submitted in relation to surface water. The applicant is requested to address the following:

- (1) It is unclear where the surface water would discharge to from the proposed development. The applicant is requested to submit a drawing showing the existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing should clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.
- (2) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross-

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sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Item 4: Foul Water

There are concerns with the lack of information submitted in relation to foul water. The applicant is requested to address the following:

It is unclear where the foul water discharges to from proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public waste 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 mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.

Further Consultations

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

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

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

Further Submissions/Observations

None.

Assessment

Item 1: Entrance

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

We respond:

- a) The width of the widened vehicular entrance has been reduced to 3.5m as requested.
- b) For full details of the boundary and elevations, please refer to the additionally prepared drawing series 2002/PA/400/A.
- c) The full boundary treatment has been provided on DWG 2002/PA/400/A. The boundary wall height matches the existing and adjoining height and pillar designs of the adjoining properties. It is noted that the pillar as found in the existing and adjoining properties is greater in height than the requested 1.2m. To provide a lower pillar design would be visually discordant with the adjoining properties and the rhythm of the street, therefore this existing pillar design is maintained.

As is evidenced by the car parking capacity study, Crannagh Road is residential and suburban in nature and not subject to excessive parking demand or traffic movement during the day.

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The proposed revisions to the proposed revised vehicular access design - PA/400/A - broadly consist of:

- The amendment of the initially proposed revised vehicular access width from 3750mm to 3500mm.
- The minor relocation of the overall opening and associated piers, to mirror the pier locations of the adjoining property at 30 Crannagh Road. In order to allow for a safe vehicular turning circle for two cars within the front boundary of the property along with the elimination of any necessity to reverse out onto Crannagh Road.
- The reinstatement of the existing pillars in height and design, for aesthetic and visual continuity to exactly match those existing and those of the adjoining properties on the street generally.

The revised drawings show the width of the proposed vehicular entrance will be reduced to a maximum width of 3.5m where it was originally proposed to be 3.75m. Proposed gates and details of boundary treatment are now shown on the revised elevations. The height of the boundary wall will be the same height and design as original however the pillars will slightly exceed 1.2m in height. The applicant puts forward a reason for this in that to provide a lower pillar would be visually discordant with the adjoining properties. However it is seen below in the Roads report that in the event of a grant a **condition** shall be attached that *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.* There, the 1.2m condition should be imposed.

The Roads Department has reviewed the additional information submitted and has no objections, subject to **conditions**. An extract taken from the Roads Department states the following:

*No Roads objections subject to the following **conditions**:*

- 1. The vehicular access points shall be limited to a width of 3.5 meters.*
- 2. 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.*
- 3. 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.*
- 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.*

In the event of a grant the above conditions apart from condition no. 5 shall be attached as condition no. 5 is not considered to be enforceable. The Planning Authority considers the applicant has satisfactorily responded to the request for further information.

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Item 2: Visual Impact

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

- (a) In accordance with the AI request, the initially proposed flat roof extension has been revised to provide for a pitched and hipped roof. This roof is to match the existing roof in terms of pitch, design and materiality. It is sympathetic and subordinate to the main house and street.
- (b) In lieu of the previously proposed brick screen, we propose vertical timber louvres, the proposed louvres sensitively mediate between the existing street aesthetic and the residential privacy of the proposed home office. Please refer to Plate 1 & 2 in this regard for local equivalents for reference.
- (c) As requested, fenestration revisions have been made to the East Elevation to provide for additional windows, by way of high level apertures to the boundary which, illuminate the en-suite and wardrobe spaces respectively.

The revised drawings show a hipped roof that is sympathetic and subordinate to the main house. The applicant now proposes vertical timber louvres in lieu of the previously proposed brick screen. Fenestration revisions have been made to the east elevation to provide for additional windows by way of high level windows. The Planning Authority considers the applicant has satisfactorily responded to the request for further information.

Item 3: Surface Water

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

As part of this submission, additional information in relation to the proposed surface water drainage design has been prepared and submitted by Robert Barry Consulting Engineers Ltd. The submission consists of a surface water drainage design drawing and an associated report. The submission substantively addresses the issues in relation to surface water drainage design raised in the AI request.

Based on the revised information submitted Surface Water Drainage has stated no objection, subject to **conditions**. 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 the following information:

a.) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

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b.) a 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.*
- 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.*
- v.) Soakaways must include an overflow connection to a public surface water sewer where possible.*

c.) a drawing showing proposed surface water drainage layouts from the proposed detached building to the rear of the site.

d.) a drawing showing the inclusion of water butts as part of additional SuDS (Sustainable Drainage Systems) for the proposed development.

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.

The Planning Authority considers the applicant has satisfactorily responded to the request for further information.

Item 4: Foul Water

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

As part of this submission, additional information in relation to the proposed foul water drainage design, has been prepared and submitted by Robert Barry Consulting Engineers Ltd. The submission consists of a foul water drainage design drawing and an associated report. The submission substantively addresses the issues in relation to foul water drainage design raised in the AI request.

The revised and additional drawings submitted as part of this additional information response substantially address the matters raised in the AI request received. In the event that any of the above remains unclear it is noted that any outstanding matters can be dealt with by way of condition.

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Based on the revised information submitted Irish Water has stated no objection, 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 unless otherwise formally agreed with Irish Water in writing.

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 Water Infrastructure

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

The Planning Authority considers the applicant has satisfactorily responded to the request for further information.

Other Considerations

Development Contributions

- Single storey side extension & two storey side extension measure c.61.5sq.m., non-habitable single storey outbuilding with roof light (30sq.m.).
- Removal of existing two storey rear extension and the erection of a flat roof two storey side/rear extension above the existing single storey garage on same footprint.
- No previous extension.
- 40sq.m. exemption remains.
- Assessable area is c. 21.5sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Extension	61.5sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.09163

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

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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.

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 09/12/2021, 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. (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 - Irish Water.
 - (i). Prior to commencement of development, the applicant shall submit the following information:

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- a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

- a 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:

1. At least 5m from any building, public sewer, road boundary or structure.
2. Generally, not within 3m of the boundary of the adjoining property.
3. Not in such a position that the ground below foundations is likely to be adversely affected.
4. 10m from any sewage treatment percolation area and from any watercourse / floodplain.
5. Soakaways must include an overflow connection to a public surface water sewer where possible.

(ii). Prior to commencement of development, the applicant shall submit a drawing showing proposed surface water drainage layouts from the proposed detached building to the rear of the site.

(iii). Prior to commencement of development, the applicant shall submit a drawing showing the inclusion of water butts as part of additional SuDS (Sustainable Drainage Systems) for the proposed development.

(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 works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure unless otherwise formally agreed with Irish Water in writing.

(viii). All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.

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

(x). 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.

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

(xii). All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure unless otherwise formally agreed with Irish Water in writing.

(xiii). All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.

REASON: In the interests of public health, the proper planning and sustainable

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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 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

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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.

3. Shed use.

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.

4. Roads Requirements.

(a) The vehicular access points shall be limited to a width of 3.5 meters.

(b) 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.

(c) 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.

(d) Any gates shall open inwards and not out over the public domain.

REASON: In the interest of proper planning and sustainable development.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2,246.54 (two thousand two hundred and forty six euros and fifty four 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.

Comhairle Chontae Atha Cliath Theas

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Record of Executive Business and Chief Executive's Order

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 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.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.


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PR/0041/22

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REG. REF. SD21B/0436

LOCATION: 28, Crannagh Road, Dublin 14



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: 14/1/22



Eoin Burke, Senior Planner