

PLANNING APPLICATION FORM

SOUTH DUBLIN COUNTY COUNCIL



PLANNING APPLICATION FORM

Form No. 2 of Schedule 3 to the Planning and Development Regulations 2006 and Planning and Development (Amendment) (No. 3) Regulations 2015

Planning Department, County Hall, Town Centre, Tallaght, Dublin 24.
Tel: (01) 4149000 Fax: (01) 4149104 Email: planning.dept@sdblincoco.ie

PLEASE NOTE THAT INFORMATION SUBMITTED WITH A PLANNING APPLICATION WILL BE AVAILABLE TO VIEW ON THE PUBLIC FILE AND ON THE COUNCIL'S WEBSITE WITH THE EXCEPTION OF CONTACT DETAILS OF APPLICANTS www.sdblincoco.ie

STANDARD PLANNING APPLICATION FORM & ACCOMPANYING DOCUMENTATION:
Please read directions & documentation requirements at back of form before completion.

All questions relevant to the proposal being applied for must be answered.

Non-relevant questions: Please mark N/A

Please ensure all necessary documentation is attached to your application form.

Failure to complete this form or attach necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

DATA PROTECTION

All planning applications are made available for public inspection and each week lists of planning applications received and planning decisions are published on www.sdblincoco.ie

The publication of planning applications by planning authorities may lead to applicants being targeted by persons engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.

If you are satisfied to receive direct marketing please tick this box.

The use of the personal details of planning applications, including for marketing purposes, may be unlawful under the Data Protection Acts 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.

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1. Name of Relevant Planning Authority:

SOUTH DUBLIN COUNTY COUNCIL

2. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)

10 HANSTED WAY,
ADAMSTOWN,
LUCAN,
DUBLIN K78 YK18

Ordnance Survey Map Ref No (and the Grid Reference where available)

OSI MAPS: 3260-D
ITM COORDINATES: 703224, 732932

3. Type of planning permission (please tick appropriate box):

Permission

Permission for retention

Outline Permission

Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission*:

Outline Permission Register Reference Number: _____

Date of Grant of Outline Permission*: ____/____/____

***NOTE:** Permission consequent on the grant of Outline Permission should be sought only where Outline Permission was previously granted. Under S.36 3(a) of the Planning and Development Act 2000 (as amended) Outline Permission lasts for 3 years.

Outline Permission may not be sought for:

- (a) the retention of structures or continuance of uses, **or**
- (b) developments requiring the submission of an Environmental Impact Statement/I.P.C./Waste Licence **or**
- (c) works to Protected Structures or proposed Protected Structures.

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5. Applicant² (person/entity seeking planning permission not an agent acting on his/her behalf)

Name(s)

TRACY PALMER

Address(es) Must be supplied at end of this application form - **Question 26**

6. Where Applicant is a Company (registered under the Companies Acts 1963 to 1999)

Name(s) of company director(s)

Registered Address (of company)

Company Registration No.

Telephone No.

Email Address (if any)

Fax No. (if any)

7. Person/Agent acting on behalf of the Applicant (if any):

Name

STEPHEN ELLIS

Address To be supplied at end of this application form - **Question 27**

Should all correspondence be sent to the address provided in Question 27? (please tick appropriate box and note that if the answer is 'No', all correspondence will be sent to the Applicant's address provided in Question 26)

Yes [] No [X]

8. Person responsible for preparation of Drawings and Plans³:

Name

ALAN MCDONNELL

Address Must be supplied at end of this application form - **Question 28**

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9. Description of Proposed Development:

Brief description of nature and extent of development⁴ (This should correspond with the wording of the newspaper advert and site notice.)

The development will consist of the construction of (i) a new front façade wall to allow conversion of existing carport to new bedroom, and (ii) a ground floor rear extension with flat roof; and all ancillary site works.

10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure

A.
Owner

B.
Occupier

C. Other

Where legal interest is 'Other', please expand further on your interest in the land or structure

If you are not the legal owner, please state the name and address of owner on the last page of this application form - Question 29. You must also supply a letter from the owner of consent to make the application as listed in the accompanying documentation

11. Site Area:

Area of site to which the application relates in hectares

0.0178 ha

12. Where the application relates to a building or buildings:

<i>Gross floor space⁵ of any existing building(s) in sq. m</i>	117.94m ²
<i>Gross floor space of proposed works in sq. m</i>	+22.57m ² 140.51m ² TOTAL
<i>Gross floor space of work to be retained in sq. m (if appropriate)</i>	
<i>Gross floor space of any demolition in sq. m (if appropriate)</i>	

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Note: Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building i.e. floor areas must be measured from **inside** the external wall.

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

<i>Class of Development</i>	<i>Gross floor area in sq.m</i>

14. In the case of residential development provide breakdown of residential mix.

<i>Number of</i>	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses							
Apartments							

<i>Number of car-parking spaces to be provided</i>	Existing:	Proposed:	Total:

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

<i>Existing use⁶ (or previous use where retention permission is sought)</i>	
<i>Proposed use (or use it is proposed to retain)</i>	
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	

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16. Social and Affordable Housing

Please tick appropriate box	YES	NO
<p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 as amended by the Urban Regeneration and Housing Act 2015 applies?</i>⁷</p> <p>If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details of how you propose to comply with Section 96 of Part V of the Act including, for example: (i) details of such part or parts of the land which is subject to the application of permission or is or are specified by the Part V Agreement, or houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be transferred to the Planning Authority or details of houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be leased to the Planning Authority or details of any combination of the foregoing and (ii) details of the calculations and methodology for calculating the values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions of Part V of the Act.</p> <p>If the answer to the above question is "yes" but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended)⁸, a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p>		X
<p>If the answer to the above question is "no" by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended)⁹, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.</p>		

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17. Development Details

Please tick appropriate box	YES	NO
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994 ¹⁰		X
Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?		X
Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any habitable house ¹² ?		X
Note: Demolition of a habitable house requires planning permission.		

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18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [] No [X]

If yes, please give details e.g. year, extent

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [] No [X]

If yes, please give details.

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [] No [X]

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: _____ **Date:** _____

Reference No.: _____ **Date:** _____

Reference No.: _____ **Date:** _____

*If a **valid** planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a **yellow background** in accordance with Article 19(4) of the Planning and Development Regulations 2001-2006 as amended.*

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development¹³ ?

Yes [] No [X]

An Bord Pleanála Reference No.:

*(Note: the Appeal must be **determined or withdrawn before** another similar application can be made).*

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19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development¹⁴?

Yes [] No [X]

If yes, please give details:

Reference No. (if any): _____

Date(s) of consultation: ____/____/____

Persons

involved: _____

20. Services

Proposed Source of Water Supply

Existing connection [X] New connection []

Public Mains [X] Group Water Scheme [] Private Well []

Other (please specify): _____

Name of Group Water Scheme (where applicable) _____

Proposed Wastewater Management/Treatment

Existing [X] New []

Public Sewer [X] Conventional septic tank system []

Other on-site treatment system [] Please specify _____

Proposed Surface Water Disposal

Public Sewer/Drain [X] Soakpit []

Watercourse [] Other [] Please specify _____

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21. Details of Public Notice

Approved newspaper ¹⁵ in which notice was published	THE ECHO
Date of publication	29/07/2021
Date on which site notice was erected	30/07/2021

22. Application Fee

Fee Payable	€34
Basis of Calculation	DOMESTIC EXTENSION
Please see fee notes available on Council website www.sdcc.ie	

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SUPPLEMENTARY INFORMATION

(Sections 23 - 25)

23. Is it proposed that the Development will: (please tick appropriate box) ¹⁹ : (see note 19)

- A Be **Taken in Charge** by the County Council ()
- B Be maintained by an **Estate Management Company** ()
- C In **part be Taken in Charge** and part maintained by an Estate Management Company ()

In the case of B or C please submit a Site Layout drawing that clearly indicates the services within the estate/development (Roads, Footpaths, Car Parking Spaces, Foul/Surface Water Sewers, Watermain and Open Spaces) that will be maintained by the Estate Management Company.

24. Do any Statutory Notices apply to the site/building at present? (e.g. Enforcement, Dangerous Buildings, Derelict Sites)

Yes No Place an X in the appropriate box.

If yes, please give details _____

25. Please describe where the site notice(s) is/are erected at site of proposed development

FRONT GARDEN

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder:

Signed (Agent)	
Date:	30/07/2021

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.

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NOTES TO APPLICANT

Sections 1 to 22 of this form MUST be completed *insofar as they relate to your particular proposal*. Failure to do so will render your application invalid.

Sections 23-25 seek supplementary information which may be needed by this Planning Authority to assess the application, depending on your proposal.

You must provide contact details as requested - **Questions 26-29 as appropriate** in order to be notified of the decision of the planning authority.

Please read the further notes attached to this document and extensive guide documents in the Forms area of the Council website www.sdublincoco.ie for further assistance in making your application.

FOR OFFICE USE ONLY

	Date received	Document lodged	Newspaper Notice
Application Type			
Register Reference			
Fee Received €			
Receipt No..... Date:			
O.S.I. Map Reference			
L.A.P. Area Reference			

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**ADDITIONAL CONTACT INFORMATION
IMPORTANT**

THIS PAGE MUST BE SUBMITTED ON A COMPLETELY SEPARATE PAGE AS IT WILL NOT FORM PART OF THE PUBLIC FILE

OFFICE USE ONLY – REG REF:

Please note:

- The applicant's address **must** be submitted on this page.
- If the applicant/agent wishes to submit additional contact information, this may be included here.
- This page will not be published as part of the planning file.

26. Applicant (person seeking planning permission and not an agent on their behalf):

<i>Address (Required)</i>	10 HANSTED WAY, ADAMSTOWN, LUCAN, DUBLIN K78 YK18
<i>Telephone No.</i>	Mobile: 087 2189956
<i>Fax No</i>	
<i>Email Address</i>	

27. Person/Agent acting on behalf of the Applicant (if any):

<i>Address (Required)</i>	9 THE DALE, KINGSWOOD HEIGHTS, DUBLIN 24, D24 A9WC
<i>Telephone No.</i>	Ph: 01 4528509 Mobile: 087 3568145
<i>Email Address (if any)</i>	
<i>Fax No. (if any)</i>	

Should all correspondence be sent to the above address? (please tick appropriate box)

(Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address stated in Question 26.)

Yes No

28. Person responsible for preparation of Drawings and Plans:

<i>Address</i>	31 SAINT JOHNS COURT, CLONDALKIN, DUBLIN 22, D22 E5W6
<i>Telephone No.</i>	Mobile: 085 1636327
<i>Email Address (if any)</i>	
<i>Fax No. (if any)</i>	

29. Owner (required where applicant is not the owner):

<i>Address (required)</i>	
<i>Telephone No.</i>	
<i>Email Address (if any)</i>	
<i>Fax No. (if any)</i>	

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

Stephen Ellis,
SE Home Improvements
9, The Dale
Kingswood Heights
Dublin 24

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1277	Date of Decision: 23-Sep-2021
Register Reference: SD21B/0430	Registration Date: 30-Jul-2021

Applicant: Tracy Palmer
Development: Construction of a new façade wall to allow conversion of existing car port to new bedroom; ground floor rear extension with flat roof and all ancillary site works.
Location: 10, Hansted Way, Lucan, Co. Dublin
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 30-Jul-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. The Planning Authority and the Roads Department have concerns regarding the impact of the potential loss of car parking for the subject site and the implications it may have on road safety. The applicant is requested to provide details of car parking for the property, as existing and as proposed.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site

notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21B/0430

Date: 27-Sep-2021

Yours faithfully,


for Senior Planner

Comhairle Chontae Atha Cliath Theas

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PR/1277/21

Reg. Reference: SD21B/0430 **Application Date:** 30-Jul-2021
Submission Type: New Application **Registration Date:** 30-Jul-2021

Correspondence Name and Address: Stephen Ellis, SE Home Improvements 9, The Dale,
Kingswood Heights, Dublin 24

Proposed Development: Construction of a new façade wall to allow conversion
of existing car port to new bedroom; ground floor rear
extension with flat roof and all ancillary site works.

Location: 10, Hansted Way, Lucan, Co. Dublin

Applicant Name: Tracy Palmer

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Description:

The site contains a house, with separate accommodation above. The property has a back garden, with parking to the front. At present there is an open car port integral to the building. The area is characterised by similar properties

Site Area: 0.0178 Hectares.

Proposal:

The proposed development will consist of:

- Construction of a new façade wall to allow conversion of existing car port to new bedroom;
- ground floor rear extension with flat roof and
- all ancillary site works.

Zoning:

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

Consultations:

Surface Water Drainage: No objection, subject to conditions.
Irish Water: No objection, subject to conditions.

Submissions/Observations /Representations

Submission received:

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- Shared roof with car port and attached car port, fascia, guttering also shared. The removal of half the shared roof will cause damage to the shared roof and guttering. It will change the original plan of the houses.
- Proposal will result in overshadowing.
- Proposal will cause noise pollution and negatively impact on privacy. Rooflight will be seen from upper floors of surrounding properties.
- Flat roof has safety issues and people can climb on it.
- Impact on property value of adjacent property.
- Proposal will result in loss of car park space for 3bed property (existing)

Comments made are considered in the assessment of the planning application below.

Relevant Planning History

Application Site:

S01A/0664 Development comprising 292 dwellings consisting of 14 no. 2 storey three bedroom terraced houses (Type A1), 11 no. 2 storey three bedroom terraced houses (Type A2), 18 no. 2 storey three bedroom terraced houses (Type A2a), 9 no. 2 storey two bedroom terraced houses (Type A3), 40 no. 2 storey three bedroom houses with 20 no. single storey two bedroom apartments over (Type B), 6 no. 1 bedroom apartments and 14 no. two bedroom apartments in a part 4 storey, part 5 storey and part 6 storey apartment building (Type G), 26 no. two bedroom units and 26 no. three bedroom units in part 2 storey and part 3 storey buildings (Type E1); 12 no. three bedroom units and 12 no. three bedroom units in part 2 storey and part 3 storey buildings (Type E2); 38 no. two bedroom units and 38 no. three bedroom units in part 2 storey and part 3 storey buildings (Type F); 8 no. two bedroom units in part 2 storey and part 3 storey buildings (Type F2); A single storey creche building (c.522sq.m.), together with associated car parking; site development works, including the provision of surface water drainage infrastructure connecting to the recent improvements undertaken to the Griffeen River; vehicular access to be via new 6 metre wide vehicular access off Lock Road (R120) approx. 140 metres south of the existing access to the adjoining Finnstown Cloisters housing scheme; a second vehicular access is also proposed via a new 7.5 metre wide entrance to link ultimately to the planned future Adamstown Link Road approx. 79 metres west of Haydens Lane; provision of traffic management improvement measures on Lock Road (R120) in the vicinity of new vehicular access to the proposed development, including the relocation of existing maintenance access to Iarnrod Eireann lands. Permanent retention of 525 mm dia. foul sewer located along the south-western edge of the permitted extension to Griffeen Valley Regional Park adjacent to the Grange Manor housing scheme which connects to existing four sewer manhole F6 (Ex); Minor revisions to site boundaries of No. 12 Finnsloan, No. 21 Finnsparck and No. 2 Finnswood, Finnstown Cloisters situated along the northern boundary of the site; all on the site of c 7.5 ha. **Permission Granted (SDCC and ABP)**

Adjacent Sites:

SD11B/0165 Moving and setback front wall, containing a door and glazed side panels of a ground floor room which was converted from a car port as permitted under SD06B/0558 to align with front wall of the house. **Retention Permission Granted. 33, Hansted Drive, Lucan, Co. Dublin.**

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SD06B/0558 Window and door to front of garage. Permission Granted. 33, Hansted Drive, Lucan, Co. Dublin.

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 Extension

Policy H18 Residential Extension

Policy H18 Objective 1:

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

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.7.2 Energy Performance in new Buildings

Section 11.8.0 Environmental Assessment

South Dublin County Council House Extension Design Guide, 2010

The House Extension design guide contains the following guidance on house extensions, including in particular:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*

For rear extensions:

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

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- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

For front extensions:

- *Keep the extension simple and complementary to the style of the house reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details,*
- *Reflect the roof shape and slope of the main house,*
- *Try to expose and complement rather than hide or cover original distinctive features or a house such as bay windows,*
- *Keep front boundary walls or railings particularly if they are characteristic of the street or area,*
- *Try to maintain a minimum driveway length of 6m,*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,*
- *Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house,*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice, fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house,*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street*

Relevant Government Guidelines

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

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).

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

Assessment

The main issues to consider are:

- Zoning and Council policy;
- Residential & Visual Amenity;

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- Services and Drainage;
- Screening for Appropriate Assessment (AA);
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The proposed extensions are consistent with zoning objective 'RES', in which extensions to existing dwellings are permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan regarding Residential Extensions, and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010.

It is noted that there are no conditions on the original permission (S01A/0664) restricting the conversion of car ports within the development.

Residential & Visual Amenity

The proposal is for a number of distinct elements. Each of these is considered in turn below:

Conversion of car port and construction of façade

The proposal would convert the car port to habitable space. To enable conversion, a new façade is required. The applicant is proposing to construct the façade from materials to match the existing dwelling. Fenestration detail would also match existing. There is concern that the existing shared roof would be impacted, but it is not apparent that there would be any alterations to the existing roof structure to enable the conversion.

The proposal would not impact upon neighbour amenity in terms of loss of daylight or overlooking. It is noted that Roads has recommended refusal as the proposed development does not clearly demonstrate the parking arrangement. There is a requirement for 2 off-street, car parking spaces in this location and the proposal would result in the loss of a car parking space. It is noted that the applicant has not indicated that there is any dedicated parking for the property, other than the existing car port, as such, they should be afforded the opportunity to provide these details **vid additional information**.

A bedroom would be provided within the space – it would measure 6.125m long and 2.7m wide (at the widest point). In accordance with Quality Housing for Sustainable Communities (2009) a single room would be provided.

This element of the proposal is, therefore, considered acceptable.

Single storey ground floor extension to rear

The proposed extension would extend 5.319m to the rear of the car port. It would also extend c. 1.55m to the rear of the existing sitting room. The element to the rear of the car port would be circa 4m wide and the element to the rear of the sitting room would be circa 2.8m wide. The extension would be circa 2.65m high with a flat roof. The new bedroom

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would have a roof light. Given the overall height of the proposal, it would have an acceptable impact on neighbour amenity.

The bedroom would measure 3.314m long and 3.340m wide (at the widest point). In accordance with Quality Housing for Sustainable Communities (2009) a double room would be provided.

Approximately 49sq.m of rear garden space would remain following the extension. For a new dwelling, the CDP requires 70sq.m for 4+ beds. Given the proposal is not a new dwelling and it is acceptable to extend properties into rear gardens, the remaining rear garden provision is considered to be an acceptable level.

This element of the proposal is acceptable in terms of visual and residential amenity.

Services and Drainage

Water Services and Irish Water have stated no objections, subject to conditions.

Screening for Appropriate Assessment (AA)

Having regard to the scale and nature of the development, and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

Screening for Environmental Impact Assessment (EIAR)

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.

Other Considerations

Development Contributions

- Rear extension and conversion of car port 22.57sq.m
- 40sq.m exemption
- Assessable area is nil.

Monitoring for Strategic Environmental Assessment

Building Use Type Proposed Residential extension and family flat

Floor Area (sq. m) 22.57

Land Type Brownfield/Urban Consolidation

Site Area (ha) 0.0178

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Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide 2010,
- the established character of the area and
- the nature and scale of the proposed development,

it is considered that **further information** is required to ensure the proposed development would be in compliance with Council policy in relation to car parking, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

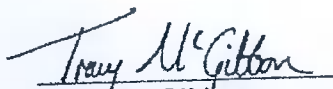
1. The Planning Authority and the Roads Department have concerns regarding the impact of the potential loss of car parking for the subject site and the implications it may have on road safety. The applicant is requested to provide details of car parking for the property, as existing and as proposed.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order


REG. REF. SD21B/0430

LOCATION: 10, Hansted Way, Lucan, Co. Dublin


Tracy McGibbon,
A/Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 23/9/21


Eoin Burke,
Senior Planner



SE Home Improvements

Planning Department,
South Dublin County Council
County Hall, Tallaght,
Dublin 24, D24 YNN5

23rd November 2021

RE: SD21B/0430 ADDITIONAL INFORMATION: 10 Hansted Way, Adamstown, Lucan, Dublin K78 YK18.

To whom it concerns,

As requested by South Dublin County Council in Decision Order Number 1277 on Thursday 23rd September 2021, please find attached **ADDITIONAL INFORMATION**:

- Cover Letter
- 6x Carparking Layout (A3 Landscape Sheet)

The attached Carparking Layout drawings consider the complete block of 30 no. properties bounded by Hansted Way, Hansted Close and Hansted Drive.

The original design and construction of this block of properties included 16 no. carports.

- The planning permission application for this property proposes to convert the existing carport into a new bedroom.
- Planning Reference SD06B/0558 granted permission at 33 Hansted Drive (in this property block) to convert the existing carport into a new habitable space.

52 no. Carparking spaces are indicated on the Carparking Layout drawings as follows:

- Parking Bays (Standard) 30x (denoted PB01 - PB30)
- Carports 14x (denoted CP01 - CP14)
- Parking Bays (Additional Street) 8x (denoted AS01 - AS08)

As such, the proposed carparking ratio for this property block is 1.73, ($\frac{30+14+8}{30}$).

In the related planning application in this property block (SD06B/0558), planning permission was granted for a similar carport conversion, with a proposed carparking-property ratio of 1.53 (23 spaces allocated to 15 properties), as described in the Manager's Order for this decision.

In a separate retention application in an adjacent property block (SDZ19A/0002), retention permission was granted for a similar carport conversion, with consideration given to in-curtilage car parking spaces, car ports and adjacent street parking, as described in the Chief Executives Order for this decision.

It is hoped that this additional information will act favourably towards this application.

I look forward to your future correspondence.

Many thanks in advance,

Agent: Stephen Ellis

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

Stephen Ellis,
SE Home Improvements
9, The Dale
Kingswood Heights
Dublin 24

**NOTIFICATION OF DECISION TO GRANT PERMISSION & REFUSE PERMISSION
PLANNING AND DEVELOPMENT ACT 2000 (as amended) and PLANNING
REGULATIONS THEREUNDER.**

Decision Order No: 1605	Date of Decision: 14-Dec-2021
Register Reference: SD21B/0430	Date:

Applicant:

Tracy Palmer

Development:

Construction of a new façade wall to allow conversion of existing car port to new bedroom; ground floor rear extension with flat roof and all ancillary site works.

Location:

10, Hansted Way, Lucan, Co. Dublin

Time extension(s) up to and including:

Additional Information Requested/Received:

23-Sep-2021/24-Nov-2021

Clarification of Additional Information Requested/Received:

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION & REFUSE PERMISSION** in respect of the above proposal, as detailed on the following pages

SDCC DECISION

A decision to **Grant Permission** for the rear extension only, subject to the Conditions/Reasons set out in the First Schedule hereto.

SCHEDULE 1

Conditions and Reasons:

1. Development to be in accordance with submitted plans and details.
The development of the rear extension only 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 24 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-
 - (a) the proposed development, with the retention of the carport for parking;
 - (b) All elevations, including the eastern;
 - (c) Details of the roof of the single storey rear extension, where it joins 12 Hansted Way at a scale of no less than 1:50.REASON: In the interests of clarity and to protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. Water Services.
 - (i) Prior to commencement of development, the applicant shall submit a drawing showing existing and proposed surface water and foul 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 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).
 - (ii) All works shall comply with the Greater Dublin Regional Code of Practice for Drainage Works and Irish Water Standard Details and Code of Practices.
REASON: In the interests of proper planning and sustainable development of the area.
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 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) 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.

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

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

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 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 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: 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.

A decision to **Refuse Permission** for the conversion of the carport to a habitable room for the Reason(s) set out in the Second Schedule.

SCHEDULE 2

Reasons

1. The applicant has failed to demonstrate that there would be sufficient car parking for the dwelling, following conversion of the carport and having regard to the information submitted in relation to car parking, the proposed development would endanger public safety by reason of traffic hazard or

obstruction of road users or otherwise, would adversely impact on residential amenity and would be contrary to the provisions of the County Development Plan and the proper planning sustainable development of the area.

Please note that upon receipt of this document you are obliged to remove the planning site notice in compliance with Article 20 of the Planning and Development Regulations 2001 to 2006.

Please note that any valid submissions or observations received in accordance with the provisions of the Planning and Development Regulations 2001-2006, have been considered in the determination of this application.

Signed on behalf of the South Dublin County Council

Register Reference: SD21B/0430

Brian Connolly 14-Dec-2021
for Senior Planner

NOTES

(A) REFUND OF FEES SUBMITTED WITH A PLANNING APPLICATION

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application and where both applications related to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of two months beginning on the date of the Planning Authority's decision on the second application. For full details of fees, refunds and exemptions the Planning & Development Regulations, 2001 should be consulted.

(B) APPEALS

1. An appeal against the decision may be made to An Bord Pleanála. The applicant or ANY OTHER PERSON who made submissions or observations to the Local Authority may appeal within FOUR WEEKS beginning on the date of this decision. (N.B. Not the date on which the decision is sent or received).
2. Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start. In the case of a third party appeal it must be accompanied by the acknowledgement by the Planning Authority of receipt of the submissions/observations. Appeals should be sent to:
The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1.
3. An Appeal lodged by an applicant/ agent or by a third party with An Bord Pleanála will be invalid unless accompanied by the prescribed fee. A schedule of fees is at 7 below.
4. A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanála a further fee (see 7 (g) below).
5. A person who is not a party to an appeal must pay a fee to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.
6. If the Council makes a decision to grant permission/grant permission consequent on a grant of outline permission and there is no appeal to An Bord Pleanála against this decision, PERMISSION/PERMISSION CONSEQUENT ON A GRANT OF OUTLINE PERMISSION will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If any appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/PERMISSION CONSEQUENT ON A GRANT OF OUTLINE PERMISSION/RETENTION as soon as may be after the withdrawal.
7. Fees payable to An Bord Pleanála from 10th December 2007 are as follows:
 - (a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development made by the person by whom the planning application was made, where the application relates to unauthorised development.....€4,500.00 or €9,000 if an E.I.A.R. is involved
 - (b) Appeal against a decision of a planning authority on a planning application relating to commercial development made by the person by whom the planning application was made, other than an appeal mentioned at (a)..... €1,500.00 or €3,000.00 if an E.I.A.R. is involved
 - (c) Appeal made by the person by whom the planning application was made, where the application relates to unauthorised development other than an appeal mentioned at (a) or (b)..... €660.00
 - (d) Appeal other than an appeal mentioned at (a), (b), (c) or (f) €220.00
 - (e) Application for leave to appeal..... €110.00
 - (f) Appeal following a grant of leave to appeal..... €110.00
 - (g) Referral €220.00
 - (h) Reduced fee (payable by specified bodies) €110.00
 - (i) Submission or observations (by observer) €50.00
 - (j) Request from a party for an Oral Hearing..... €50.00

If in doubt regarding any of the above appeal matters, you should contact An Bord Pleanála for clarification at Telephone 01-858 8100

Comhairle Chontae Atha Cliath Theas

PR/1605/21

Record of Executive Business and Chief Executive's Orders

Reg. Reference: SD21B/0430 **Application Date:** 30-Jul-2021
Submission Type: Additional **Registration Date:** 24-Nov-2021
Information

Correspondence Name and Address: Stephen Ellis, SE Home Improvements 9, The Dale,
Kingswood Heights, Dublin 24

Proposed Development: Construction of a new façade wall to allow
conversion of existing car port to new bedroom;
ground floor rear extension with flat roof and all
ancillary site works.

Location: 10, Hansted Way, Lucan, Co. Dublin

Applicant Name: Tracy Palmer

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Description:

The site contains a house, with separate accommodation above. The property has a back garden, with parking to the front. At present there is an open car port integral to the building. The area is characterised by similar properties

Site Area: 0.0178 Hectares.

Proposal:

The proposed development will consist of:

- Construction of a new façade wall to allow conversion of existing car port to new bedroom;
- ground floor rear extension with flat roof and
- all ancillary site works.

Zoning:

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

Consultations:

Surface Water Drainage: No objection, subject to conditions.

Irish Water: No objection, subject to conditions.

Submissions/Observations /Representations

Submission received:

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- Shared roof with car port and attached car port, fascia, guttering also shared. The removal of half the shared roof will cause damage to the shared roof and guttering. It will change the original plan of the houses.
- Proposal will result in overshadowing.
- Proposal will cause noise pollution and negatively impact on privacy. Rooflight will be seen from upper floors of surrounding properties.
- Flat roof has safety issues and people can climb on it.
- Impact on property value of adjacent property.
- Proposal will result in loss of car park space for 3bed property (existing)

Comments made are considered in the assessment of the planning application below.

Relevant Planning History

Application Site:

S01A/0664 Development comprising 292 dwellings consisting of 14 no. 2 storey three bedroom terraced houses (Type A1), 11 no. 2 storey three bedroom terraced houses (Type A2), 18 no. 2 storey three bedroom terraced houses (Type A2a), 9 no. 2 storey two bedroom terraced houses (Type A3), 40 no. 2 storey three bedroom houses with 20 no. single storey two bedroom apartments over (Type B), 6 no. 1 bedroom apartments and 14 no. two bedroom apartments in a part 4 storey, part 5 storey and part 6 storey apartment building (Type G), 26 no. two bedroom units and 26 no. three bedroom units in part 2 storey and part 3 storey buildings (Type E1); 12 no. three bedroom units and 12 no. three bedroom units in part 2 storey and part 3 storey buildings (Type E2); 38 no. two bedroom units and 38 no. three bedroom units in part 2 storey and part 3 storey buildings (Type F); 8 no. two bedroom units in part 2 storey and part 3 storey buildings (Type F2); A single storey creche building (c.522 sq.m.), together with associated car parking; site development works, including the provision of surface water drainage infrastructure connecting to the recent improvements undertaken to the Griffeen River; vehicular access to be via new 6 metre wide vehicular access off Lock Road (R120) approx. 140 metres south of the existing access to the adjoining Finnstown Cloisters housing scheme; a second vehicular access is also proposed via a new 7.5 metre wide entrance to link ultimately to the planned future Adamstown Link Road approx. 79 metres west of Haydens Lane; provision of traffic management improvement measures on Lock Road (R120) in the vicinity of new vehicular access to the proposed development, including the relocation of existing maintenance access to Iarnrod Eireann lands. Permanent retention of 525 mm dia. foul sewer located along the south-western edge of the permitted extension to Griffeen Valley Regional Park adjacent to the Grange Manor housing scheme which connects to existing four sewer manhole F6 (Ex); Minor revisions to site boundaries of No. 12 Finnsawn, No. 21 Finnsark and No. 2 Finnswood, Finnstown Cloisters situated along the northern boundary of the site; all on the site of c 7.5 ha. **Permission Granted (SDCC and ABP)**

Adjacent Sites:

SD11B/0165 Moving and setback front wall, containing a door and glazed side panels of a ground floor room which was converted from a car port as permitted under SD06B/0558 to

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align with front wall of the house. Retention Permission Granted. 33, Hansted Drive, Lucan, Co. Dublin.

SD06B/0558 Window and door to front of garage. Permission Granted. 33, Hansted Drive, Lucan, Co. Dublin.

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 Extension

Policy H18 Residential Extension

Policy H18 Objective 1:

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

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.7.2 Energy Performance in new Buildings

Section 11.8.0 Environmental Assessment

South Dublin County Council House Extension Design Guide, 2010

The House Extension design guide contains the following guidance on house extensions, including in particular:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*

For rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*

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- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

For front extensions:

- *Keep the extension simple and complementary to the style of the house reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details,*
- *Reflect the roof shape and slope of the main house,*
- *Try to expose and complement rather than hide or cover original distinctive features or a house such as bay windows,*
- *Keep front boundary walls or railings particularly if they are characteristic of the street or area,*
- *Try to maintain a minimum driveway length of 6m,*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,*
- *Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house,*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice, fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house,*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street*

Relevant Government Guidelines

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

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).

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

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Record of Executive Business and Chief Executive's Orders

Assessment

The main issues to consider are:

- Zoning and Council policy;
- Residential & Visual Amenity;
- Services and Drainage;
- Screening for Appropriate Assessment (AA);
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The proposed extensions are consistent with zoning objective 'RES', in which extensions to existing dwellings are permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan regarding Residential Extensions, and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010.

It is noted that there are no conditions on the original permission (S01A/0664) restricting the conversion of car ports within the development.

Residential & Visual Amenity

The proposal is for a number of distinct elements. Each of these is considered in turn below:

Conversion of car port and construction of façade

The proposal would convert the car port to habitable space. To enable conversion, a new façade is required. The applicant is proposing to construct the façade from materials to match the existing dwelling. Fenestration detail would also match existing. There is concern that the existing shared roof would be impacted, but it is not apparent that there would be any alterations to the existing roof structure to enable the conversion.

The proposal would not impact upon neighbour amenity in terms of loss of daylight or overlooking. It is noted that Roads has recommended refusal as the proposed development does not clearly demonstrate the parking arrangement. There is a requirement for 2 off-street, car parking spaces in this location and the proposal would result in the loss of a car parking space. It is noted that the applicant has not indicated that there is any dedicated parking for the property, other than the existing car port, as such, they should be afforded the opportunity to provide these details vid **additional information**.

A bedroom would be provided within the space – it would measure 6.125m long and 2.7m wide (at the widest point). In accordance with Quality Housing for Sustainable Communities (2009) a single room would be provided.

This element of the proposal is, therefore, considered acceptable.

Single storey ground floor extension to rear

The proposed extension would extend 5.319m to the rear of the car port. It would also extend c. 1.55m to the rear of the existing sitting room. The to the rear of the property. The element to

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the rear of the car port would be circa 4m wide and the element to the rear of the sitting room would be circa 2.8m wide. The extension would be circa 2.65m high with a flat roof. The new bedroom would have a roof light. Given the overall height of the proposal, it would have an acceptable impact on neighbour amenity.

The bedroom would measure 3.314m long and 3.340m wide (at the widest point). In accordance with Quality Housing for Sustainable Communities (2009) a double room would be provided.

Approximately 49sq.m of rear garden space would remain following the extension. For a new dwelling, the CDP requires 70sq.m for 4+ beds. Given the proposal is not a new dwelling and it is acceptable to extend properties into rear gardens, the remaining rear garden provision is considered to be an acceptable level.

This element of the proposal is acceptable in terms of visual and residential amenity.

Services and Drainage

Water Services and Irish Water have stated no objections, subject to conditions.

Screening for Appropriate Assessment (AA)

Having regard to the scale and nature of the development, and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

Screening for Environmental Impact Assessment (EIAR)

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.

Other Considerations

Development Contributions

- Rear extension and conversion of car port 22.57sq.m
- 40sq.m exemption
- Assessable area is nil.

Monitoring for Strategic Environmental Assessment

Building Use Type Proposed Residential extension and family flat

Floor Area (sq. m) 22.57

Land Type Brownfield/Urban Consolidation

Site Area (ha) 0.0178

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Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide 2010,
- the established character of the area and
- the nature and scale of the proposed development,

it is considered that **further information** is required to ensure the proposed development would be in compliance with Council policy in relation to car parking, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

Request Further Information.

Further Information

Further Information requested: 23 September 2021

Further Information received: 24 November 2021

Consultations:

Roads.

Submissions:

While the proposal was not re-advertised, a point of clarification was made by an individual who made the original submission. The point made was that the concern regarding the impact on the roof. The original planner's report notes the shared roof to the front, but not the shared roof to the rear, which is the matter of concern.

Assessment:

Item 1:

The Planning Authority and the Roads Department have concerns regarding the impact of the potential loss of car parking for the subject site and the implications it may have on road safety. The applicant is requested to provide details of car parking for the property, as existing and as proposed.

Applicant's Response:

Car parking layout for the block of 30 properties provided. The original design included 16 car ports. The car parking layout indicates:

- 30 standard parking bays
- 14 car ports
- 8 Additional street parking bays

The car parking ratio is 1.73

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In relation to the planning application SD06B/0558, which was granted planning permission for the conversion of the carport, the parking ratio was 1.53. Retention permission was also granted under SDZ19A/0002 for a car port conversion, with consideration given to in-curtilage spaces, car ports and adjacent on street parking.

Assessment:

The applicant references:

- SD06B/0558 – which was determined some time ago; and
- SDZ19A/0002 – it is noted in the officer's report that each of the units has an additional in-curtilage space, as well as an adjacent bank of car parking. Additionally, the policy context was a Planning Scheme.

The Roads Department has stated:

"The applicant submitted response give the justification of the proposed development as similar planning permissions were granted in the following planning applications.

- SD06B/0558
- SDZ19A/0002

Roads Department is not satisfied with the applicant submitted response as planning application SD06B/0558 was granted in 2006 with different CDP standards and the current application for the proposed development must be evaluated on SDCC CPD 2016-2022, In the case of planning application SDZ19A/0002 retention was granted with the consideration given as each of the units in those blocks have an in-curtilage car parking space in addition to car ports.

Road Department is concerned regarding the proposed conversion of an existing car port to a new bedroom which will result in loss of 1 on-curtilage car parking space for the proposed development and a overall car parking space reduction in the whole housing estate.

A grant of permission would set an undesirable precedent for the similar development in the overall housing estate this will create pressure on existing shared car parking spaces as cars will be parked on public footpath, this trend would endanger public safety by reason of a traffic hazard.

Roads recommend refusal for the conversion of existing car port to new bedroom as continuation of development would endanger public safety by reason of a traffic hazard.

(Note): Roads Department has no objection for the rest of the proposed development other than the conversion of existing car port to new bedroom".

On the basis of the above, it is considered that the conversion of the car port should be refused. A condition is recommended requiring revised plans to be submitted, prior to the commencement of development, indicating the proposed development without the carport conversion.

Comhairle Chontae Atha Cliath Theas

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Other Matters

Concern has been raised regarding the rear extension and the impact on the shared roof with the neighbour. It is noted from the elevations, that the applicant has included features that would protect the neighbours roof following the development. This would be situated within the redline boundary of the current application and is therefore within the applicant's control.

In addition to this, it is noted that a side elevation and a section have been provided. These are both from the west elevation. The applicant is therefore, requested to, via, condition, submit an eastern elevation for the proposed rear extension.

Other Considerations

Development Contributions

- Rear extension 20.66sq.m
- 40sq.m exemption
- Assessable area is Nil.

Monitoring for Strategic Environmental Assessment

Building Use Type Proposed Residential extension and family flat

Floor Area (sq. m) 20.66

Land Type Brownfield/Urban Consolidation

Site Area (ha) 0.0178

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide 2010,
- the established character of the area and
- the nature and scale of the proposed development,
- the additional information submitted,
- internal consultees;

the proposed **rear extension** is considered **acceptable** in principle and, subject to conditions would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. However, the proposed conversion of the **carport** would endanger public safety by reason of a traffic hazard and is contrary to residential amenity and planning permission should, therefore, be **refused** for this element of the proposal.

Recommendation

I recommend that permission be **granted** for the rear extension only, subject to the Conditions/Reasons set out in the First Schedule hereto and that Permission be **refused** for the conversion of the carport to a habitable room for the Reason(s) set out in the Second Schedule hereto.

Comhairle Chontae Atha Cliath Theas

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FIRST SCHEDULE

Conditions and Reasons:

1. Development to be in accordance with submitted plans and details.
The development of the rear extension only 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 24 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-
 - (a) the proposed development, with the retention of the carport for parking;
 - (b) All elevations, including the eastern;
 - (c) Details of the roof of the single storey rear extension, where it joins 12 Hansted Way at a scale of no less than 1:50.REASON: In the interests of clarity and to protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. Water Services.
 - (i) Prior to commencement of development, the applicant shall submit a drawing showing existing and proposed surface water and foul 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 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).
 - (ii) All works shall comply with the Greater Dublin Regional Code of Practice for Drainage Works and Irish Water Standard Details and Code of Practices.
REASON: In the interests of proper planning and sustainable development of the area.
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 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

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dwelling unit.

REASON: To prevent unauthorised development.

(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.

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

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

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.

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: 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.

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REG. REF. SD21B/0430

LOCATION: 10, Hansted Way, Lucan, Co. Dublin

SECOND SCHEDULE

Reason(s)

1. The applicant has failed to demonstrate that there would be sufficient car parking for the dwelling, following conversion of the carport, and having regard to the information submitted in relation to car parking, the proposed development would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise, would adversely impact on residential amenity and would be contrary to the provisions of the County Development Plan and the proper planning sustainable development of the area.

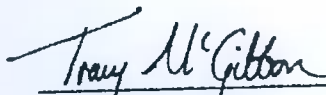
Comhairle Chontae Atha Cliath Theas

PR/1605/21

Record of Executive Business and Chief Executive's Orders

REG. REF. SD21B/0430

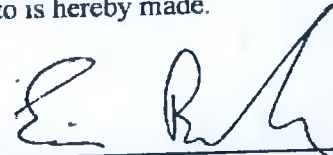
LOCATION: 10, Hansted Way, Lucan, Co. Dublin



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

ORDER: A decision pursuant to Section 34(1) of the Planning and Development Act 2000 (as amended) to Grant Permission for the rear extension only, subject to the Conditions/Reasons set out in the First Schedule hereto and to Refuse Permission for the conversion of the carport to a habitable room for the Reason(s) set out in the Second Schedule hereto is hereby made.

Date: 14/12/21



Eoin Burke, Senior Planner

**Irish Water's Statutory
Response to**

South Dublin

Planning Authority

Planning Application No.

SD21B/0430

Date Lodged with Planning Authority:

30/08/2021

Development:

Construction of a new façade wall to allow conversion of existing car port to new bedroom; ground floor rear extension with flat roof and all ancillary site works.

Location :

10, Hansted Way, Lucan, Co. Dublin



Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie



IW Recommendation: **No Objection**

IW Observations:

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 Water Infrastructure

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

Signed on Behalf of Irish Water:

Yvonne Harris

Date:

03/09/2021



Stiúrthóirí / Directors: Cathal Marley (Chairman), Niall Gleeson, Eamon Gallen, Brendan Murphy, Michael G. O'Sullivan, Marie O'Dwyer, Yvonne Harris
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Atha Cliath 1 D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theoráinn scaireanna é Uisce Éireann / Irish Water is a designated activity company limited by shares
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

Roads Department – Planning Report

Register Reference: SD21B/0430

Date: 01-Jul-2021

Development: Construction of a new façade wall to allow conversion of existing car port to new bedroom; ground floor rear extension with flat roof and all ancillary site works.

Location: 10, Hansted Way, Lucan, Co. Dublin

Applicant: Tracy Palmer

App. Type: Permission

Planning Officer: Sarah Watson

Date Recd: 30-Jul-2021

Decision Due Date: 23-Sep-2021

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description: This planning application is for Construction of a new façade wall to allow conversion of existing car port to new bedroom; ground floor rear extension with flat roof and all ancillary site works.

Roads recommend Refusal:

The submitted drawings for the proposed development does not clearly demonstrate parking arrangement.

The proposed conversion of an existing car port to a new bedroom will result in loss of 1no. off-street carparking space for the proposed development. In accordance with SDCC Development Plan 2016-2022 parking provisions for the 3+bedrooms dwelling in zone one requires 2no. off-street car parking spaces.

Roads department concern is vehicles will be parked on public realm where vehicle turning manoeuvres are supposed to take place. Roads recommend refusal as continuation of development would endanger public safety by reason of a traffic hazard.

Signed: Yasir Khan

Endorsed: _____

Water Services Planning Report

Register Reference No.: SD21B/0430
Development: Construction of a new façade wall to allow conversion of existing car port to new bedroom; ground floor rear extension with flat roof and all ancillary site works.

Location: 10, Hansted Way, Lucan, Co. Dublin

Application Type: Permission
Report Date: 1st September 2021

Surface Water Report:

No Objection Subject to:

- 1.1 The labelling of drainage lines on the submitted existing and proposed drainage layout plans do not correlate. Prior to commencement of development the applicant is required to submit a drawing showing existing and proposed surface water and foul 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 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@sdublincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works and Irish Water Standard Details and Code of Practices.
- 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.
-

Flood Risk Report:

No objection:

Water Services Planning Report

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed:

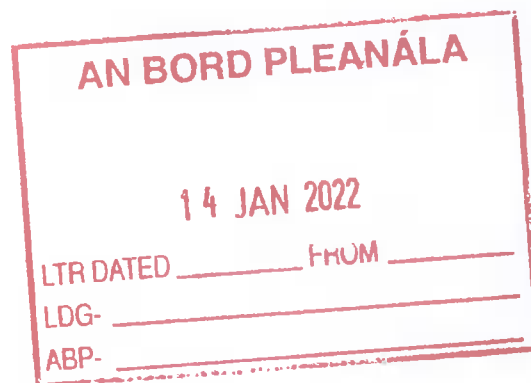
Adam Adderley McCabe GE

Date:

Endorsed:

Brian Harkin SEE

Date:





SE Home Improvements

Planning Department,
South Dublin County Council
County Hall, Tallaght,
Dublin 24, D24 YNN5

July 2021

RE: 10 Hansted Way, Adamstown, Lucan, Dublin K78 YK18.

To whom it concerns,

Please find attached planning application documents on behalf of Tracy Palmer at 10 Hansted Way, Adamstown, Lucan, Dublin K78 YK18, seeking permission to construct (i) a new front façade wall to allow conversion of existing carport to new bedroom, and (ii) a ground floor rear extension with flat roof; and all ancillary site works.

The proposed carport conversion and rear extension will provide additional bedroom spaces for growing family members, each providing both more comfortable living spaces and appropriate study spaces.

As noted in supplied drawings, the proposed carport conversion with front façade wall will require the relocation of the existing gas supply meter box, thus requiring the appropriate consultation with Gas Networks Ireland.

Please find attached the list/schedule of documents and drawings:

- 1x completed Application Form
- 1x Site Notice
- 1x Newspaper Advert Record

- 6x OSI Site Location Map (Reference 3260-D)
- 6x Site Layout Plan
- 6x Floor Plans (Existing)
- 6x Elevations + Section (Existing)
- 6x Floor Plans (Proposed)
- 6x Elevations + Section (Proposed)
- 6x Drainage Plans

I trust the application document set is in order and look forward to your future correspondence.

Many thanks in advance,

Agent: Stephen Ellis

Council
 intend to apply for full planning permission at this site 46 Monastery Park, development will consist of a ground floor extension to the front of house and first floor extension to the rear of existing house including dormer style dormer window to existing front porch and single storey extension to the rear of existing sloped roof to the rear including velux windows.
 may be inspected or purchased at a fee of €20.00. The cost of making a copy, at the offices of the Council, County Hall, Tallaght, Dublin 24, during its public opening hours. A submission or observation may be made in writing to the Planning Authority on payment of a fee of (€20.00) within the period of 5 weeks of receipt by the authority of the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Council
 intend to apply to South Dublin County Council for Planning Permission at 35 Tynan Hall Avenue, Dublin 24. The development will consist of a dormer window, comprising of (i) a gabled roof structure to form a gable end dormer and (ii) a flat roof dormer to the rear, with dormer access stairs.
 may be inspected or purchased at the offices of the Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of 9:00am - 4:00pm, and may also be viewed on the council's website - www.sdcc.ie. A submission or observation may be made in writing to the Council on payment of a fee of (€20.00) within the period of 5 weeks of receipt by South Dublin

County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

South Dublin County Council
 I. Terry Mc Auliffe am applying for planning permission for the following items: 1) To remove the existing roof on the existing single storey extension to rear of existing dwelling. 2) To demolish the existing garage in rear garden. 3) To erect a single storey granny flat in rear garden and re-roof existing single storey extension to rear of existing dwelling. 4) All ancillary site work. All work to be carried out to 69 Castle Close, Clondalkin, Dublin 22. (Eircode D22 AK71).
 The Planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24. During its public opening hours of Monday to Friday from 9.00am - 4.00pm, and may also be viewed on the council's website - www.sdcc.ie. A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of (€20.00 euro) within the 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

South Dublin County Council
 I. Tracy Palmer, intend to apply to South Dublin County Council for Planning Permission at 10 Hansted Way, Adamstown, Lucan, Dublin K78 YK18. The development will consist of the construction of (i) a new front façade wall to allow conversion of existing carport to new bedroom, and (ii) a ground floor rear extension with flat roof; and all ancillary site works.
 The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm, and may also be viewed

on the Council's website - www.sdcc.ie. A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of (€20.00) within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

South Dublin County Council
 Neil McGee is applying for Permission for a driveway with gate to front of existing house and associated site works at 12 Walkinstown, Dublin 12.
 This application may be inspected or purchased at the offices of South Dublin County Council during its public opening hours of 9am - 4pm, Mon-Fri, and a submission or observation may be made in writing to South Dublin County Council on payment of a fee of (€20.00) within the period of 5 weeks of receipt by South Dublin County Council of the application.

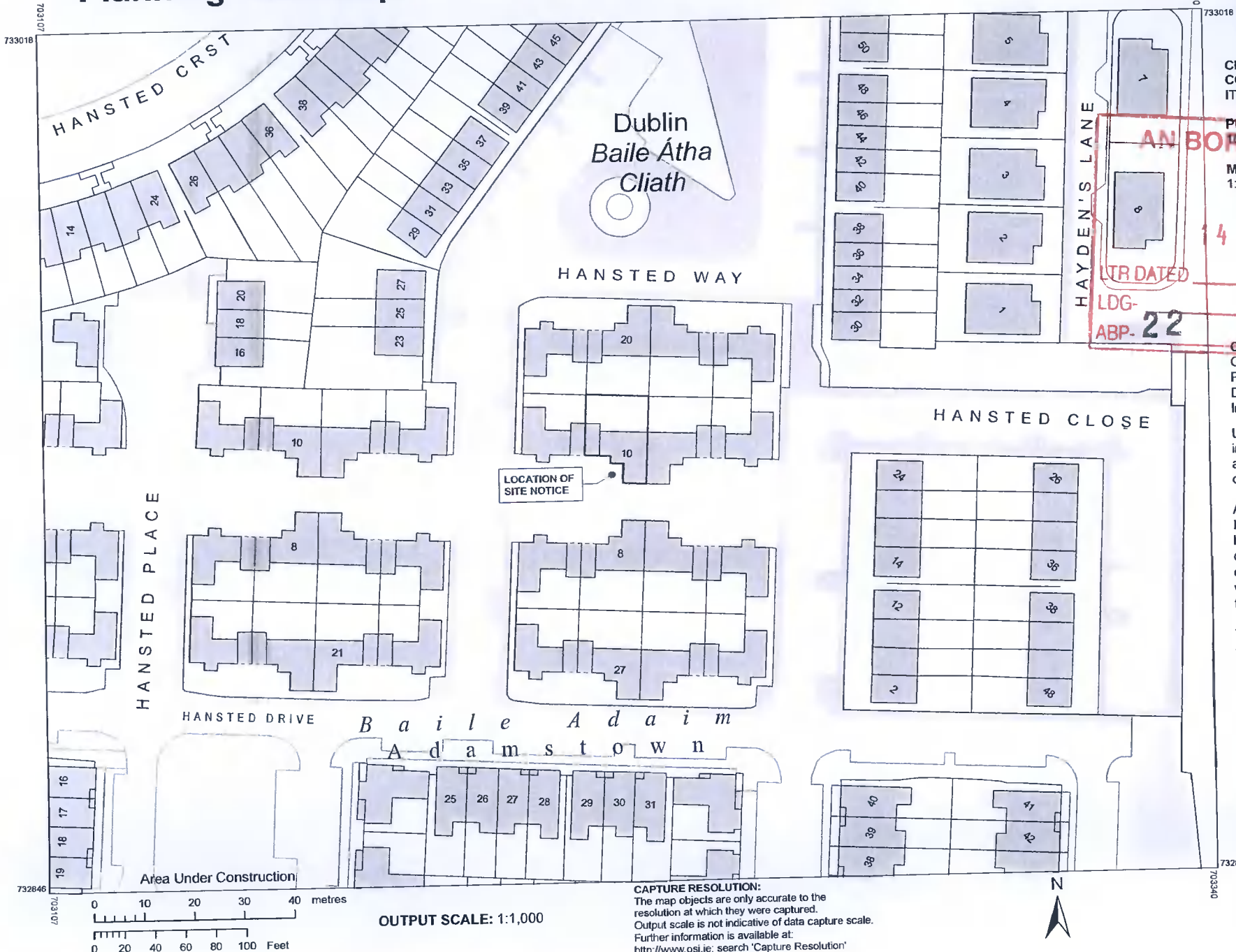
Dublin City Council
 I Shane O Reilly intend to apply for planning permission for development at this site 129 Saul Rd, Cruikshank, Dublin 12.
 The development will consist of: Front single storey and single-story extension to the rear of existing house and additional bedroom. Dropped kerb to the rear access.
 The planning application may be inspected or purchased at the offices of the Planning Authority during its public opening hours of 9am - 4pm, Mon-Fri, and a submission or observation in relation to the application may be made in writing to the Planning Authority on payment of a fee of (€20.00) within the period of 5 weeks of receipt by the authority of the application.

COUNTY COUNCIL - LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS 1963 - LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 TO 1994

PLANNING APPLICATIONS RECEIVED WEEK ENDING JULY 9,

2021	Permission and Retention	SD21A/0191	13-Jul-2021	Permission and Retention	SD21A/0195	14-Jul-2021	Retention
	<p>Ireland Limited Cross East & Car Park Basement level 1, Belgard Square North, Tallaght, Dublin 24 (i) Retention permission is sought for the hall and associated meeting room; (ii) a new cafe to car rental office and erection of reception area, staff offices, staff mess hall, staff canteen at ground floor; (b) upgrade of mezzanine floor and stairwell; (c) change to front of unit; and (ii) change of car to car rental and car share facility at the end of the following: (a) removal of 3 car spaces for single storey car rental kiosk; (b) redesignation of 30 car spaces as car rental spaces (3 car club, 3 staff, 24 cars); (c) removal of 7 car parking spaces from site, and car washing area (69.18sq.m) from site; 1 wash pad connected to the existing car park and car drying area. The car wash area to be connected to the existing water connection; (d) erection of company car park from Belgard Square North; and (e) ancillary site development and ancillary works.</p>	<p>New Application Applicant: Roger & Brenda Berkeley Location: 30, Palmerstown Drive, Dublin 20 Proposed Development: Reinstate as a 3-bed, terraced dwelling independently to include new separating boundaries; Retention for the extended hallways at front.</p>	<p>Direct Marketing: Direct Marketing - NO</p>	<p>SD21A/0195 Applicant: John & Lynn O'Dwyer Location: Sunflowers, Ballyowen Lane, L. Walkinstown, Dublin 12 Proposed Development: Increase in the number of children attending from a daily total of 4: the existing childcare facility from that application ref. SD11A/0278 and extended & amended to include additional carparking spaces on site; no additional parking spaces on site.</p>			
	<p>Retention Additional Information Gospel Church of Dublin Trust 100 Belgard Road, Esker, Co. Dublin Retention of pre-school use of single house (Protected Structure).</p>	<p>SD21A/0192 Applicant: Alli Farr Ltd T/A Play & Learn Childcare & Education Location: Block B3, Citywest Avenue, Citywest, Dublin 24 Proposed Development: Expansion of the floor plate of the proposed creche/pre-school facility (area 370sq.m) to include adjoining storage space (32sq.m) with revised layout plan to that approved in ref. SHD3ABP-302398-18.</p>	<p>Direct Marketing: Direct Marketing - NO</p>	<p>SD21A/0199 Applicant: Rohan Project Management Location: Cheeverstown, Tallaght, Dublin 24 Proposed Development: 10-year plan for the development (Unit 4); the construction of a unit of approximately 14,730sq.m gross area ancillary offices and operational facilities 17m in height, with rear service yard; 12 cycle parking spaces; water services infrastructure; urban drainage system features; 2 entrance roads, which will connect to Citywest Avenue via the internal estate road network. Ref. SD21A/0150; pedestrian/cycle entrance to Citywest Avenue; public lighting; landscaping treatments throughout the development; 6 pump houses; and all other necessary site works to facilitate the development on a site generally bounded by R136 Outer Ring Road, to the south by Citywest Avenue and north by undeveloped land. Ref. SD21A/0150 and having been granted planning permission under SD15A/0391/EP and SD16A/0150 (industrial/warehousing development plan) currently being assessed by the Council.</p>			
	<p>Direct Marketing - NO</p>	<p>SD21A/0193 Applicant: Eircom Limited Location: Rathcoole Inn, Main Street, Rathcoole, Co. Dublin Proposed Development: Construction of a 18 metre high free standing communications structure with associated antennae, communication dishes, ground equipment and all associated site development works forming part of Eircom Ltd existing telecommunications and broadband network. Direct Marketing: Direct Marketing - NO</p>	<p>SD21A/0194 Applicant: Matt & Lucia Barnes Location: Coolamber, Stocking Lane, Dublin 16 Proposed Development: 3 three bedroom, two storey houses of 116sq.m; 1 three bed two storey house of 96sq.m; 5 duplex units in a two storey block, consisting of 2 one bed units and 2 two bed units and a three bed unit: demolition of 14sq.m of conservatory attached to the rear of the house.</p>				

Planning Pack Map



CENTRE COORDINATES:
ITM 703224,732932

PUBLISHED: 14/07/2021 ORDER NO.: 50207487_1
MAP SERIES: 1:2,500 MAP SHEETS: 3260-D

AN BORD PLEANALA

14 JAN 2022

DATE DATED FROM *April*

LDG- ABP- 22

312496

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