

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0121 **Application Date:** 19-May-2021
Submission Type: Additional **Registration Date:** 11-Jan-2022
Information

Correspondence Name and Address: Robert Lally, Lally Chartered Engineers 6, Cuirt
Cheirin, Circular Road, Galway

Proposed Development: Construction of 2 two and a half storey, three-
bedroom terrace houses and associated site works
attached to the existing two and a half storey house at
No. 6 Station Grove which was constructed in 2006;
the 2 houses will complete this partially finished
housing development which was originally granted
permission under planning reference SD05A/0125.

Location: Sites at 4 & 5, Station Grove, Station Road,
Clondalkin, Dublin 22

Applicant Name: John Lydon Carpentry Limited

Application Type: Permission

Description of Site and Surroundings

Site Visit

8/06/2021

Site Area

0.02 Hectares.

Site Description

The subject site is located within the unfinished housing development in Station Grove, off Station Avenue in Clondalkin. The existing estate comprises semi-detached and terraced houses with rear gardens. The proposed site is located to the rear of the development in a cul de sac.

Proposal

The proposed development comprises:

Construction of 2 two and a half storey, three-bedroom terrace houses and associated site works attached to the existing two and a half storey house at No. 6 Station Grove which was constructed in 2006; the 2 houses will complete this partially finished housing development which was originally granted permission under planning reference SD05A/0125.

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

Zoning

The subject site is subject to zoning objective RES - 'To protect and / or improve Residential Amenity' in the South Dublin County Development plan 2016-2022.

Consultations

Water Services:	Additional Information requested
Irish Water:	No response
Roads Section:	Additional Information requested
Parks:	No comments
Housing:	No response
Architectural Conservation Officer:	No Response
An Taisce:	To be assessed on policies of CDP

SEA Sensitivity Screening

No overlap with layers.

Submissions/Observations/Representations

Final date for submissions 22/6/21. No objections received.

Relevant Planning History

Subject Site

SD07A/0546 - Retention of 8 no. dwelling houses as previously granted under planning Ref. SD05A/0125; revision of site boundaries; revised provision of car parking, public open space all ancillary site works. **Grant Permission for Retention, subject to conditions.**

SD05A/0125 - 9 residential units, comprising of 4 no. 2 and a half storey three-bedroom semi-detached houses and 5 no. 2 and a half storey three-bedroom terraced houses, each consisting of dormer window, roof light, front and rear garden. The units will be connected to the main sewer and accessed via Station Road. 210m.sq. of public open space and 15 parking spaces will be provided on same lands. **Grant Permission, subject to conditions.**

Adjacent Site

SD04A/0725 - Two 2-bedroom apartments at ground level and two 3-bedroom duplex units at first and second floor level and associated site works. Refuse Permission.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None since previous application.

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

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

Section 2.4.0: Residential Consolidation – Infill, Backland, Subdivision & Corner Sites

Policy H17 Residential Consolidation

Policy H17 Objective 3:

To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Table 11.20: Minimum Space Standards for Houses

Section 11.3.1 (v) Privacy

Section 11.3.2 Residential Consolidation

Section 11.3.2 (i) Infill Sites

Development on Infill sites should meet the following criteria:

- *Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.*
- *A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development.*
- *On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.*
- *Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.*
- *Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).*

Section 11.3.2 (ii) Corner/Side Garden Sites

Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:

- *The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,*

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

- *The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,*
- *The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,*
- *Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings and*
- *Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.*

Policy H13 Private and Semi-Private Open Space

It is the policy of the Council to ensure that all dwellings have access to high quality private open space (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.

Policy H14 Internal Residential Accommodation

It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.

Policy H15 Privacy and Security

It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 11.4.2 Car Parking Standards

Table 11.24: Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.

Section 8.0 Green Infrastructure

Policy G1 Overarching

Policy G1 Green Infrastructure Network

Policy G3 Watercourses Network

Policy G4 Public Open Space and Landscape Setting

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines

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

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

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

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

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, (2008).

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

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

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

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

Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Building Research Establishment, (1991).

Assessment

The main issues for assessment are:

- Zoning
- Visual Impact and Layout
- Roads and Transport
- Water Services
- Screening for Appropriate Assessment
- Environmental Impact Assessment

Zoning

The subject site is subject to zoning objective RES - 'To protect and / or improve Residential Amenity' in the South Dublin County Development plan 2016-2022.

Visual Impact and Layout

Two additional townhouse units are proposed, within an unfinished development. The two units had been granted permission in the past but were not constructed. The two units will join to the existing no's 6,7 and 8, completing the terrace building, albeit with a front building line set back. This is welcomed and will create greater space to provide for the open space for the development.

Each unit will be a 3-bedroom unit, measuring approximately 101sq.m per dwelling. These both meet the requirements of the CDP and the 2007 Quality Homes for Sustainable Communities.

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

The height of the pitched roof building is 8.7m, which matches the height of the existing dwellings. This is acceptable.

The front and rear facades of the proposed buildings match the existing buildings, with a slight design change in the front dormer window which is deemed appropriate and acceptable. The front dormer incorporates a window and forms part of the internal attic space. It is Council policy that proposed dormer ridges are set appropriately below the ridge line of the existing house, and as far back as possible from the eaves line, generally by three course tiles so as to create a balanced appearance. As per the drawings submitted the proposed dormer window is appropriately positioned and set in excess of 100mm below the ridge line of the existing dwelling. It is appropriately positioned in excess of 100mm from the gable ends of the existing dwelling. This is acceptable.

All external finishes are proposed to match the existing buildings. This is acceptable.

The rear amenity open space requirement for each unit is 60sq.m as outlined in the CDP. The current proposal seeks to provide approximately 52sq.m for each unit. Having regard to: previous planning history and permissions on the site, the proposed development completing an unfinished estate, the provision of open space directly in front of both dwelling units, it is considered that in this instance the 8sq.m shortfall for each dwelling is acceptable to the Planning authority, subject to limiting exempted development to the rear (in the interests of ensuring quality residential amenity for each dwelling unit).

Car parking is already established as granted under SD05A/0125. There are 13 spaces available for 8 units.

The open space for the unfinished estate has not been put in place. The open space should be provided with children's play facilities, to comply with Condition 4 of the 2007 permission. This should be sought by way of additional information.

Having regard to the above, the planning authority has assessed the proposed development and considers that the proposed development, subject to conditions, will not have an adverse impact on the residential amenity of the adjacent properties by way of overlooking or overshadowing and will not have a negative impact on the visual amenity of the area. The proposed development generally conforms with the current County Development Plan policies and objectives and should therefore be permitted subject to conditions.

Roads and Transport

The Roads Department has recommended a request for additional information regarding auto tracking and a taking in charge drawing. This information will be secured as an additional information request.

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

Water Services

The Water Services Department has requested additional information regarding the surface water attenuation and SUDs for the site, which includes revised drawings.

This information will be requested as additional information.

Screening for Environmental Impact Assessment

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

Screening for Appropriate Assessment

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

Conclusion

Additional information has been requested by Roads and Water Services and issues relating to children's play facilities require clarification. However, the Planning Authority is satisfied that the proposed development will comply with the guidance set out in the South Dublin County Development Plan subject to appropriate additional information being submitted, and therefore the development would likely accord with the proper planning and sustainable development of the area subject to conditions.

Recommendation

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

1. The applicant is requested to submit:

- (i) planting scheme for the entire lands outlined in blue (as outlined on the submitted documentation). The planting report should include a reasonable timeframe for the planting to be put in place, prior to the occupation of the dwelling units.
- (ii) proposals for the public open space, which should include children's play facilities (to comply with Condition 4 of Reg. Ref. SD07A/0546).

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

2.

- (i) Surface water run-off from the site must be limited to pre-developed greenfield run off rates by providing adequate surface water attenuation storage on site or alternatively managed via infiltration to ground. The applicant is requested to submit a report and a drawing clearly showing how surface water up to and including the 1:100 (1%) year critical storm with climate change allowance will be attenuated on site to pre-developed greenfield run off rates or alternatively via infiltration to ground in accordance with the Greater Dublin Strategic Drainage Study (GSDSDS) Volume 2- New Development requirements.
- (ii) The applicant is requested submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development as per the Greater Dublin Strategic Drainage Study (GSDSDS) Volume 2- New Development Requirements.

3. The applicant is requested to submit a bin/waste collection arrangement report, including a swept path analysis/Autotrack analysis, showing how bin trucks will access, turn within and egress the site safely. The analysis shall include fire tender access/egress.

4. The applicant is requested to submit a revised layout showing areas to be offered for taking in charge.

Additional Information

Additional Information was requested on 13th July 2021.

Additional Information was received on 11th January 2022.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Submissions/Observations

No submissions / observations received.

Assessment

The following Additional Information was received from the Applicant on 11th January 2022:

- Cover Letter prepared by Lally Chartered Engineers
- Response to Item No. 3 prepared by Lally Chartered Engineers with accompanying 'Access Drawing' (Sheet No. 7).

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

- Drawing prepared by Lally Chartered Engineers entitled 'Areas to be Taken in Charge' (Sheet No. 8).
- Drainage Calculations prepared by Lally Chartered Engineers and accompanying drawings entitled 'Surface Water Layout' (Sheet No. 9).
- 'Landscape Planning Proposals' prepared by Cormac Langan Landscape Architecture.

The Additional Information provided by the Applicant will be assessed below in the context of the 4 No. items of Additional Information requested by the Planning Authority on 13th July 2021:

Additional Information Item No. 1

- (i) The Applicant has provided 'Landscape Planning Proposals' prepared by Cormac Langan Landscape Architects. The submission outlines the Planting Proposal for the entire lands outlined in Blue and a timeframe for the planting to take place (prior to the occupation of the dwellings).
- (ii) The Parks and Public Realm Department has reviewed the Applicant's proposal and has indicated that the proposed Play Equipment is satisfactory but has requested for loose surfacing e.g sand or woodchips to be implemented into the play area (**BS EN 1177**). The Planning Authority is satisfied that this can be addressed by way of Condition should permission be granted for the proposed development.

The Planning Authority considers that Additional Information Item No. 1 has been satisfactorily addressed. **CONDITION** to be attached.

Additional Information Item No. 2

- (i) The Applicant has provided a Report and accompanying drawing which details the surface water network calculations for the subject scheme.
- (ii) The Applicant has provided a Plan and Cross Sectional view of the proposed SuDS for the subject scheme.

No report was received from the Drainage and Water Services Department in relation to the Additional Information provided by the Applicant. However, the Planning Authority is satisfied that Additional Information Item No. 2 has been satisfactorily addressed and that appropriate Drainage and Water Services Conditions can be applied should permission be granted for the proposed development. **CONDITION** to be attached.

Additional Information Item No. 3

The Roads Department has assessed the Additional Information Submission of the Applicant and noted that the submission is not sufficient, an autotrack is required detailing how the refuse

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

truck/fire tender will turn within the development. Large vehicles reversing along narrow access roads and out of or onto primary roads poses a traffic hazard.

Having regard to the deficiencies in the information provided by the Applicant, Additional Information Item No. 3 has not been satisfactorily addressed. The Report from the Roads Department indicated that the following information is required:

'The applicant shall submit a bin/waste collection arrangement report, including a swept path analysis/Autotrack analysis, showing how bin trucks will access, turn within and egress the site safely, the analysis shall include fire tender access/egress'.

In Additional Information Item No. 3, the request for a swept path analysis/Autotrack analysis, showing refuse trucks and emergency vehicles entering and exiting the development, resulted from concerns raised by the Roads Department. The Applicant has not submitted this requested information in their response. Thus, the concerns of the Roads Department have not been sufficiently addressed.

The reversing of a refuse truck onto Station Road is very dangerous, as the access to the subject site is located on a busy road and in close proximity to a junction. In addition, the manoeuvring of a large refuse vehicle or fire truck along a very narrow access road (4.75m wide) is hazardous too, particularly if children are present. It is also noted that the original submission by the Applicant shows a turning bay, which the latest Additional Information submission does not. In this regard, in addition to the swept path/autotrack analysis, the Roads Department would require clarification of the proposed layout.

Whilst the Planning Authority understands the gravity of the concerns of the Roads Department regarding the potential safety concerns presented by the proposed layout, it is considered that the subject application will not adversely impact on the existing layout. Notwithstanding same, it is considered that these concerns can be addressed by way of a pre-commencement condition requiring an agreement to be reached prior to the commencement of any development on site. CONDITION to be attached.

Additional Information Item No. 4

The Applicant has provided a drawing indicating the areas to be taken in charge. The Roads Department has reviewed the applicant's submission and has indicated that the outline of the area to be taken in charge is acceptable, provided the infrastructure is constructed to South Dublin County Council's Taken In Charge Standards. Additional Information Item No. 4 has been addressed satisfactorily.

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

Other considerations

Development Contributions

Development Contribution	
Building Use Type Proposed	Floor Area (sq.m)
Residential – 2 new dwellings	200.82 sq m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.02ha

SEA Monitoring Information

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – additional floor space	200.82sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.02ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, the 'RES' land use zoning, the established character of the area and the nature and scale of the proposed development, it is considered that, subject to the conditions set out below, the proposed development would be in accordance with the national and regional policy and the SDCC Development Plan and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

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

FIRST SCHEDULE

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

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application and received by way of Additional Information on 11th January 2022, 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. Roads Autotrack
 - (i) Prior to the commencement of development, a bin/waste collection arrangement report shall be submitted for the written agreement of the Planning Authority. The report shall include a swept path analysis/ Autotrack analysis, showing how refuse and fire tender trucks shall access, turn within and egress the site safely.
 - (ii) If the swept path analysis/Autotrack analysis, required under Item i) indicates that vehicles cannot safely navigate the subject site, the layout of the proposed development shall be amended, and the revised site layout shall clearly demonstrate that safe provision for navigation of trucks and emergency vehicles within the site can be achieved. The amended layout may require the omission of car parking spaces and the space used for the turning movement of vehicles. Amended site layout plans shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON: In the interests of Road Safety and the proper planning and development of the subject site.
3. Restriction on Use.
The two dwelling houses shall each be used as a single dwelling unit and shall not be subdivided by way of sale or letting (including short-term letting) or otherwise nor shall it be used for any commercial purposes.
REASON: To prevent unauthorised development.
4. Play
The surfacing beneath the play equipment shall be an impact absorbing surface comprised of loose surfacing e.g. sand or woodchips, and shall be in accordance with the standards outlined in BS EN 1177.
REASON: In the interests of health and safety.
5. External Finishes.
All external finishes shall harmonise in colour and texture with the adjoining dwelling at No's 6, 7 and 8.
REASON: In the interest of visual amenity.

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

6. Irish Water Connection Agreement.

Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

7. Drainage - Surface Water.

The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

(a) Fully detailed foul and surface water drainage plans for the proposed development as approved showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,

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

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

(d) The soakaway design to be submitted shall be certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance and shall include documented evidence of infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365.

The revised plans shall provide for a soakaway to be located within the curtilage of the property and this shall be:

(i) at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.

(ii) at least 5m from the nearest road boundary and not within 3m of the boundary of the adjoining site.

(iii) a minimum of 10m from any sewage treatment percolation area.

(iv) at least 10m from any stream / river / flood plain.

In addition only rainwater shall be discharged to soakaways.

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

8. Occupation subject to service connection.

No dwelling unit shall be occupied until all the services (drainage, water supply, electricity and or other energy supply, public lighting and roads) for each dwelling unit have been completed thereto and are operational.

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

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

9. Taking in Charge.

The applicant, developer or owner shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, surface water drains, attenuation infrastructure, manholes etc., forming part of the approved development including where applicable any wayleaves in favour of SDCC or a management company that will be required.

REASON: In the interest of the proper planning and sustainable development of the area and compliance with South Dublin County Council's Development Plan.

10. 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.

11. Construction Noise and Hours.

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

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

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

- Schedule of works to include approximate timeframes

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

- 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.

12. Vehicle Cleansing and Wheel Washing.

- (a) The applicant shall ensure that suitable facilities for vehicle cleansing and wheel washing, to the satisfaction of the Area Engineer, are provided on site prior to commencing of earthworks and that such facilities are maintained in a satisfactorily operational condition during all periods of earthworks.
- (b) Provision for dust suppression measures in periods of extended dry weather.
- (c) Provision for the flexible use of a road sweeper if an acute situation on the adjoining public road requires it.
- (d) The applicant shall ensure that on-site car parking facilities are provided in accordance with Council requirements and standards to the satisfaction of South Dublin County Council, are made available for site workers during the course of construction.
- (e) The applicant shall maintain all footpaths and roads affected by the development works in a safe and tidy condition in accordance with the requirements of the Council's Roads Section or the Council's Area Engineer.

REASON: In the interest of the amenity, safety and maintenance of adjoining roads and footpaths.

13. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €20,983.68 (twenty thousand nine hundred and eighty three euros and sixty eight cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

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

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

Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

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

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

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

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

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.

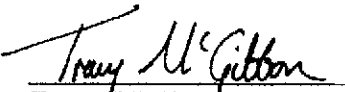
Comhairle Chontae Atha Cliath Theas

PR/0165/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21A/0121

LOCATION: Sites at 4 & 5, Station Grove, Station Road, Clondalkin, Dublin 22


Tracy McGibbon,
A/Senior Executive Planner

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

Date: 7/2/22


Eoin Burke, Senior Planner