

Comhairle Chontae Atha Cliath Theas

PR/0159/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0225 **Application Date:** 13-Aug-2021
Submission Type: Significant **Registration Date:** 14-Jan-2022
Additional
Information

Correspondence Name and Address: Hillary Garvey 8, Merton Road, Rathmines, Dublin 6

Proposed Development: Demolition existing single storey garage, rear single storey extension, rear sheds, side chimney.
Construction of a new two storey side and a new single storey rear extension, the new storey side extension and part of new rear single storey will contain a family flat unit with separate entrance to front at 52 Cypress Grove Road Dublin 6.

Location: 52, Cypress Grove Road, Dublin 6w

Applicant Name: Hillary Garvey

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 13/09/2021

Site Area: as stated 0.03 Hectares as stated on application.

Site Description:

The site is located on the eastern side of Cypress Grove Road, an established residential area. The site contains a semi-detached red brick property and gable dash render, with front first floor balconies and hipped roof profiles. The adjacent properties are of a similar form and appearance as the subject property. A cycle lane is situated to the front of the property, with a grass verge along the side on Cypress Drive.

Proposal:

- Demolition existing single storey garage, rear single storey extension, rear sheds, side chimney.
- A two storey side extension and part of new rear single storey comprising a two-storey dwelling/family flat unit with separate entrance to front at 52 Cypress Grove Road Dublin 6.

Comhairle Chontae Atha Cliath Theas

PR/0159/22

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'.

Consultations:

Surface Water Drainage: No objections subject to standard conditions.

Irish Water: No objections subject to standard conditions.

Roads: No objections subject to standard conditions.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

Submissions were received from neighbouring third parties. The main issues raised are summarised below:

- Notes the proposal will turn the adjacent property at No. 50 Cypress Grove Road from a detached to a terraced dwelling.
- Concerns with the rear extension and the impact on natural light coming into adjacent property at No. 50 Cypress Grove Road.
- Concerns the rear raised patio would impact on privacy by way of overlooking to No. 50 Cypress Grove Road.

The issues raised in the third-party submissions have been considered in assessing this planning application.

Relevant Planning History

None recorded for subject site.

Adjacent sites:

SD19B/0231 - 31A, Cypress Grove Road, Templeogue, Dublin 6W. Granted Permission for a single storey flat roof extension to the rear and side of the existing two storey dwelling; single storey flat roof garden storage; widening of the existing vehicular entrance.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

Comhairle Chontae Atha Cliath Theas

PR/0159/22

Record of Executive Business and Chief Executive's Order

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

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

Policy H18 Residential Extensions:

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

Policy H18 Objective 2:

- 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).

Policy H19 of the County Development Plan supports the provision of family flats where the Planning Authority is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria in section 11.3.3 (ii) of the County Development Plan.

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

Side extensions:

- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.
- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- Avoid the use of prominent parapet walls to the top of side extensions.

Comhairle Chontae Atha Cliath Theas

PR/0159/22

Record of Executive Business and Chief Executive's Order

Rear Extensions:

- *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.*

Relevant Government Guidelines

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

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

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising a side and rear extension to provide for a separate dwelling is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

Policy on Family Flats

Policy H19 of the County Development Plan supports the provision of family flats where the Planning Authority is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria in section 11.3.3 (ii) of the County Development Plan. Section 11.3.3 (ii) of the County Development Plan outlines four criteria to consider in the assessment of applications for family flats. The criteria are addressed below, along with an assessment of the proposed development.

(1) The applicant shall be required to demonstrate that there is a genuine need for the family flat.

The applicant has not submitted any evidence to demonstrate that there is a genuine need for the family flat. The applicant is required to address this by submitting **additional information**.

Comhairle Chontae Atha Cliath Theas

PR/0159/22

Record of Executive Business and Chief Executive's Order

(2) The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house.

The gross floor area of the proposed development (family flat 55.45sq.m) is less than half of the gross floor area of the main dwelling (148sq.m). As such the proposal is consistent to the provisions of the Development Plan.

(3) The family flat should be directly accessible from the main dwelling via an internal access door; and

The proposed development would be independently accessed by its own front door from the front west facing side of the dwelling. This is not acceptable and should be omitted. ADDITIONAL INFORMATION. Internally the family flat is accessed via the ground floor hallway and first floor landing.

(4) The design criteria for dwelling extensions will be applied.

The design is considered in detail in the Residential and Visual Amenity Section of this report. Sufficient car parking space would be provided in the front garden for two car parking spaces, and it is noted that Roads Department have no objections.

Planning Note: It is considered that the proposed development represents a two-storey, two-bedroom dwelling and not a family flat. The applicant should be requested to submit details on how the proposed new dwelling will meet minimum design, rear amenity space and parking standards in accordance with National and County policy.

Residential & Visual Amenity

Front Elevation of Gable Extension

The proposed design generally reflects the character of the existing house, retaining the full hipped roof profile, which is welcome. However, the additional entrance doorway to the front should be omitted from the proposed family flat and replaced with matching window fenestration of the existing house or the applicant should demonstrate that the new additional house can meet minimum design standards. ADDITIONAL INFORMATION.

The proposal is not consistent with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010) as follows:

If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first-floor extension over an existing garage

Comhairle Chontae Atha Cliath Theas

PR/0159/22

Record of Executive Business and Chief Executive's Order

or car port that is flush with the building line of the main house, the first-floor extension should be recessed by at least 50cm.

It is noted that the proposed first-floor element of the extension is flush with the existing front building line, thereby creating a terraced effect with adjoining property to the south. The proposed front building line should be recessed back by a minimum of 0.5m to give the distinction of a semi-detached dwelling in keeping with the character of the surrounding streetscape, this shall be requested by **additional information**.

The roof is proposed as a hipped roofed with the matching height of the existing dwelling, having regard to Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010). The roof shall be lowered below the existing ridge line to create a distinct separation of the side extension to the existing dwelling and to eliminate a terracing effect, this shall also be requested by **additional information**.

Side/ Rear Extension

The proposed two-storey side extension replaces the existing garage and side chimney and projects from the gable elevation 2.4m to the south on this site. The gable/rear proposal is built within a portion of the existing footprint of the demolished garage and extends 12.7m in length and 3.6m in height and is considered in context to the main dwelling.

Having regard to the neighbouring concerns of No. 50 Cypress Grove Road to the north. It is noted that this adjacent property has an existing ground floor rear extension and also noted from an ariel view of the property that the rear extension projects further in distance to the subject proposal. The proposed single storey rear extension would be built on the shared boundary with the neighbouring properties to the north and south of the site. It is deemed that the flat roof proposal would not be significantly injurious to the amenities of the adjacent properties having regard to the 2.9m projection from the rear building line. No undue issues of overlooking are envisaged having regard to the east facing rear windows predominately at ground floor level.

It is noted that the adjacent property to the south has already extended to the first-floor gable side of the dwelling, with a two-storey rear extension. The pattern of development in the area has a prevalence of rear extensions. The minimum private open space requirement is comfortably achieved and considered to provide sufficient residential amenity for future occupants and therefore would be consistent with the Development Plan provisions.

Roads

The Roads Department has no objection and state the following in their report:

1. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
2. Any gates shall open inwards and not out over the public domain.

Comhairle Chontae Atha Cliath Theas

PR/0159/22

Record of Executive Business and Chief Executive's Order

3. All vehicles parked in the driveways shall exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.
4. The vehicular access points shall be limited to a width of 3.5 meters.

The recommendations of the Roads Department are noted, the above can be obtained by **condition** in the event of a grant of permission.

Services & Drainage

Regarding surface water drainage and flood risk, the Water Services Report raises no objections subject to standard conditions and the inclusion of water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development.

Regarding Irish Water and foul drainage, the Irish Water Report raises no objections subject to standard codes of practice and connections agreements.

The recommendation of the Water Services and Irish Water is noted and will be applied by **condition** in the event of a grant of permission.

Screening for Appropriate Assessment

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

Environmental Impact Assessment

Having regard to the modest nature of the 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.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Side/Rear Extension:	69.20sq.m
Assessable Area:	29.2sq.m

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	69.20sq.m
Land Type: Urban Consolidation.	
Site Area:	0.03 Hectares.

Comhairle Chontae Atha Cliath Theas

PR/0159/22

Record of Executive Business and Chief Executive's Order

Conclusion

The Planning Authority has concerns over the proposed nature of the extension/family flat/ new dwelling, which requires clarification.

Recommendation

Request Further Information.

Further Information

Significant Further Information was requested on 07/10/21

Significant Further Information was received on 14/01/22

Consultations

No reports required.

Submissions/Observations

No further submissions/observations received.

The Further Information requested is as follows:

1. The Planning Authority has concerns regarding the description and nature of the proposed development. The proposed two-storey element may be deemed to represent a two-bedroom dwelling. The applicant should:
 - (i) Demonstrate compliance with Policy H19 Family Flats and Section 11.3.3 of the County Development Plan. In particular, please note that the policy and objectives require that the applicant satisfy the Planning Authority that there is a valid need for a semi-independent accommodation for an immediate family member (such as an older parent or other dependent). The Policy also states that a family flat should represent 'a temporary subdivision'. The Planning Authority considers that the two-storey element does not satisfy the sentiment behind this policy and that the applicant should consider applying for a two-bedroom dwelling house (subject to item i). Please note that a separate front door will not be acceptable and should be omitted if a family flat is sought.
 - (ii) If the applicant seeks to apply for a two-storey dwelling, revised notices should be submitted, in conjunction with a design statement clearly demonstrating that the dwelling meets the minimum design standards and that both parking and minimum rear amenity spaces can be achieved for both dwellings.
2. Having regard to Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010) and submissions and observations received, the applicant is requested to submit revised plans, section and elevational drawings clearly demonstrating the following amendments to the design:
 - (i) the roof shall be lowered below the existing dwelling ridge line to create a distinct separation of the side extension with the existing dwelling.
 - (ii) the front elevation at first floor shall be recessed back by 0.5m from the front building.

Comhairle Chontae Atha Cliath Theas

PR/0159/22

Record of Executive Business and Chief Executive's Order

The reason is to seek to eliminate a terracing effect and thereby retain the distinction of a semi-detached dwelling in keeping with the character of the surrounding area.

Item 1

The Planning Authority has concerns regarding the description and nature of the proposed development. The proposed two-storey element may be deemed to represent a two-bedroom dwelling. The applicant should:

- (i) Demonstrate compliance with Policy H19 Family Flats and Section 11.3.3 of the County Development Plan. In particular, please note that the policy and objectives require that the applicant satisfy the Planning Authority that there is a valid need for a semi-independent accommodation for an immediate family member (such as an older parent or other dependent). The Policy also states that a family flat should represent 'a temporary subdivision'. The Planning Authority considers that the two-storey element does not satisfy the sentiment behind this policy and that the applicant should consider applying for a two-bedroom dwelling house (subject to item i). Please note that a separate front door will not be acceptable and should be omitted if a family flat is sought.
- (ii) If the applicant seeks to apply for a two-storey dwelling, revised notices should be submitted, in conjunction with a design statement clearly demonstrating that the dwelling meets the minimum design standards and that both parking and minimum rear amenity spaces can be achieved for both dwellings.

Assessment

The applicant has submitted a cover letter from *Michael Finnan (MSCSI)* dated the 13th January 2022, and drawing ref: 1 titled *Revised Ground Floor Plan* and drawing ref: 5 titled *Site layout*.

1. (a) The applicant has clarified the use of the proposed extension and submitted revised notices and newspaper notices for a family flat.

(b) The applicant has clarified the use of the proposed extension to be a family flat for an immediate family member (other dependent) and have stated in the cover letter:

'it is solely for the care of a family member with complex medical needs. We don't feel we can disclose these medical needs, on a public forum. However, if the area planner wishes to contact us privately, we will issue all the medical reports on a private basis'.

(c) The applicant has demonstrated compliance with Policy H19 of the County Development Plan as per the submitted cover letter from *Michael Finnan (MSCSI)*. The proposed family flat is subject to the design criteria in section 11.3.3 (ii) of the County Development Plan that outlines four criteria to consider in the assessment of applications for family flats, one of which is that

Comhairle Chontae Atha Cliath Theas

PR/0159/22

Record of Executive Business and Chief Executive's Order

'The family flat should be directly accessible from the main dwelling via an internal access door'

The drawings indicate that the proposed development has been altered with the **omission of the front door that is now replaced by a window**. The family flat would be independently accessed through an internal doorway via the existing hallway to the main house, this is consistent to County Development Plan policy section 11.3.3.

(d) The revised design is now deemed to comply with the policy that a family flat should represent 'a temporary subdivision'.

2. The applicant now seeks a single storey extension only (Previously two-storey) revised notices were submitted for the proposed development of a family flat. This is acceptable.

Item 2

Having regard to Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010) and submissions and observations received, the applicant is requested to submit revised plans, section and elevational drawings clearly demonstrating the following amendments to the design:

(i) the roof shall be lowered below the existing dwelling ridge line to create a distinct separation of the side extension with the existing dwelling.

(ii) the front elevation at first floor shall be recessed back by 0.5m from the front building.

The reason is to seek to eliminate a terracing effect and thereby retain the distinction of a semi-detached dwelling in keeping with the character of the surrounding area.

Assessment

The applicant has submitted a cover letter from *Michael Finnan (MSCSI)*, and drawing ref: *1* titled *Revised Ground Floor Plan*, drawing ref: *3 Revised Front and Rear Elevations*, drawing ref: *4 Revised Section B-B* and drawing ref: *5* titled *Site layout*.

(i) The applicant has revised the design of the side extension from two storey to single storey and the roof is now lowered below the existing dwelling ridge line to single storey and creates a distinct separation of the side extension with the existing dwelling.

(ii) The applicant has revised the design of the proposal and omitted the first floor and reduced the rear extension in size.

It is deemed by the Planning Authority that the revised design eliminates a terracing effect and thereby retain the distinction of a semi-detached dwelling in keeping with the character of the surrounding area and therefore the proposal is acceptable.

The Planning Authority notes that the submitted drawing outlines that the proposal is now consistent to policies and objectives of the current County Development Plan and guidance set

Comhairle Chontae Atha Cliath Theas

PR/0159/22

Record of Executive Business and Chief Executive's Order

out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010) and submissions and observations received therefore a grant of permission is recommended.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Side/Rear Extension: 40.17sq.m
Assessable Area: 0.17sq.m (*if applicable*)

SEA Monitoring Information

Building Use Type Proposed:
Floor Area: 40.17sq.m
Land Type: Urban Consolidation.
Site Area: 0.03 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, It is deemed by the Planning Authority that the revised design eliminates a terracing effect and thereby retain the distinction of a semi-detached dwelling in keeping with the character of the surrounding area therefore, in this instance, 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/0159/22

Record of Executive Business and Chief Executive's Order

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be 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 14/01/2022, 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. Restrictions on Family Flat.
 - (a) The use of the family flat shall be restricted to a residential use only, directly associated with the use of the existing house on the site for such purposes and the family flat shall not be subdivided or separated from the main house. In particular, it shall not be sold, leased or let (including short-term letting) independently of the main house.
 - (b) The family flat extension shall revert to use as part of the main house when the development is no longer required for use as a family flat.REASON: To ensure that the family flat does not operate as an independent dwelling unit or for any commercial purpose, in the interest of residential amenity and the proper planning and sustainable development of the area.
3. Roads.
 - (1) The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 - (2) Any gates shall open inwards and not out over the public domain.
 - (3) The vehicular access points shall be limited to a width of 3.5 meters.REASON: In the interest of public safety and the 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,

Comhairle Chontae Atha Cliath Theas

PR/0159/22

Record of Executive Business and Chief Executive's Order

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 applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

(ii) All development shall be carried out in compliance with Irish Water Standards codes and practices.

(iii) Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.

(iv) Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.

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) Drainage - Surface Water.

(i) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.

(ii) The applicant shall include water butts as part of Sustainable Drainage Systems (SuDS) for the development.

(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, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

(e) 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

Comhairle Chontae Atha Cliath Theas

PR/0159/22

Record of Executive Business and Chief Executive's Order

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.

(f) 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.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €17.76 (seventeen euros and seventy six 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

Comhairle Chontae Atha Cliath Theas

PR/0159/22

Record of Executive Business and Chief Executive's Order

Planning and Development Acts 2000-2011 (as amended).

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

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

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

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

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


Comhairle Chontae Atha Cliath Theas

PR/0159/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21A/0225

LOCATION: 52, Cypress Grove Road, Dublin 6w


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: 10/2/22


Eoin Burke, Senior Planner