

Comhairle Chontae Atha Cliath Theas

PR/0201/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0275 **Application Date:** 06-Oct-2021
Submission Type: Additional **Registration Date:** 20-Jan-2022
Information

Correspondence Name and Address: Rae Moore Atelier Rae, Station House, Sorrento Drive, Dalkey, Co. Dublin

Proposed Development: Construction of new single storey 2 bedroom, detached house in garden of existing house; relocation of the entrance gate to the existing house; construction of new entrance gate and driveway to serve the new dwelling; all associated site and drainage works.

Location: Beau Parc, Roselawn, Ballydowd, Lucan, Co. Dublin, K78H2W0

Applicant Name: Eleanor Minihan & Maureen McGlynn

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 05/11/2021

Site Area: 0.01452 ha

Site Description:

The site is located at the end of Roselawn, a cul-de-sac off the Old Lucan Road. The subject site Beau Parc is located between Roselawn Road and Roselawn Mews to the south and contains an existing two storey end of terrace dwelling with a large front and rear garden. The streetscape is characterised by two storey dwellings with front and rear gardens within what appears to be a gated residential cul de sac. An existing school is located east of subject site and contains a large single storey school building on extensive grounds with ancillary surface car parking. The school grounds have a vehicular access from Roselawn and a pedestrian access from Woodville to the east. The site backs on to rear gardens of Beech Park to the west of the site.

Proposal:

- Construction of new single storey 2-bedroom, detached house in garden of existing house;
- relocation of the entrance gate to the existing house; construction of new entrance gate and driveway to serve the new dwelling; all associated site and drainage works.

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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: Request Additional Information.

Parks: No objections or recommendations.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

No submission received.

Relevant Planning History

None for subject site.

Adjacent sites

Non relevant to subject application.

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

Policy H6 Sustainable Communities

It is the policy of the Council to support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.

Policy H7 Urban Design in Residential Developments

It is the policy of the Council to ensure that all new residential development within the County is of high-quality design and complies with Government guidance on the design of sustainable

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residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).

Section 2.3.0 Quality of Residential Development

Policy H11 Residential Design and Layout

It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

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.

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.

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

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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

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,
- 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.

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 11.4.3 Car Parking for Electric Vehicles

Section 11.4.4 Car Parking Design and Layout

Section 11.4.5 Traffic and Transport Assessments

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

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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.

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

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).

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

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

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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 relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Vehicular entrance,
- Services and drainage and Flood Risk.

Zoning and Council Policy

The development comprising a side and rear extension 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.

Residential and Visual Amenity

The proposed development constitutes the subdivision of an existing rear garden serving a detached bungalow dwelling on a rear garden site. The assessment of this proposal is in context to the existing County Development Plan, it is subject to compliance with detailed policy provisions in relation to design that will be considered below.

Site context

The subject rear garden site is located within an established residential road and the site is located towards the end of Roselawn, a cul-de-sac that contains an existing two storey detached dwelling to the east(front) of the site. It is noted that site fronts onto the established Roselawn road and faces the entrance of School Colaiste Phadraig within a cul de sac setting. It is also noted that the front entrance gates and boundary walls on this road are higher and give a private secluded nature to the individual dwellings and the subject site.

Having regard to the context of the subject site in the surrounding area it is noted that the 0.1452 ha site is significantly larger in size to all of the adjacent dwellings north, south and east of the site. It is deemed that infill, backland, subdivision development is conducive to this large site.

Having regards to the primary dwellings that are facing Roselawn, it is considered that the proposed infill, backland, subdivision rear dwelling would not significantly detract from the

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character of the adjacent dwellings. The front building line of the adjacent dwellings to the east is not affected. The proposal is recessed sufficiently away from the existing house to the west. The planning authority considers that the proposal is consistent with the guidance set out in SDCC Development Plan 2016-2022 Section 11.3.2 (ii) Corner/Side Garden Sites; '*Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,*' and this is considered acceptable.

It is noted that the ridge height of the proposed dwelling aligns with the two-storey existing dwelling to the east of the site. A contemporary stepped mono pitched roof is proposed at opposing pitch levels, a vertical roof window with 3 large rooflights are also proposed. It is considered the contemporary roof proposal will harmonise with the existing dwelling. It is not considered that the proposal will have an adverse impact in terms of residential and visual amenity.

Dwelling size

The proposed two-bedroom dwelling is 99sq.m which is above the minimum size of 80sq.m as set out in Table 11.20 Minimum Space Standards for Houses. In this context, the proposed development is consistent with the Development Plan provisions.

Amenity space

The dwelling provides approximately 181sq.m of private rear open space. The minimum private open space requirement in the County Development Plan is 55sq.m and in this large, subdivided site, the minimum standard is comfortably achieved. It is noted the adjoining property on this existing large site has sufficient rear garden space with an overall site total of 436sqm and in this context, it is considered that the proposed development would provide sufficient residential amenity for future occupants of the three-bed dwelling and this would comply with the Development Plan provisions.

Room size

The minimum area of a double bedroom and master bedroom is consistent in a dwelling designed to accommodate two or more persons *as per the Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, (2007). In this proposal, the master bedroom is 19sq.m (including wc), the double is 11.2sq.m and is considered acceptable.

Storage

It is noted that adequate 4sq.m storage has been sufficiently provided for a two-bedroomed dwelling, it is considered that adequate storage is provided and the proposal is consistent with the minimum storage standards for houses having regard to (Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007)

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Dual Frontage

The proposal is rear garden development and not in view of the public domain, however the proposed house provides for adequate dual frontage and is consistent with Section 11.3.2 (ii) Corner/Side Garden Sites of the South Dublin County Council Development Plan 2016-2022. Adequate dual aspect windows are proposed in the bungalow dwelling from the living room facing to the south-west of the site.

Boundary Treatment

It is noted that the applicant proposes to use two separate entrances, however in this instance and coinciding with the recommendations of the Roads Department, a shared vehicular entrance is deemed appropriate at this location and will be addressed in the Roads report below. A comprehensive boundary wall is proposed between the proposed dwelling and existing dwelling. The established existing outer boundary treatment comply with the South Dublin County Council Development Plan 2016-2022.

Overlooking & Overbearing impact

It is noted that this rear site has sufficient separation distance and there are no concerns with respect to the overbearing appearance of the dwelling on neighbouring properties to the north, west or south of the site. The proposed dwelling would not result in any overshadowing or overlooking and would not have an adverse impact on the amenities of the adjoining properties to the west of the site at No. 237 and No.236 Beech Park due to the 2.2m separation from western boundary and having regard to the large rear gardens at this location. The proposal will not provide for any directly opposing above ground floor windows with the existing dwelling and as there is no dwelling located to the rear there shall be no undue overlooking to the south of the site. This is considered acceptable.

Vehicular Entrance

The Roads Department recommends Additional Information and states the following in their report:

Access & Roads Layout:

1. Drawings provided are inadequate in detail, and general layout must be separate from the AutoTRAK Analysis.
2. Existing entrance is narrow (no dimension provided).
3. The entrance location is in very close proximity to a Coláiste Phádraig vehicular entrance
4. Application does not clearly show the boundaries that exist between the:
 - a. Subject property
 - b. Old/disused section of roadway
 - c. School
5. Clarification required on whether a right of way exists over the disused roadway.

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6. Drawings submitted with application do not clearly show existing entrance arrangement, nor the proposed. Clear, detailed drawings suitably dimensioned of the existing and proposed entrances will be required.
7. For proposed vehicular entrance point exceeding a width of 3.5 meters, a detailed rationale for same must be submitted.
8. **SDCC Roads do not support the proposal of an additional entrance at this location and would instead prefer to see a proposal where a singular entrance was to service both sites.**

Taking in Charge:

9. Applicant to submit a detailed drawing showing any areas proposed to be taken in charge by SDCC. Any tie-ins to any proposed road arrangement must be constructed to the council's taking in charge standards.

Roads recommends that additional information be requested from the applicant:

1. Clear & detailed drawings (fully dimensioned) showing the:
 - a. Existing entrance
 - b. Proposed entrance(s)
 - c. Boundaries of the:
 - i. Subject property
 - ii. Old/disused section of roadway
 - iii. School
 - d. AutoTRAK swept path analysis – separate drawing
2. Rationale for vehicular entrance exceeding 3.5m width
3. Clarification required on:
 - a. whether a right of way exists over the disused roadway
 - b. who owns this section of disused road
 - c. whether the applicant has the right to carry out works here

The Roads Department's comments have been noted. The Planning Authority, in this instance, having regard to the location of the site (and specifically the entrance) in proximity to a school site, which may give rise to road safety issues, considers that the entrance arrangement be redesigned and fully detailed prior to a grant of permission. Additional Information should be requested in this instance.

Services & Drainage and Flood Risk

Water Services has no objections and requests the following:

- 1.1 Proposed soakaway shall have an overflow connection to the public surface water sewer east of site. Prior to commencement of development submit a revised drawing showing an overflow connection from proposed soakaway to existing surface water sewer east of site.
- 1.2 Include water butts in proposed development.

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Flood Risk Report:

No objection subject to:

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Regarding Irish Water, states no objections but requests the following:

1 Water

1.1 Submit a drawing showing the surface water layout of proposed development.

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

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

Foul

2.1 Submit a drawing showing the foul drain layout of proposed development.

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

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

Conclusion

Having regard to the reports from the SDCC Water Services Department and Irish Water, it is considered that the information can be required by way of **condition** 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 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.

Environmental Impact Assessment

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

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Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Dwelling: 99sq.m

Assessable Area: 99sq.m

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 99sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.01452 ha

Conclusion

Having regard to the site location, the vehicular entrance design and the recommendations of the Roads Department, it is considered necessary to request further information to ensure the proposed development is compliant with Development Plan policy and the proper planning and sustainable development of the area and in the interests of road safety in proximity to an existing school.

Recommendation

Request Further Information.

Further Information

Further Information was requested on 30/11/21

Further Information was received on 20/01/22

Consultations

Roads:

No Objection, a meeting between the applicant and SDCC Roads Department was held on Friday December 03rd 2021.

Submissions/Observations

No further submissions/observations received.

The Further Information requested is as follows:

South Dublin County Council Roads Department (SDCC) has concerns regarding the proposed vehicular access arrangement at this site, which is in proximity to a school site, which may give rise to road safety issues. The applicant should note that the Roads Department does not support the proposal of an additional entrance at this location and would instead prefer to see a proposal where a singular entrance is provided to service both sites.

The applicant is requested to submit:

(i) a revised access arrangement that combines the existing and proposed entrance into one single access.

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(ii) a detailed drawing showing any areas proposed to be taken in charge by SDCC. Any tie-ins to any proposed road arrangement must be constructed to the council's taking in charge standards.

(iii) Clear & detailed drawings (fully dimensioned) showing the:

- (a) Existing entrance
- (b) Proposed combined entrance
- (c) Boundaries of the:
 - (i) Subject property
 - (ii) Old/disused section of roadway
 - (iii) School

(d) AutoTRAK swept path analysis – separate drawing

(2) Rationale for vehicular entrance exceeding 3.5m width

(3) Clarification on:

- (a) whether a right of way exists over the disused roadway
- (b) who owns this section of disused road
- (c) whether the applicant has the right to carry out works here.

The Applicant should liaise directly with the Roads Department prior to responding to this request for additional information.

Assessment

The applicant has submitted a cover letter by *Atelier Rae Architecture & Design* dated 01/14/2022. The applicant has also accompanied the submission with associated Auto TRAK dwgs drawings ref 044_P_10_02 titled '*Proposed site plan*', drawings ref 044_P_10_06 titled '*Vehicle Tracking: Fire*', drawings ref 044_P_10_07 titled '*Vehicle Tracking: Car (Revision)*', drawings ref 044_P_10_08 titled '*Vehicle Tracking: Car(Revision)*' and drawings ref 044_P_10_09 titled '*Vehicle Tracking: Car(Revision)*'.

The applicant notes in the cover letter that a meeting was held with SDCC's Roads Department on the 3rd December 2021. The applicant notes inaccuracies in the 'disused roadway' that was addressed in the AI request and states that out of date google street views were deemed to be the reason for the error. The applicant also noted that 'a detailed drawing showing any areas proposed to be taken in charge by SDCC' is not applicable to the application as there is no taking in charge required.

The Roads Department has stated no objections to the proposal and state the following:

'Roads Department is satisfied with the applicant submitted documents showing the revised driveways layout, and the associated AutoTRAK dwgs which detail the vehicular access to, and egress from, the site.'

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Should the permission be granted, the following conditions have been suggested by the Roads Department:

1. The proposed new site entrance to the existing dwelling shall be reduced and should not exceed 9.0m in width. Reason: In the interest of pedestrian safety.
2. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
3. Any gates shall open inwards and not out over the public domain.

Notwithstanding Condition 1 of the Roads Department report and having regard to the new site entrance of the existing dwelling, the Planning Authority deem that 3.5m shall be the maximum width allowed in the interest of manoeuvring safely onto a shared surface between both new and existing dwellings, and this shall be obtained by **condition**.

Subject to the above conditions, the Planning Authority is satisfied that the proposal has satisfied the concerns of the Roads Department and the proposal is now consistent with the policies and objectives of the current County Development Plan 2016-2022. The development as proposed is also considered consistent with the zoning objective 'RES' – 'To protect and/or improve residential and therefore a grant of permission is recommended.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Dwelling: 99sq.m

Assessable Area: 99sq.m

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 99sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.01452 ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper

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planning and sustainable development of the area. It is considered that the proposal would be consistent with Council policy in relation to extensions to dwelling houses.

Recommendation

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

FIRST SCHEDULE

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

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 20/01/2022, 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. Roads.
 - (1) The site entrance to the existing dwelling shall be reduced and shall have a maximum width of 3.5m.
 - (2) (a) Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense.
 - (b) The footpath and kerb shall be dished and widened to the full width of the widened driveway entrance granted under Item 1.
 - (3) Any gates shall open inwards and not out over the public domain.REASON: In the interest of pedestrian safety, of public safety and the proper planning and sustainable development of the area.
3. Restriction on Use.
The house shall be used as a single dwelling unit and shall not be sub-divided by way of

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sale or letting (including short-term letting) or otherwise nor shall it be used for any commercial purposes.

REASON: To prevent unauthorised development.

4. Services to be Underground.

All public services to the proposed development, including electrical, information and communications technology (ICT) telephone and street lighting cables and equipment shall be located underground throughout the entire site.

REASON: In the interests of the visual amenities of the area, the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

5. House Number.

Prior to the commencement of development the number of the house shall be agreed in writing with the Planning Authority.

This number shall be placed on the completed house prior to its occupation in a manner so as to be clearly legible from the public road.

The applicant, owner or developer is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required plan.

REASON: In the interests of the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

6. (a) External Finishes.

All external finishes shall harmonise in colour or texture that is complementary to the adjacent house or its context.

REASON: In the interest of visual amenity.

(b) Drainage - Irish Water.

(i) The applicant shall submit a drawing showing the surface water layout of proposed development.

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

(iii) The applicant shall submit a drawing showing the foul drain layout of proposed development.

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

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.

(c) Drainage - Surface Water.

(i) Proposed soakaway shall have an overflow connection to the public surface water sewer east of site. Prior to commencement of development submit a revised drawing showing an overflow connection from proposed soakaway to existing surface water sewer

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east of site.

(ii) Include water butts in proposed development.

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.

(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

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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.

7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €10,344.51 (ten thousand three hundred and forty four euros and fifty one cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

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

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

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

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

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/0201/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21A/0275

LOCATION: Beau Parc, Roselawn, Ballydowd, Lucan, Co. Dublin, K78H2W0


Tracy McGibbon,
Executive Planner

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

Date:

16/2/22


Eoin Burke, Senior Planner