

Comhairle Chontae Atha Cliath Theas

PR/0252/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0542 **Application Date:** 26-Oct-2021
Submission Type: Additional **Registration Date:** 27-Jan-2022
Information

Correspondence Name and Address: EMD Architects 107 Ludford Road, Ballinteer,
Dublin 16.

Proposed Development: Removal of existing single storey extension and sheds to side and rear of house; construction of two storey extension to side of house and single storey extension to front of house; new vehicle entrance to front; new boundary treatments.

Location: 27, Ballyboden Road, Dublin 14

Applicant Name: Alan Walsh

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.043 Hectares as stated per application.

Site Description:

This corner site contains a two storey, semi-detached dwelling with pitched roof and attached shed and single storey extension to side and rear which abuts the eastern site boundary with the immediate neighbour to the east (No. 2 Willbrook Park). There is a low block wall and hedge boundary treatment to front and side with a higher hedge to the side and part of the rear. The streetscape in the immediate vicinity of the dwelling is characterised by dwellings of similar form and appearance with a mainly uniform building line.

Proposal:

The proposed development comprises of the following:

- Demolition and removal of existing single storey extension and sheds to side and rear (c.1.5sq.m).
- Construction of two storey extension to side of house.
- Construction of single storey extension to front.
- New vehicular entrance to front and new side and rear boundary treatments.
- Total proposed works measure c.82sq.m (as stated).

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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 – **Additional Information** recommended.

Irish Water – **Additional Information** recommended.

Roads Department – **Additional Information** recommended.

Parks Department – Concerns raised regarding impact on grass verge.

SEA Sensitivity Screening

No overlap identified with SEA screening tool layers.

Submissions/Observations /Representations

None.

Relevant Planning History

None recorded for subject site.

Adjacent sites

SD20B/0523: 2, Willbrook Park, Dublin 14.

(a)Two storey extension to side and rear and (b) single storey extension to front and rear.

Decision: **GRANT PERMISSION.**

SD20B/0170: 2, Willbrook Park, Dublin 14.

(a)Two storey extension to side and rear and (b) single storey extension to front and rear.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None.

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

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

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

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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).

Section 2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

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 Environment, Heritage, and Local Government, (2007).

Assessment

The main issues for the assessment are:

- Zoning and Council Policy
- Residential & Visual Amenity
- Parks & Landscaping
- Access & Parking

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

Zoning and Council Policy

The site is located in an area that is zoned 'RES' 'to protect and/or improve residential amenity.' A residential extension is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 (i) which relates to Extensions.

Visual and Residential Amenity

Demolition of existing single storey extension (1.5sq.m) and sheds to side and rear.

The demolition of the existing single storey extension (1.5sq.m) and sheds to side and rear is considered to be acceptable in this instance. It is noted that the existing shed abuts the eastern site boundary with No.2 Willbrook Park.

Construction of two storey side extension.

The extension will span a width of c.5.725m and at c.7.14m will project the full length of the existing dwelling. The ridge height of the extension will match the ridge height of the existing dwelling and will be finished in a pitch roof profile. There will be no undue overlooking and a reasonable level of private open space will remain post completion. The two storey side extension approximately measures the area of the existing two storey dwelling however, the extension will integrate reasonably well with the character of the existing house and with the character of the area. The proposal would not have a significant adverse impact on residential and visual amenity and would comply with the SDCC House Extension Design Guide 2010. The proposal is substandard in relation to providing a dual frontage at this prominent corner site and the provision of a 2.2m wall bounding Willbrook Park is inappropriate. A lower wall and a relocated 1.8m wall to provide privacy to the rear amenity space shall be sought by additional information.

Construction of single storey front extension.

The extension will span a width of c.8.891m and will have a flat parapet roof with a parapet height of c.3.32m. It will be inset by c.2.0m from the boundary with the immediate adjoining neighbour to the south (No.29 Ballyboden Road). The extension will project outwards from the main front building line established by the existing dwelling by c.1.8m. To comply with the SDCC House Extension Design Guide 2010 this projection shall be limited to 1.5m and it is considered this may be dealt with by way of a request for **Additional Information**.

New Vehicular Access & Boundary treatment.

A new vehicular entrance shall be constructed measuring a width of 4.0m to the front of the subject site on Ballyboden Road. In the interest of visual amenity and to preserve the availability

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of on street parking it is considered that the width be limited to 3.5m by way of a request for **Additional Information**. This element of the proposal is explored further in the Access & Parking section of the report.

The rear block party boundary wall is proposed to have a height of 2.2m and will run along to the front of No. 2 Willowbrook Park which will present a traffic hazard as drivers egressing from No. 2 will not be able to see oncoming traffic from the west. For this reason the rear party boundary wall that projects out in front of the front building line established by No. 2 Willington Park shall be limited to a height of 0.9m. It is considered this can be dealt with by way of a request for **Additional Information**.

The side boundary wall proposed along the northern and western site boundary will have a height of 2.2m and will present a traffic hazard as drivers egressing from No. 2 will not be able to see oncoming traffic from the west. For this reason the side boundary wall (northern and western) shall be limited to a height of 0.9m. It is considered this can be dealt with by way of a request for **Additional Information**.

The proposed 2.2m high boundary wall that will divide the front and rear garden will present a traffic hazard as drivers egressing from No. 2 will not be able to see oncoming traffic from the west. For this reason the boundary dividing the front and rear garden shall be limited to a height of 0.9m. It is considered this can be dealt with by way of a request for **Additional Information**.

This aspect of the application is explored further in the Access & Parking section of the report.

Parks & Landscaping

A report was received from the Parks Department raising concerns regarding the removal of part of the grass verge. An extract taken from the Parks report states the following:

COMMENTS:

In relation to the above proposed development, this section has reviewed the application and has the following comment

Reduction of grass margin to facilitate a driving entrance

The Public Realm Section would not be in favour in allowing a resident to remove or reduce a grass margin which are in the public domain to accommodate the provision of a driving entrance. We believe this sets an unwanted precedent and grass margins should be retained where possible in the urban setting.

Grass margins in urban areas provide a full range of ecosystem services such as regulating the water cycle by promoting infiltration, thus facilitating regeneration of ground-water stocks and evapotranspiration. In addition, they mitigate the heat-island effect through transpiration and

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evaporation and provide cooler. Another important ecosystem service is habitat provision for some urban fauna species. Grass margins are very important as they allow space and a growing medium for trees to be planted.

The above is noted, however partial removal of the grass verge is not considered to have a significant adverse impact on biodiversity or on the environment.

Access & Parking

A report was received from the Roads Department recommending **Additional information** be requested regarding Roads requirements. An extract taken from the Roads report states the following:

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

Description:

Removal of existing single storey extension and sheds to side and rear of house; construction of two storey extension to side of house and single storey extension to front of house; new vehicle entrance to front; new boundary treatments.

*Roads recommends that **additional information** be requested from the applicant:*

The applicant is requested to submit a revised layout of not less than 1:100 scale showing;

1.The proposed vehicular access point limited to a width of 3.5 meters.

2.The proposed 2.2m high rear block party wall limited to a max. height of 0.9m where it projects in front of property at 2 Willbrook Park in the interest of traffic safety and for visibility for vehicles egressing 2 Willbrook Park.

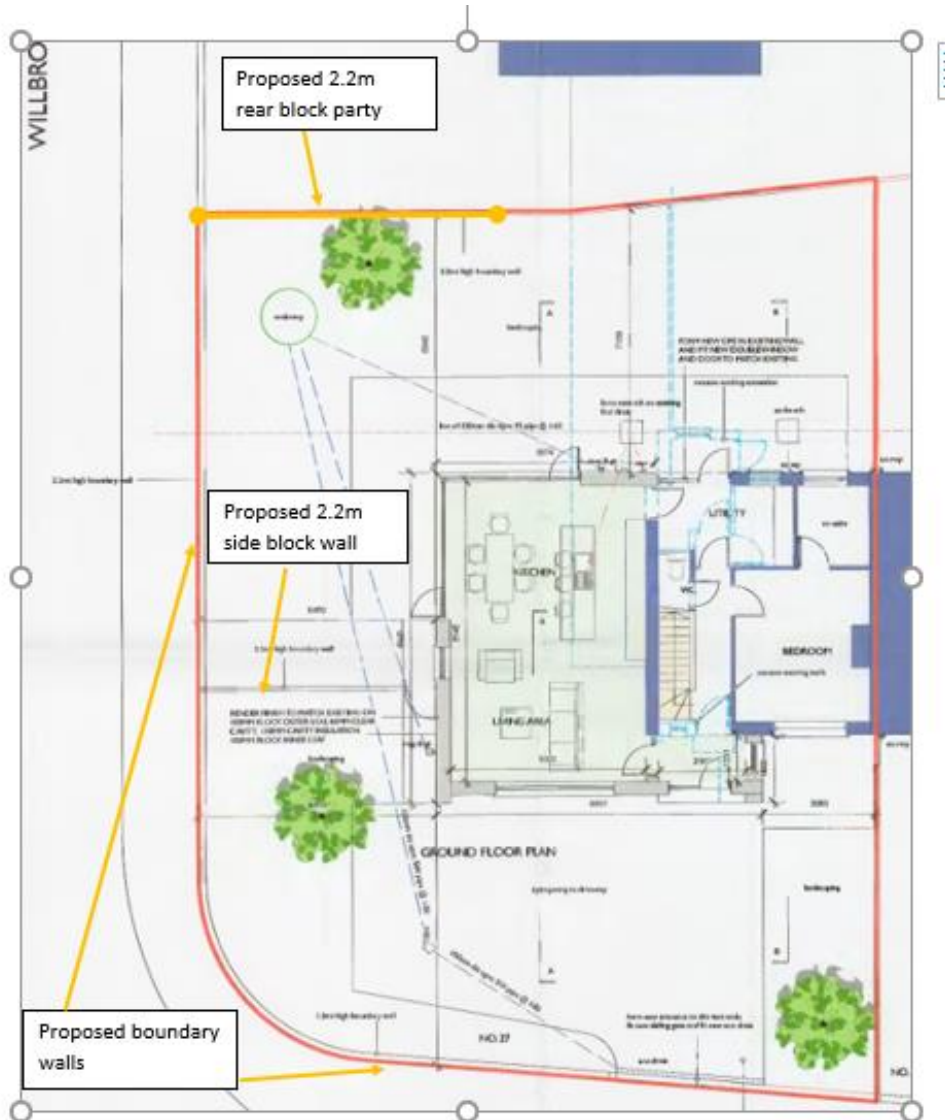
3.The proposed 2.2m high side block wall dividing the front and rear gardens limited to a max. height of 0.9m in the interest of traffic safety and for visibility for vehicles egressing 2 Willbrook Park.

4.All other proposed boundary treatment limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in the interest of traffic safety and to improve forward visibility for vehicles.

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It is considered appropriate to request the above items by way of **additional information**.

Services and Drainage

Both Irish Water and Surface Water Drainage have issued reports recommending **Additional Information** be requested regarding requirements for Irish Water and Surface Water Drainage.

An extract taken from the Irish Water report states the following:

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1 Water

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

2 Foul

2.1 Irish Water records show that there is an existing 225mm foul sewer traversing the site underneath the existing dwelling and proposed development. The applicant is required to submit a drawing showing and plan and cross section view of the existing sewer and the proposed development. The drawing shall also show the invert levels of the existing sewer. The applicant is required to contact South Dublin County Council Drainage Operations section to determine the exact location and depth of this sewer.

2.2 The proposed development is in close proximity to a 225mm public foul water sewer. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which may accommodate Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information

2.3 The applicant is required to submit a drawing showing existing and proposed private foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

2.4 All development shall be carried out in compliance with irish water standards codes and practices.

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

It is considered appropriate to request the above **Additional Information**.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report:**Further Information** Required:

1.1 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, and permeable paving amongst others.

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1.2 The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

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

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

It is considered appropriate to request the above **Additional Information**.

Screening for Appropriate Assessment (AA)

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

Environmental Impact Assessment (EIAR)

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

- Construction of two storey extension to side of house & construction of single storey extension to front measuring (c.82sq.m).
- Existing extension to be demolished.
- No previous extension.

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- 40sq.m. exemption remains.
- Assessable area is 42sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Extension	82sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.043

Conclusion

Further Information should be requested.

Recommendation

Request Further Information.

Further Information

- Further Information was requested on 16/12/2021.
- Further Information was received on 27/01/2022.

No submissions/observations on the further information have been made.

The following Further Information was requested.

Item 1: Roads Requirements.

The applicant is requested to submit revised drawings as follows:

- (i) The proposed vehicular access point limited to a width of 3.5 meters.
- (ii) The proposed 2.2m high rear block party wall limited to a max. height of 0.9m where it projects in front of property at 2 Willbrook Park in the interest of traffic safety and for visibility for vehicles egressing 2 Willbrook Park.
- (iii) The proposed 2.2m high block wall dividing the front and rear gardens limited to a max. height of 0.9m in the interest of traffic safety and for visibility for vehicles egressing 2 Willbrook Park.
- (iv) All other proposed boundary treatment including side boundary treatment to the north and west of subject site be limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in the interest of traffic safety and to improve forward visibility for vehicles.

Item 2: Dual Frontage:

In conjunction with Item no.1 above, the applicant is advised that the amenity space to the side (north) of the proposed extension should be bounded as part of the front garden with a low

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boundary wall to provide a dual frontage into Willbrook Park in accordance with Council policy for prominent corner sides. Further windows at first floor should be included to increase the passive surveillance of the public realm and provide increased dual frontage.

A 1.8m wall should be constructed from the rear corner of the new extension to the boundary with No. 2 to the east to provide privacy to the rear private amenity space.

Item 3: Surface Water Drainage

(i) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, and permeable paving amongst others.

(ii) The applicant has not submitted surface water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing should include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing should clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

Item 4: Irish Water Requirements.

(i) Irish Water records show that there is an existing 225mm foul sewer traversing the site underneath the existing dwelling and proposed development. The applicant is requested to submit a drawing showing and plan and cross section view of the existing sewer and the proposed development. The drawing should also show the invert levels of the existing sewer. The applicant is requested to contact South Dublin County Council Drainage Operations section to determine the exact location and depth of this sewer.

(ii) The proposed development is in close proximity to a 225mm public foul water sewer. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant is requested to engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which may accommodate Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority as a response to Request for Further Information.

(iii) The applicant is requested to submit a drawing showing existing and proposed private foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing should include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing should clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage

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networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

Item 5: Limit Projection of Single Storey Front Extension to 1.5m.

The extension will project outwards from the main front building line established by the existing dwelling by c.1.8m. To comply with the SDCC House Extension Design Guide 2010 this projection should be limited to a maximum projection of 1.5m outwards from the main front building line established by the existing dwelling. Revised drawings should be submitted accordingly.

Further Consultations

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

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

Roads Department – No Roads objections.

Further Submissions/Observations

None.

Assessment

Item 1: Roads Requirements.

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

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1. The applicant is requested to submit revised drawings as follows:-

(i) The proposed vehicular entrance access point limited to a width of 3.5mts.

Response: The revised site layout plan as now prepared, indicates that this vehicular entrance is reduced in width to 3.5mts.

(ii) The proposed 2.2mt. high rear block party wall limited to a max. height of 0.9m where it projects in front of property at 2 Willbrook Park in the interest of traffic safety and for visibility for vehicles egressing 2 Willbrook Park.

Response: The revised site layout plan as now prepared, indicates that this wall is reduced to a height of 900mm.

(iii) The proposed 2.2m high block wall dividing the front and rear gardens limited to a max. height of 0.9m in the interest of traffic safety and for visibility for vehicles egressing 2 Willbrook Park.

Response: The revised site layout plan as now prepared, indicates that this wall is reduced to a height of 900mm.

(iv) All other proposed boundary treatment including side boundary treatment to the north and west of subject site be limited to a maximum height of 0.9m and any boundary pillars limited to a maximum height of 1.2m, in the interest of traffic safety and to improve forward visibility for vehicles.

Response: The revised site layout plan as now prepared, indicates that these walls are reduced to a height of 900mm. and any boundary pillars limited to a maximum height of 1.2m.

The Roads Department has reviewed the additional information submitted and has stated no Roads objections. An extract taken from the Roads report states the following:

Roads Department Assessment:

Roads department is satisfied with applicant submitted responses.

No Roads objections.

No further submissions/observations have been made and the Planning Authority considers the applicant has satisfactorily responded to the request for further information for this item.

Item 2: Dual Frontage:

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

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2. *In conjunction with item No. 1 above, the applicant is advised that the amenity space to the side (north) of the proposed extension should be bounded as part of the front garden with a low boundary wall to provide a dual frontage into Willbrook Park in accordance with Council policy for prominent corner sites. Further windows at first floor level should be included to increase the passive surveillance of the public realm and provide increased dual frontage.*

A 1.8m wall should be constructed from the rear corner of the new extension to the boundary with No. 2 to the east to provide privacy to the rear private amenity space.

Response: The revised elevational and site layout plans as now prepared, indicate that (A). The amenity space to the side (north) of the proposed extension, being bounded with a low boundary wall, in order to provide a dual frontage to Willbrook Park and 1 No. additional window provided at first floor level in order to increase the passive surveillance of the public realm.

(B). A 1.8mt. high wall is being included from the rear corner of the new extension to the boundary with No. 2 Willbrook Park in order to provide privacy to the rear private amenity space.

6No. copies of our revised drawing No's 2966-PA01/A & 2966-PA02/A are attached herewith for your attention.

Based on the revised drawings submitted the Planning Authority considers the applicant has satisfactorily responded to the request for further information for this item.

Item 3: Surface Water Drainage

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

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Response

3)

- i) Sustainable Urban Drainage Systems (SUDS) in the form of a soakaway and/or sedum green roof have been considered unsuitable for this site, due to the limitations of the site area not providing sufficient mandatory offset distances (5m from foundations and 3m from boundaries and foul sewer wayleave); and proposed pitched roof structure.

Limited SUDS application is to be through the provision permeable hydropaving to the vehicle driveway, water butts on all rainwater downpipes and the provision of an Aquacell SW attenuation tank, providing sufficient attenuation to store the 100-year return storm with an additional allowance of 20% for climate change prior to discharge. Discharge is to be limited through the use of a hydrobrake in the final manhole, discharge is to be limited to 1.2 l/s.

Please refer to the enclosed documents,

- 500-22A-C01 Foul & SW Drain Site Layout Plan; and
- Report Engineering Drainage Report for Planning Submission: Renovations & Extensions to 27 Ballyboden Road, Rathfarnham, Dublin 14

for further clarity.

- ii) Please find enclosed OBA drawing number 500-22A-C01, Foul & SW Drain Site Layout Plan, showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing includes the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing also shows that the foul and surface water systems are discharging to separate pipe networks. All works comply with the Greater Dublin Regional Code of Practice for Drainage.

Irish Records show a 225mm diameter foul sewer to the front of the property, however further on-site exploratory works confirm that this foul sewer is (incorrectly located on the Irish Water maps and is) actually 3.2m offset from the front wall of the house. Please refer to the attached report from Green Day Environmental and photos of the trial hole locating the foul sewer in adjacent property, 29 Ballyboden Road, all contained within the enclosed 'Engineering Drainage Report for Planning Submission'.

Surface Water Drainage has reviewed the additional information submitted and has stated objections subject to conditions. An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection Subject to:

1.1 The applicant shall include Permeable paving in driveway and water butts as part of SuDS (Sustainable Drainage Systems) for the proposed development.

1.2 Prior to commencement of development, the applicant or developer shall enter into Surface Water connection agreement(s) with South Dublin County Council. Application forms for Surface Water connections to the public drainage network are available at: <https://www.sdcc.ie/en/services/environment/environmental-health/water-services/drainage/>

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

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

No further submissions/observations have been made and the Planning Authority considers the applicant has satisfactorily responded to the request for further information for this item.

Item 4: Irish Water Requirements.

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

- 4)
 - i) As mentioned above, the existing 225mm diameter foul sewer is located a distance of 3.2m from the front face of the building at an approximate depth of 1.5m, reference is made to the exploratory works by Green Day Environmental and adjacent property trial holes.
 - ii) The actual location of the 225mm diameter foul sewer (3.2m from the front face of the building) allows for a full 6m wayleave to be observed. Revised current proposals ensure that no new (or existing) building works are located within the 6m wayleave.
 - iii) Please find enclosed OBA drawing number 500-22A-C01, Foul & SW Drain Site Layout Plan, showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing includes the location of all A_j's, manholes, pipe size, material type and direction of flow. The drawing also shows that the foul and surface water systems are discharging to separate pipe networks. All works comply with Irish Water Wastewater Code of Practice.

Irish Water has reviewed the additional information submitted and has stated no objections subject to conditions. An extract taken from the Irish Water report states the following:

1 Water

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

2 Foul

2.1 All development shall be carried out in compliance with Irish water standards codes and practices.

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

No further submissions/observations have been made and the Planning Authority considers the applicant has satisfactorily responded to the request for further information for this item.

Item 5: Limit Projection of Single Storey Front Extension to 1.5m.

The applicant has submitted revised drawings showing that the depth of projection outwards from the main front building line has been reduced so that it now aligns with the main front building line of the original dwelling. The single storey front extension has now been essentially omitted. The revised drawings now show that the rear building line will project outwards by c.1.581m across the full width of the proposal at ground floor level plus an additional 1.97m across the rear of the existing dwelling. This element of the proposal will have a flat parapet roof and would integrate reasonably well with the character of the area and reasonable level of private open space would remain post completion.

Other Considerations

Development Contributions

- Construction of two storey side and rear extension (c.82sq.m).
- Existing extension to be demolished.
- No previous extension.
- 40sq.m. exemption remains.
- Assessable area is 42sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Extension	82sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.043

Conclusion

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

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)

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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 27.01.2022, 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. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.
REASON: In the interest of visual amenity.

(b) Restriction on Use.
The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.
REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.
 - (i). The applicant shall include Permeable paving in driveway and water butts as part of SuDS (Sustainable Drainage Systems) for the proposed development.
 - (ii). Prior to commencement of development, the applicant or developer shall enter into Surface Water connection agreement(s) with South Dublin County Council. Application forms for Surface Water connections to the public drainage network are available at: <https://www.sdcc.ie/en/services/environment/environmental-health/water->

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services/drainage/.

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

(iv). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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

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

(vii). All development shall be carried out in compliance with irish water standards codes and practices.

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

(ix). 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.

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

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

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank

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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.

3. Surface Water.

(a) The applicant shall include Permeable paving in driveway and water butts as part of SuDS (Sustainable Drainage Systems) for the proposed development.

(b) Prior to commencement of development, the applicant or developer shall enter into Surface Water connection agreement(s) with South Dublin County Council. Application forms for Surface Water connections to the public drainage network are available at:

<https://www.sdcc.ie/en/services/environment/environmental-health/water-services/drainage/>

REASON: To protect the amenities of the area.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €4,388.58 (four thousand three hundred and eighty eight euros and fifty 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

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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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

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

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REG. REF. SD21B/0542

LOCATION: 27, Ballyboden Road, Dublin 14

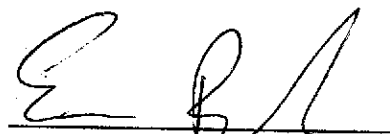


Jim Johnston,
Senior Executive Planner

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

Date:

23/2/22



Eoin Burke, Senior Planner