

Comhairle Chontae Atha Cliath Theas

PR/0340/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0175

Application Date: 29-Jun-2021

Submission Type: Additional
Information

Registration Date: 14-Feb-2022

Correspondence Name and Address:

Linda McEllin, Brock McClure Planning &
Development Consultants 63, York Road, Dun
Laoghaire, Co. Dublin

Proposed Development:

Revisions to development previously permitted under Reg. Ref. SD17A/0064 and ABP Ref. PL06S.249209 (referred to as Watson's Place) and shall consist of the replacement of 3 previously permitted house units (House Types A, A1 and A2) comprising 1 one bed house, 1 three bed house and 1 four bed house with a new proposal for 8 apartments comprising 2 one bed units and 6 two bed units, all located within 2-3 storey Ballyroan House (A Protected Structure); the replacement of 2 one previously permitted semi-detached house units (House Types D) comprising 2 four bed house units (2 storeys) with a new proposal for 3 two bed terraced house units (2 storeys); the new works to Ballyroan House (A Protected Structure) shall comprise of the refurbishment and subdivision of the existing building (approx. 761sq.m); demolition of extensions to the building including a two storey block work extension and a single storey extension to the rear (total demolition approx. 53sq.m); (c) the removal of an old ruin to the gable; extension to the rear of the building at ground and first floor level (approx. 36sq.m); removal of internal walls and partitions; modifications to elevations including the removal of windows and the provision of new window and door openings; and provision of new private open space terraces/balconies to the rear/side of the building; the revised proposal shall also provide for a total of 43 car parking spaces; public and communal open space areas; 18 secure bicycle parking spaces; new bin storage area (approx. 23sq.m); all other development within the site remains as previously permitted under Reg. Ref. SD17A/0064 and ABP Ref.

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PL06S.249209.
Location: Ballyroan House, Ballyroan Heights, Dublin 16
Applicant Name: Homeland BRH Limited
Application Type: Permission

(CM)

Description of Site and Surroundings:

Site Description:

The subject site, consists of Ballyroan House, a Protected Structure RPS Ref 275 of Schedule 2 of the South Dublin County Development Plan 2016-2022, a three storey house, built c. 1850, its associated outbuildings, a large detached stable block and a modern single storey print works building. The site is accessed from Ballyroan Heights, and is bounded by Ballyroan Heights to the front and side (north and east) and Elkwood Estate to the front (north), Templeroan Park and Downs to the rear (south) and Ashton Avenue and Knockcullen Drive to the side (west). All established residential areas. The site has a level difference of approx. 10m in total, falling from south to north.

Site Area: 0.0139 Ha.

Site Visit: 2/8/2021

Proposal:

Revisions to development previously permitted under Reg. Ref. SD17A/0064 and ABP Ref. PL06S.249209 (referred to as Watson's Place) and shall consist of:

- the **replacement of 3 previously permitted house units** (House Types A, A1 and A2) comprising 1 one bed house, 1 three bed house and 1 four bed house **with a new proposal for 8 apartments** comprising 2 one bed units and 6 two bed units, **all located within 2-3 storey Ballyroan House** (A Protected Structure);
- the **replacement of 2 previously permitted semi-detached house units (House Types D)** comprising 2 four bed house units (2 storeys) **with** a new proposal for **3 two bed terraced house units (2 storeys) (Block D)**;
- the new works to Ballyroan House (A Protected Structure) shall comprise of the refurbishment and subdivision of the existing building (approx. 761sq.m); demolition of extensions to the building including a two storey block work extension and a single storey extension to the rear (total demolition approx. 53sq.m); the removal of an old ruin to the gable;

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- extension to the rear of the building at ground and first floor level (approx. 36sq.m); removal of internal walls and partitions; modifications to elevations including the removal of windows and the provision of new window and door openings; and provision of new private open space terraces/balconies to the rear/side of the building;
- the revised proposal shall also provide for a total of 43 car parking spaces; public and communal open space areas; 18 secure bicycle parking spaces; new bin storage area (approx. 23sq.m); all other development within the site remains as previously permitted under Reg. Ref. SD17A/0064 and ABP Ref. PL06S.249209.

The proposal would be **an increase of six extra units on site.**

Zoning:

The subject site is subject to zoning objective 'RES' - '*To improve and/or protect residential amenity.*'

Consultations:

Environmental Services (Surface Water)	No objection, subject to conditions.
Irish Water	No objection, subject to conditions.
Public Realm	Requests Additional Information.
Roads	No objection, subject to conditions.
Housing	No objection, subject to conditions.
Waste Management	No objection.
Heritage Officer	No reply
An Taisce	Recommends consideration of certain issues.
Architectural Conservation Officer	No reply
Housing Strategy Unit	No objection subject to conditions.

Strategic Environmental Assessment Screening

Indicates no overlap with the relevant environmental layers.

Submissions/Observations /Representations

None.

Relevant Planning History

SD17A/0064 – Permission **granted** by An Bord Pleanála (upholding a decision of South Dublin County Council), and following a request for additional information. The grant of permission subject to omission of 3 no. units as originally proposed. The original description of development was:

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A residential scheme (total GFA c.8,704.4sq.m) on a site at Ballyroan House (a Protected Structure) to provide for 23 residential units (ranging in size from 83.9sq.m - 348.4sq.m) in the form of 21 houses and 2 apartments, all in an overall proposal of 1 - 3 storeys in height. The development shall comprise: (a) The demolition of an existing 2 storey stable block in use as a garage/former office accommodation (c.587.72sq.m) and the demolition of single storey print shop on site (c.150.12sq.m); (b) The vertical separation and restoration of Ballyroan House (c.710.2sq.m) in to 3 residential units (2 - 3 storeys in height) in the form of House Types A, A1 and A2, the demolition of extensions to the original Protected Structure including a two storey block work extension and a single storey extension to the rear and the removal of an old ruin (total demolition of extensions/old ruin c.170.8sq.m), the removal of internal walls and partitions, modifications to elevations including the removal of windows, the provision of new window and door openings, the construction of a modern glass and metal entrance to the fore of the protected structure and the construction of a modern glass and metal extension to the rear, and (c) the construction of 18 house units on site in the form of Types B, B1, B2, C, C1, C2, C3, D, F1 and F2 (varying in height from 1 - 3 storeys) and 2 apartment units in Block E/Type E units (2 storeys). There are options to provide for a number of variations to Unit Types B, B1, B2, C, C1 and C2 and permission is sought to implement a combination of these options within the scheme. These options will determine development mix with provision made for accommodation generally in the form of 1 - 4 bedroom units in a combination of detached, semi-detached, terraced and apartment units across the site. Type F units are single storey in nature with split level access and associated courtyards (Type F1 - entrance FFL 70.81, ground FFL67.81; Type F2 - entrance FFL 71.26, ground FFL 68.26). The proposal shall also provide for 43 car parking spaces, vehicular and pedestrian access via existing access point from Ballyroan Heights; new pedestrian access to adjoining park; private open space areas in the form of side/rear gardens, courtyards and balcony/terrace spaces; public open space areas, new boundary treatments, public lighting and all associated site development, site services and landscape works.

Relevant Enforcement History

None

Pre-Planning Consultation

None

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.

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

Policy H8 Residential Densities

It is the policy of the Council to promote higher residential densities at appropriate locations and to ensure that the density of new residential development is appropriate to its location and surrounding context.

Policy H9 Residential Building Heights

It is the policy of the Council to support varied building heights across residential and mixed use areas in South Dublin County.

Policy H10 Mix of Dwelling Types

It is the policy of the Council to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the provisions of the Interim South Dublin County Council Housing Strategy 2016-2022.

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 H12 Public Open Space

It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

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 (inc. 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.

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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 H16 Steep or Varying Topography Sites

It is the policy of the Council to ensure that development on lands with a steep and/or varying topography is designed and sited to minimise impacts on the natural slope of the site.

Section 3.2.0 Community Facilities

Policy C1 Community Centres

It is the policy of the Council to ensure that all communities have access to multifunctional community centres that provide a focal point for community activities.

Section 3.13.0 Open Space Management & Use

Policy C12 Open Space

It is the policy of the Council that a hierarchical network of high quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management.

Section 4.3.2 Employment and Residential in Regeneration Zones

Policy ET2 Enterprise and/or Residential Led Development in Regeneration Zones.

It is the policy of the Council to facilitate and support the regeneration of underutilised industrial areas that are proximate to urban centres and transport nodes and to promote and support more intensive compatible employment and/or residential led development in regeneration zones.

Policy UC6 Building Heights

It is the policy of the Council to support varied building heights across town, district, village and local centres and regeneration areas in South Dublin County.

Section 6.3.0 Walking And Cycling

Policy TM3 Walking and Cycling

It is the policy of the Council to re-balance movement priorities towards more sustainable modes of transportation by prioritising

Section 6.4.3 Road and Street Design

Policy H12

It is the policy of Council to ensure that streets and roads within the County are designed to balance the needs of place and movement, to provide a safe traffic-calmed street environment, particularly in sensitive areas and where vulnerable users are present.

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Section 6.4.4 Car Parking
Policy TM7 Car Parking

Section 7.1.0 Water Supply & Wastewater
Policy IE1 Water & Wastewater

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

Section 7.2.0 Surface Water & Groundwater
Section 7.3.0 Flood Risk Management

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

Chapter 9 Heritage, Conservation and Landscapes
Policy HCL 1 Overarching
Policy HCL 2 Architectural Heritage
Policy HCL 3 Protected Structures

Section 9.3.1 Natura 2000 Sites
Policy HCL12 Natura 2000 Sites

Section 10.0 Energy
Policy E4 Energy Performance in New Buildings

Section 11.2.0 Place Making and Urban Design
Section 11.2.1 Design Statements
Section 11.3.1 Residential

Table 11.20: Minimum Space Standards for Houses
Table 11.21: Minimum Space Standards for Apartments

Section 11.4.1 Bicycle Parking Standards
Table 11.22: Minimum Bicycle Parking Rates

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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 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 11.8.0 Environmental Assessment

Relevant Government Guidelines

Ministerial Guidelines and Policy

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

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

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

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

Departmental Circulars, Department of Housing, Planning and Local Government (2020) – as listed:

- PL02/2020: Covid-19 Measures

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- PL03/2020: Planning Time Periods
- PL04/2020: Event Licensing
- PL05/2020: Planning Time Periods
- PL06/2020: Working Hours Planning Conditions
- PL07/2020: Public Access to Scanned Documents
- PL08/2020: Vacant Site Levy
- Circular NRUP 02/2021 - Residential Densities in Towns and Villages

Assessment

The main issues for assessment are:

- Zoning and Council Policy
- Architectural Conservation
- Residential amenity
- Access, Transport and Parking
- Public Realm
- Water
- Public Housing (Part V)
- Screening for Environmental Impact Assessment
- Screening for Appropriate Assessment

Zoning and Council Policy

Principle of Development already confirmed with original grant of permission.

Architectural Conservation

Objective HCL3 Objective 3 seeks to ensure that all development proposed that affect a Protected Structure and its setting are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. Policy HCL3 and its other objectives seek the protection of protected structures and their curtilage and attendant grounds.

The proposed development would provide for alterations to the permitted development and the setting that would arise from that development taking place. The various elements can be broken down thus:

- Change to new building D;
- Change to streetscape / landscape to front of Ballyroan House and Block D arising mostly from intensification of parking;
- Internal changes to Ballyroan House and increase in residential density;

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- External changes to Ballyroan House consisting of rear extension, new opes to rear and side and new balconies to rear at 1st and 2nd floor level;
- Changes to landscape to the rear arising from intensification of car parking.

Block D

Block D is permitted as two semi-detached houses with building line level with the rear building line of the protected structure's eastern wing. The permitted buildings would be accessed via driveways either side of a prominent open space dominated by the existing mature tree on-site.

The proposed development brings Block D forward and reconfigures it as 3 no. 2-bed terraced dwellings. The driveways are omitted and the prominent open space is reconfigured to accommodate a bank of 4 no. parking spaces on the bend in the road. The block is shorter in depth but of equal width, and is positioned slightly further to the north than previously permitted.

The relocation of the Block to the north facilitates the provision of larger gardens to the rear – however it should be noted that SDCC sought alignment with the rear building line of the protected structure in their decision under SD17A/0064. The rear gardens do not appear to be as large as is labelled in the Site Layout Plan.

Overall, the additional unit in Block D is judged to have a detrimental visual impact particularly on the setting of the protected structure, due to the changes required to the front, the installation of a bank of parking in place of two driveways. It is considered that this change would present a different character for those entering the grounds. It was noted by SDCC in the assessment of SD17A/0064 that this location is the first part of the site that can be seen by those entering. The proposed change is considered to detract from the provision of open space to the front. The impact of additional car parking and the layout of that car parking would be to detract from the character of the protected structure and the attendant grounds. The resulting layout is not sensitive to the prominent location and proximity to the protected structure. It is considered that the additional unit in Block D should be **refused** or omitted by **condition** from any grant of permission.

Setting of the Protected Structure

Additional parking is also proposed directly in front of Ballyroan House to facilitate the intensification of development within the building and Block D. This is proposed to be provided in a bank of 8 no. parking spaces and a separate accessible parking space. It is a concern that the proposed additional parking to the front would undermine the setting of the protected structure. The bank of 8 no. spaces in an unbroken bank does not accord with DMURS guidance on perpendicular parking.

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Changes to Ballyroan House

The proposed additional division of Ballyroan House is not objectionable in principle. Internal additions of dividing walls are acceptable subject to appropriate construction methods. Additionally, the layouts of the proposed units are generally acceptable. The proposed works to the rear façade includes the provision of balconies at first and second floor level, and a larger rear extension than previously permitted. The proposed rear extension would be finished in painted render whereas the permitted extension was to be finished in glass and metal. The proposed extension is also larger, and would align with the rear building line of the central section of the house, rather than the directly adjoining section. The proposed balconies would be steel framed and would be accessed by new door opens in the rear wall of the protected structure.

The proposed works to the rear façade are considered not to be sensitive or sympathetic to the character and architectural treatment of the building. In particular, the proposed rear extension with its solid appearance and larger footprint represents a major intervention in comparison to what was previously permitted. The steel frame balconies would mark a serious intervention to the rear façade.

Setting of the Protected Structure (Rear)

Additional parking is also proposed to the rear of Ballyroan House. This is considered to be a less sensitive area, although the overall parking provision would appear dominant in the streetscape. Prior to the submission of SD17A/0064, the applicant was advised in pre-planning consultation about the need to reduce car parking dominance of the proposed layout.

For the reasons noted above, it is considered that **additional information** should be sought from the applicant on how the objective of the application (additional residential development) can be met without harming the character and integrity of the protected structure and its attendant grounds.

Residential Amenity

The proposed terraced units adhere to the standards provided for in the 'Quality Housing for Sustainable Communities - Best Practice Guidelines' (2007). In terms of the proposed apartment units, the layouts are constrained by the nature of the project, but are acceptable in the context of infill development.

Access, Transport and Parking

As noted above, the provision of parking is considered to be excessive in terms of its visual impact, particularly to the front of the protected structure. The Roads Department has assessed the quantum of provision and states no objection, subject to standard conditions relating to public lighting, electric vehicular charging, construction management and waste management plans. The Roads report also recommends that the conditions previously attached to SD17A/0064 would continue to apply. This is acceptable.

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Public Realm

The Public Realm Department has noted the lack of play provision, green infrastructure or biodiversity management proposals in the proposed development. The department recommends a request for additional information covering play, green infrastructure, biodiversity management, arboricultural impact and natural SUDs.

It is considered that much of this is outside the scope of an application for limited alterations, however, given the intensification of the residential development envisaged, it is considered that play provision and natural SUDs are relevant items for a request for additional information.

In terms of arboricultural impact, the proposed development would reconfigure the open space in proximity to one of the mature trees on-site. This reconfiguration is recommended to be omitted from any grant of permission and so additional arboricultural assessment is not required.

Water

The Water Services Report seeks only that previous conditions to SD17A/0064 continue to apply regarding agreement of water supply and drainage arrangement. Considering this issue in tandem with the comments of the Public Realm Department, it is considered appropriate to seek **additional information** on the inclusion of natural SUDs features in the development.

Irish Water has stated no objection subject to the agreement of connection agreements, which can be required by **condition**.

Public Housing (Part V)

The Housing Department has provided a report confirming that its preference is to obtain houses on site for fulfilment of the Part V requirement for social and affordable housing. An appropriate **condition** can be applied to a grant of permission.

Screening for Environmental Impact Assessment

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

Screening for Appropriate Assessment

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

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Conclusion

The proposed development represents a risk to the integrity and character of the protected structure, by virtue of additional hard landscaping and parking to the front, reconfiguration of the open space in the prominent location in front of Block D, and the addition of steel frame balconies and a larger scale rear extension with a solid appearance. The applicant should be requested to revise the proposed development to show how the character and integrity of the protected structure and its setting can be maintained. It appears possible from the plans provided that the prospect of intensifying the proposed residential density of the development is incompatible with the adequate protection of the protected structure and its attendant grounds. The applicant should consult with SDCC's Architectural Conservation Officer.

Recommendation

Request Additional Information.

Additional Information

Additional information was sought on 23rd August 2021 and received on 14th February 2022.

Further Consultations

SDCC Architectural Conservation Officer	No objection, subject to conditions.
Public Realm	No report received.
Environmental Services	No objection, subject to conditions.

Further Submissions/Observations/Representations

None.

Assessment of Additional Information

The items of additional information, the response of the applicant to each item, and the assessment of that response, is given below.

Item 1

Conservation.

The proposed development represents a risk to the integrity and character of the protected structure, by virtue of additional hard landscaping and parking to the front, reconfiguration of the open space in the prominent location in front of Block D, and the addition of steel frame balconies and a larger scale rear extension with a solid appearance. The applicant is requested to revise the proposed development to show how the character and integrity of the protected structure and its setting can be maintained. It appears possible from the plans provided that the prospect of intensifying the proposed residential density of the development is incompatible with the adequate protection of the protected structure and its attendant grounds. As per the Chief

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Executive Order, it is recommended that proposed alterations to Block D be omitted from any eventual grant of permission. The applicant should consult with SDCC's Architectural Conservation Officer in advance of responding to the request for further information.

Response

The applicant has submitted a number of documents as part of their response, from their planning consultant, conservation architect, building maintenance consultant and architect. The applicant has also provided revised plans, elevations and section drawings. The proposals include changes to the proposed interventions, layout and material treatment at Ballyroan House. The applicant also states that they have provided a schedule of accommodation however this does not appear in the physical file or on the public file.

Assessment

The SDCC Architectural Conservation Officer has submitted a detail appraisal of the applicant's response to the request for additional information. It is quoted in full below:

Appraisal

Additional information was requested in relation to a number of items relating to the proposed revisions to the development previously granted permission under Reg. Ref. SD17A/0064 changes of which directly relate to the existing Protected Structure, Ballyroan House (RPS Ref. 275).

On foot of a request for Further Information the undersigned was contacted by the agent (Conservation Consultant). The following response was provided by the undersigned which was based on the assessment of the details submitted under SD21A/0175 and the revisions being proposed via email on the 15th October 2022.

"The details requested under the architectural conservation as part of the Request for Further Information states;

The proposed development represents a risk to the integrity and character of the protected structure, by virtue of additional hard landscaping and parking to the front, reconfiguration of the open space in the prominent location in front of Block D, and the addition of steel frame balconies and a larger scale rear extension with a solid appearance. The applicant is requested to revise the proposed development to show how the character and integrity of the protected structure and its setting can be maintained. It appears possible from the plans provided that the prospect of intensifying the proposed residential density of the development is incompatible with the adequate protection of the protected structure and its attendant grounds. As per the Chief Executive Order, it is recommended that proposed alterations to Block D be omitted from any eventual grant of permission. The applicant should consult with SDCC's Architectural Conservation Officer in advance of responding to the request for further information.

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I would share the concerns raised in the request for further information under Item 1. The main concerns being the level of interventions required to the original built fabric and existing architectural features within Ballyroan House, a Protected Structure as part of the current proposal (SD21A/0175).

The attached response to the RFI has addressed the concerns with regard to the visual impacts and landscape setting of the Protected Structure with regard to parking elements and landscaping by providing a more acceptable setting and open area to retain the visual character and link to the front site.

Protected Structure – Direct Impacts

With regard to the proposed works which directly impact on the original built fabric and architectural integrity of the Protected Structure, it is considered that in order to clearly demonstrate the level of intervention and that proposals are adhering to best practice with regard to the retention of architectural features, minimal intervention and good design in providing a sensitive reuse of a protected structure, it is recommended that a Schedule of Works and Method Statement should be completed by a suitably qualified conservation architect. This should be submitted as part of the RFI submission.

The Schedule of Works and Method Statement should provide the scope of works and specifications for same for the insertion of each proposed apartment and for all new additions and interventions. This would have been a requirement under the previous planning application but has not been provided as part of the current application.

Proposed Demolition – With regard to the proposed demolition of existing rear extensions, this will require justification and further detail will be required with regard to the new openings. I have concerns with regard to the number of new doors proposed for insertion into the rear elevation for access to proposed balcony areas.

New elements – Balconies and Rear Addition

The interventions required to allow door openings to access the balcony areas and also how the balconies will be fixed and the overall visual impact.

It is noted on the response submitted to the undersigned that the overall design of the balconies has been revised to allow a more visual aesthetic design and a design which will allow added architectural interest in contrast to the existing rear elevation. I do feel that the revised design is much improved, but I still have reservations about allowing the number of openings required and interventions and direct impact to the original built fabric.

The addition of the balconies requires consideration in that if these are deemed appropriate for a Protected Structure. This will need rationale and justification along with a method statement and specifications/profile for designs and further detail on material, however their insertion and interventions required is the main issue that needs to be addressed.

Rear Addition – I have concerns about the addition of the new block and share the comments already included in the RFI in relation to the block form of the new addition. Likewise, the addition should be a light addition to the rear of the Protected Structure

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and the work required and interventions in allowing the new addition to adjoin and connect to the existing rear elevation should be included in the Further Information submission. The revisions proposed to the addition, providing a finish with blackened vertical timber cladding to tie in with the balconies improves the overall visual impact.

It is considered and recommend that a design rationale and visual impact statement should be provided with regard to the proposed balconies and rear addition and the works required, which will impact on the original built fabric and all interventions should be clearly detailed and included in a Method Statement, dealing all proposed works to the Protected Structure.

This should include fire safety upgrades, upgrades of services to accommodate the proposed apartments and thermal efficiency upgrades which we would like to see included with regard to climate change adaptation and adaptative reuse”.

Additional Information has been submitted and I have assessed this information based on the formal comments the undersigned provided in relation to RFI Item 1.

Assessment of Additional Information Submission –

A number of reports have been submitted in response to RFI and specifically relating to Item 1. The Planning Consultants report provides a response to Item 1 and makes reference to the Architectural Design Statement provided and the Conservation Report which was completed as part of the previous planning application (SD17A/0064).

In summary as previously stated as part of the comment provided previously and referenced above, the proposed revisions to the permitted permission provides for a greater level of landscape setting for the Protected Structure. With regard to parking elements and landscaping by providing a more acceptable setting and open area to retain the visual character and link to the front site a greater level of legibility is provided.

The proposed terrace of 3 no. two bed houses is set back and separated from the Protected Structure and the height and form have been reduced. The design is simple and sits clearly subservient to the Protected Structure. It is considered that the revisions to the proposed terrace of 3 houses is acceptable and a better option at this location. The permitted application included for a new porch to be inserted to the front of the 2-storey element of the Protected Structure which facilitates access for the permitted subdivision into 3 dwellings. The revised proposal removes this addition and maintains the integrity of the front façade of Ballyroan Hose.

The undersigned advised that a revised Method Statement should be provided to include for the new revisions to the Protected Structure to now accommodate 8 no. apartments oppose to the 3 no. apartments permitted. It should be noted that a revised method

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statement has not been provided and in response to this request the applicant has stated that the original method statement will still stand. It is considered that additional detail will be required to cover the additional interventions and works required to provide the now proposed 8 no. apartments by way of a Schedule of Works for each apartment allowing all works to be highlighted and specifications provided for each element.

Having assessed the revision to accommodate 8 no apartments, the additional interventions to the original fabric result in modest to moderate impact on the original fabric. It is considered that a Schedule of Work should be provided to identify all interventions and repairs required under the proposed development and specifications for same. In the event that additional works or interventions are required which were unforeseen full details should be submitted to the Councils Architectural Conservation for assessment and formal agreement prior to any such works being carried out.

Details have been provided in the Architectural Design Statement that an OMC will be incorporated which will be singularly responsible for the management of the upkeep and maintenance of the Protected Structure. I would agree that it is a more favourable arrangement having a coordinated approach for the long-term maintenance and continued use of the Protected Structure.

With regard to the proposed rear balconies which have been included in the revised application. The overall design of the balconies has been revised to allow a more visual aesthetic design and a design which will allow added architectural interest in contrast to the existing rear elevation. It is considered that the revised design to the rear is much improved. The addition of the balconies required some consideration and justification to assess their use to the rear of a Protected Structure.

The amended design for the balconies has included for a reduction in size with further rationalisation of the alignment and interface with the Protected Structure. It is agreed that the changes have resulted in a more sympathetic form and vertically emphasised composition between the balconies and the fabric of the Protected Structure. The overall design will be a light weight steel structure forming independent ground supported structures for the balconies which are not supported in anyway by the Protected Structure.

The revision of the currently permitted addition to the rear to accommodate the layout and interventions required to allow the suitable adaptive reuse of Ballyroan House have been detailed in the Architectural Design Statement.

Justification has been provided with regard to the need for private open space. It is felt that the amendments and the rationale and overall design and structure of the proposed rear balconies has been very well considered. It is therefore considered that the approach will be sensitive and will not cause any direct negative impact on the Protected Structure.

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Recommendation

The proposed development as detailed in the Request for Further Information is considered to be acceptable with the following conditions attached:

1. The proposed repair/conservation and alterations to the Protected Structure, Ballyroan House (RPS Ref. 275) should be carried out in accordance with the Schedule of Works/Method Statement Conservation Report and drawings and particulars submitted. All works should adhere to good conservation practice following conservation principles.

A methodology for demolition of later interventions or the insertion of new ones should be included in a Schedule of Works and details should be provided as to how the protected structure will be safeguarded during the proposed works. Details should also be included as to what safety measures will be put in place during the demolition of the existing outbuilding. Specific details should be provided as to how interior architectural features i.e. original ceilings, plasterwork, staircase, fireplaces and windows are protected and safeguarded during the works. Details should be submitted for agreement and written approval by the Councils Architectural Conservation Officer.

Reason: To ensure works to a Protected Structure and the proposed methodologies for the works associated with the subdivision and the repair and protection of the original built fabric and important architectural features. are carried out in accordance with best practice and the necessary safety measures are put in place to protect original architectural features.

2. Safety measures should be put in place during the proposed works on site. A Safety Statement should be provided detailing how the existing Protected Structures, outbuildings and existing boundary elements (boundary wall along the west side of the site) will be protected during demolition works and site clearance/excavation and construction. The adequate safety measures should be put in place around the protected structure during the construction phase of the proposed development

A safety statement should be submitted for written agreement with the Councils Architectural Conservation Officer prior to the commencement of development.

Reason: To ensure that Ballyroan House (RPS Ref. 275) is safeguarded during the proposed development and appropriate safety measures are put in place to prevent any possible damage to original built fabric or architectural features.

3. In the event that additional works or interventions are required which were unforeseen full details should be submitted to the Councils Architectural Conservation for assessment and formal agreement prior to any such works being carried out.

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Reason: To ensure all works are carried out appropriately and adhering to best practice.

4. A Schedule of materials and finishes should be provided for the proposed new additions and rear extension to the Protected Structure as well as the final palette of materials and finishes for the new build. This should be submitted prior to commencing development by way of confirming final material finishes and colours. This should include full details on materials and finishes for all elements of the proposed development.

Reason: To ensure the proposed new addition, new extension and new glazed link and entrance lobby is of high quality and reflects the overall design ethos detailed in the proposal.

5. Works to the Protected Structure, Ballyroan House (RPS Ref. 275) should be carried out as part and in tandem with the proposed development for new dwellings within the curtilage of the site. Restoration/repair and alterations to Ballyroan House for its re-use are to be completed prior to the first occupation of any new units within the site.

Reason: To ensure that the development is carried out in its entirety prior to the occupation of residential units and in the interests of the restoration and renovation of a Protected Structure.

6. It is considered that a suitably qualified conservation architect shall be present on site to supervise the proposed works to the Protected Structure ensuring that works are carried out as per the Schedule of Works and Method Statement and as per conditions attached to a grant of permission. Details shall be submitted for the attention of the Councils Architectural Conservation Officer re above.

Reason: To ensure proper supervision by a suitably qualified professional during the proposed works to a Protected Structure.

7. Details should be submitted as to what materials are to be salvaged and re-used from the existing outbuildings within the development. Details shall also be submitted with regard to the finish render colour, glazing and all finishes for the proposed new dwellings ensuring good overall visual aesthetics and harmony for the overall development within the curtilage of a Protected Structure. Details shall be submitted for the approval and agreement by the Councils Architectural Conservation Officer.

Reason: To ensure the re-use of salvaged material on site if possible and to provide good overall visual aesthetics and harmony within the development with regard to finishes and materials.

The above conditions should be submitted to the Councils Architectural Conservation Officer (Ms. Irenie McLoughlin) for agreement and written approval prior to the commencement of development.

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Planning Department's Conclusion

Having regard to the above appraisal and the drawings submitted, it is considered that the above **conditions** are appropriate and that permission can be granted on this basis. It is noted that the proposed floor plans show only minor changes to the plans and that these form a reasonable basis for granting permission. The applicant should be required to submit a revised schedule of accommodation for the Planning Authority's agreement prior to commencement of works, as this does not appear on the file at present.

Item 2

Sustainable Drainage Systems.

There is a lack of SuDS (Sustainable Drainage System) shown for the proposed development. Natural SUDS features should be incorporated into the proposed drainage system. The SUDS should be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. The applicant shall show further proposed SuDS features for the development such as Green roofs, grass areas, tree pits, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS.

Response

The applicant's agent has noted that the proposed development is an amendment to a permitted scheme, and notes the drainage measures that were originally permitted, subject to conditions, to include:

- Attenuation storage
- Permeable paving
- Discharge to be maintained at a specified greenfield rate
- A class 1 by-pass separator

The applicant is not proposing to alter the surface water provision.

Assessment

The Environmental Services Department has stated no objection, subject to the continued application of condition 9 of the parent permission. It is considered appropriate that all conditions of the parent permission continue to apply except as specifically altered by this permission, and that this should itself be specified as a **condition of permission**.

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Item 3

Play Provision.

The applicant is requested to provide clarity as to the total number and location of play opportunities; the age range they are appropriate for and whether they are universally accessible. An emphasis should be on active, accessible play throughout the development. The applicant is requested to provide fully detailed play proposals as part of the landscape scheme for the proposed development. The applicant should consider the provision of additional universally accessible equipment within the play proposals for the development. Additional details, specifications and images need to be provided in relation to the proposed playgrounds and play spaces for the development. All play equipment should be of predominantly natural materials with unstructured play included in the proposed design. The applicant should consider the use of engineered woodchip as playground surfacing material.

Response

The applicant's agent has noted that the proposed development is an amendment to a permitted scheme, and has described the original scheme for children's play / landscaping as follows:

“the main open spaces will be landscaped with appropriate planting and natural play areas created by mounding. There is appropriate hedging, seating and a selected water feature to create a high calibre courtyard style setting. The landscape design proposed to the section of open space to the north is informal, with grass mounding and ornamental planting. Informal stone and grass steps create a country feeling here.”

The agent also notes that the overall provision of public open space exceeds the requirements of the County Development Plan and the Apartment Guidelines 2020.

Assessment

The SDCC Public Realm Department has not provided a report at the time of writing. Having regard to the fact that this is an amendment application to a previously permitted scheme, the proposed development is considered to be acceptable.

Screening for Environmental Impact Assessment

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

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance

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from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Other Considerations

This application would amend a permitted residential scheme.

The proposed development would replace the following permitted units:

- 1 no. 1 bed house within Ballyroan House
- 1 no. 3 bed house within Ballyroan House
- 1 no. 4 bed house within Ballyroan House
- 2 no. 2-storey 4-bed houses

The proposed development provides for the following units (replacing the above):

Unit Type	Unit No.	Bedrooms	Floor Area (sq.m.)
House	1	2	80
House	2	2	80
House	3	2	80
Apartment	1	2	72
Apartment	2	2	84*
Apartment	3	2	87
Apartment	4	2	88*
Apartment	5	2	68
Apartment	6	2	71*
Apartment	7	1	48
Apartment	8	1	60

All 8 no. apartments are located in Ballyroan House (a protected structure). The 3 no. houses are located in a new separate building.

Those units marked with an asterix (*) have been slightly reduced in size by way of the response to additional information. See proposed condition 3 under which the applicant is required to submit a final schedule of accommodation.

The alterations to parking do not raise the car parking provision above the County Development Plan maximum rates.

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Conclusion

The applicant has addressed the queries raised in the request for additional information and permission can be granted subject to the conditions attached herewith. The proposed changes to the permitted scheme would, subject to those conditions, be in accordance with the relevant policies and objectives of the South Dublin County Development Plan 2016 - 2022 and 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.

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 14th February 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. Duration of permission. Conditions of SD17A/0064.
 - (a) This permission shall expire upon the expiry of permission Reg. Ref. SD17A/0064, subject to any extension thereof.
 - (b) The conditions attached to the permission referenced in part (a) shall apply, save as may be required by conditions attached hereto or where amended as per the description of this development.
Reason: To specify the date on which the permission shall expire and clarify the

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conditions attached to the development.

3. Schedule of Accomodaiton.

The additional information response proposed revisions to the proposed 8 no. apartments in Ballyroan House. These revisions are minor and permission is granted in accordance with the submitted drawings. Prior to commencement of development, the applicant shall submit a final schedule of accomodation for these 8 no. apartment units, which shall accord with the drawings submitted at additional information stage.

Reason: To ensure development is effectively managed and the conditions of permission can be enforced.

4. Irish Water Connection Agreement.

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

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

5. Council Housing Strategy.

As soon as possible following the final grant of permission, or prior to commencement of development on site, the applicant developer or land owner shall:

- (i) enter into an agreement with the Housing Authority for compliance with the Part V of the Planning and Development Act 2000 (as amended) as referred to in the South Dublin County Council Development Plan 2016-2022, providing, in accordance with that section, for the matters referred to in paragraph (a) or (b) of subsection (3) of section 96, and
- (ii) when the agreement with the Housing Authority for compliance with the Part V of the Planning and Development Act 2000 is finalised to the satisfaction of the Housing Authority, a certified copy of the agreement shall be lodged with the Planning Authority.

Any existing agreement shall be suitably revisited and revised, taking account of the additional units provided for under SD17A/0064 as amended by this permission (9 additional units).

REASON: To promote social integration consistent with policies/objectives of the Councils Housing Strategy as contained in the South Dublin County Council Development Plan 2016-2022.

6. Architectural Conservation - Schedule of Works.

The proposed repair/conservation and alterations to the Protected Structure, Ballyroan House (RPS Ref. 275) shall be carried out in accordance with the Schedule of Works/Method Statement Conservation Report and drawings and particulars submitted. All works shall adhere to good conservation practice following conservation principles.

Prior to the commencement of development, the following details shall be submitted for

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agreement and written approval of the Planning Authority.

a) A methodology for demolition of later interventions or the insertion of new ones shall be included in a Schedule of Works and details shall be provided as to how the protected structure will be safeguarded during the proposed works. Details shall also be included as to what safety measures will be put in place during the demolition of the existing outbuilding. Specific details shall be provided as to how interior architectural features i.e. original ceilings, plasterwork, staircase, fireplaces and windows are protected and safeguarded during the works.

Reason: To ensure works to a Protected Structure and the proposed methodologies for the works associated with the subdivision and the repair and protection of the original built fabric and important architectural features. are carried out in accordance with best practice and the necessary safety measures are put in place to protect original architectural features.

7. Architectural Conservation - Safety Measures.

Safety measures shall be put in place during the proposed works on site. A Safety Statement shall be provided detailing how the existing Protected Structures, outbuildings and existing boundary elements (boundary wall along the west side of the site) will be protected during demolition works and site clearance/excavation and construction. The adequate safety measures shall be put in place around the protected structure during the construction phase of the proposed development

Prior to the commencement of development a safety statement shall be submitted for written agreement of the Planning Authority.

Reason: To ensure that Ballyroan House (RPS Ref. 275) is safeguarded during the proposed development and appropriate safety measures are put in place to prevent any possible damage to original built fabric or architectural features.

8. Architectural Conservation - Additional Works.

In the event that additional works or interventions are required which were unforeseen full details shall be submitted to the Planning Authority for assessment and formal agreement prior to any such works being carried out.

Reason: To ensure all works are carried out appropriately and adhering to best practice.

9. Architectural Conservation - Schedule of Materials and Finishes.

A Schedule of materials and finishes shall be provided for the proposed new additions and rear extension to the Protected Structure as well as the final palette of materials and finishes for the new build. This shall be submitted to the Planning Authority for written agreement prior to commencing development by way of confirming final material finishes and colours. This shall include full details on materials and finishes for all elements of the proposed development.

Reason: To ensure the proposed new addition, new extension and new glazed link and entrance lobby is of high quality and reflects the overall design ethos detailed in the

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proposal.

10. Architectural Conservation - Restoration and Repair.

Works to the Protected Structure, Ballyroan House (RPS Ref. 275) shall be carried out as part and in tandem with the proposed development for new dwellings within the curtilage of the site. Restoration/repair and alterations to Ballyroan House for its re-use are to be completed prior to the first occupation of any new units within the site.

Reason: To ensure that the development is carried out in its entirety prior to the occupation of residential units and in the interests of the restoration and renovation of a Protected Structure.

11. Architectural Conservation - Conservation Architect.

A suitably qualified conservation architect shall be present on site to supervise the proposed works to the Protected Structure ensuring that works are carried out as per the Schedule of Works and Method Statement and as per conditions attached to a grant of permission. Details shall be submitted to the Planning Authority for written agreement.

Reason: To ensure proper supervision by a suitably qualified professional during the proposed works to a Protected Structure.

12. Architectural Conservation - Salvage and Re-Use.

Details shall be submitted as to what materials are to be salvaged and re-used from the existing outbuildings within the development. Details shall also be submitted with regard to the finish render colour, glazing and all finishes for the proposed new dwellings ensuring good overall visual aesthetics and harmony for the overall development within the curtilage of a Protected Structure. Details shall be submitted for the approval and agreement by the Councils Architectural Conservation Officer.

Reason: To ensure the re-use of salvaged material on site if possible and to provide good overall visual aesthetics and harmony within the development with regard to finishes and materials.

13. 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.

14. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery

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

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

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

- Schedule of works to include approximate timeframes
- 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.

15. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €67,352.52 (sixty seven thousand three hundred and fifty two euros and fifty two 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

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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.

16. Pursuant to this decision, no development shall be commenced until security for the provision, satisfactory completion and maintenance, to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy), of roads, open spaces, car parks, sewers, watermains, drains and other publicly accessible services required in connection with the development, has been given by:
- (A) Lodgement of a cash deposit of €60,734.00 (sixty thousand seven hundred and thirty four euros) (amount will be updated at the date of commencement of development in accordance with changes in the Tender Price Index), to be retained by South Dublin County Council and applied by South Dublin County Council at its absolute discretion, if roads, open spaces, car parks, sewers, watermains, drains and other publicly accessible services required in connection with the development are not duly provided, completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy), or
- (B) By lodgement with South Dublin County Council of an approved Insurance Company Bond or a Bond of any Body approved by the Planning Authority in the sum of €69,849.00 (sixty nine thousand eight hundred and forty nine euros) (amount will be updated at the date of commencement of development in accordance with changes in the Tender Price Index) which shall be kept in force until such time as the roads, open spaces, car parks, sewers, watermains, drains and other public services required in connection with the development are provided, completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Council's Taking in Charge Policy). The bond shall be coupled with an agreement empowering South Dublin County Council to apply such sum or part thereof of said bond to the satisfactory completion of publicly accessible services in the development.

REASON: To ensure that a ready sanction may be available to South Dublin County Council to induce the provision of public services and safeguard amenity in the development.

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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.

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REG. REF. SD21A/0175

LOCATION: Ballyroan House, Ballyroan Heights, Dublin 16

Colm Harte

**Colm Harte,
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: 13th March 2022

Hazel Craigie
**Hazel Craigie,
Senior Planner**