

# Comhairle Chontae Atha Cliath Theas

## PR/0339/22

### Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22B/0029      **Application Date:** 25-Jan-2022  
**Submission Type:** New Application      **Registration Date:** 25-Jan-2022  
**Correspondence Name and Address:** Brendan Johnston 20, Moyview, Kildalkey, Navan, Co. Meath  
**Proposed Development:** New playroom lounge to front, side and rear of existing house at ground floor level, infill of side access, also utility to rear in garage storage location and all associated site works.  
**Location:** 23, Glenmaroon Road, Dublin 20  
**Applicant Name:** Robert Hegarty and Helen Lawlor  
**Application Type:** Permission

(AOCM)

#### **Description of Site and Surroundings:**

Site Area: stated as 0.0367 hectares.

#### Site Description:

The application site contains a two storey, semi-detached house, located on Glenmaroon Road in a row of similar dwellings. The surrounding area is residential in nature

#### Site visited:

10 March 2022

#### **Proposal:**

Permission is sought for the following:

- Infill of existing side access to provide a playroom (12.6 sq.m) at the front and a lounge to the rear connecting to a rear extension infilling the area between the rear of the property and existing freestanding garage/store in the rear garden (19 sq.m). Total additional, 'infill', floor area 31.6 sq.m.
- Conversion of part of the existing garage to utility room, accessed from main dwelling (7.5 sq.m)

#### **Zoning:**

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

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### **Consultations:**

Surface Water Drainage – No objection, **conditions** recommended

Irish Water – No objection, **conditions** recommended

### **SEA Sensitivity Screening**

No overlap with relevant layers

### **Submissions/Observations /Representations**

Submission expiry date – 28/02/2022

No submissions or objections received.

### **Relevant Planning History**

None recorded for subject site.

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for subject site.

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

*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.*

*Section 11.3.3 Additional Accommodation*

*(i) Extensions*

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

### **Relevant Government Guidelines**

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

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

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#### Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

#### **Zoning and Council Policy**

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. A residential extension is 'Permitted in Principle' under this zoning objective.

#### **Residential and Visual Amenity**

The proposal includes a ground floor extension and partial conversion of existing garage to utility room. No other external alterations are noted from drawings.

#### Side Extension

There is an existing first floor side extension with a flat roof, constructed to the site boundary. This application seeks to infill the area below this extension. No planning history has been found to confirm when this first floor extension was constructed and while it is noted that the House Extension Design Guide advises against constructing side extensions up to the site boundary, the existing development on the site makes this unfeasible. It is noted that a two-storey side extension to the boundary was granted for under SD18B/0445 to the west of the subject site.

The ground floor side extension would be flush with the front building line. A window would be placed on the front elevation to match the existing fenestration. The existing flat roof first floor extension would be unchanged.

#### Rear Extension

The flat roof rear extension would infill the existing area between the back of the property and the garage located in the rear garden. This would provide for a large open plan living area with an internal connection to the garage, converting part of this space to a utility room. A new door would be located on the rear elevation providing access to the garden which would remain in excess of 70 sq.m, which is acceptable.

In total there would be an additional 39.1 habitable sq.m (including the ground floor extensions and partial garage conversion).

Based on the above, the proposed development is considered acceptable.

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#### Services, Drainage and the Environment

Water Services have reviewed the application and have no objection. Their report recommends inclusion of a **condition** that water butts must be provided as part of provision of Sustainable Urban Drainage Systems (SuDS). This is considered difficult to enforce.

Irish Water have reviewed the application and have stated no objection. Their report recommends the inclusion of **conditions** that all works must comply with Irish Water standards, codes and practices. This is considered appropriate.

#### Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

#### Environmental Impact Assessment

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

#### Other considerations

##### Development Contributions

Existing extensions:	19 sq.m (first floor extension)
Proposed ground floor extension:	31.6 sqm
Garage conversion (habitable):	7.5 sq.m
Assessable Area:	18.1 sqm

##### SEA Monitoring Information

Building Use Type Proposed:	Residential extension
Floor Area:	31.6 sq.m
Land Type:	Brownfield / Urban Consolidation
Site Area:	0.0367 hectares.

#### Conclusion

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

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#### **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 in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, 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 water supply and drainage infrastructure, shall comply with the requirements of

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Irish Water.

(ii) 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.

(iii) 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 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

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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. Irish Water

All works shall comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure and Wastewater Infrastructure

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

#### 4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,880.82 (one thousand eight hundred and eighty euros and eighty 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 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](mailto:customerservice@water.ie).

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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. SD22B/0029**

**LOCATION: 23, Glenmaroon Road, Dublin 20**

*jjohnston*

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**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:** 16.03.22

*Colm Harte*

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**Colm Harte,**

**Senior Executive Planner**