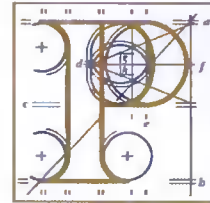


Our Case Number: ABP-313049-22

Planning Authority Reference Number: SD21B/0325



An
Bord
Pleanála

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Planning Department
Planning Counter

23 MAR 2022

Received

Date: 22 March 2022

Re: Extension to rear and side over existing rear/side extension, roof lights, internal alterations and associated site works.
26, Knockmeenagh Road, Clondalkin, Dublin 22

Dear Sir / Madam,

Enclosed is a copy of two appeals under the Planning and Development Act, 2000, (as amended).

Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks beginning on the date of this letter, the following documents:-**

- (i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,
- (ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,
- (iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,
- (iv) a copy of the notification of decision given to the applicant,
- (v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,
- (vi) a copy of the published notice and a copy of the text of the site notice erected on the land or structure,

Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhride	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

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MAY 2 1950
STANFORD

- (vii) a copy of requests (if any) to the applicant for further information relating to the application under appeal together with copies of reply and documents (if any) submitted in response to such requests,
- (viii) a copy of any written submissions or observations concerning the proposed development made to the planning authority,
- (ix) a copy of any notices to prescribed bodies/other authorities and any responses to same,
- (x) a copy of any exemption application/certificate within Part V of the 2000 Act, (as amended), applies,
- (xi) a copy of the minutes of any pre-planning meetings.

2. To ensure that the Board has a full and complete set of the material specified above and that it may proceed with full consideration of the appeal, please certify that the planning authority holds no further material relevant to the case coming within the above list of items by signing the certification on page 3 of this letter and returning the letter to the Board.

3. In addition to the documents mentioned above, please supply the following:- Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development in near proximity. "History" documents should include;

- a) Certified Manager's Order,
- b) the site location, site layout maps, all plans and
- c) particulars and all internal reports.
- d) details of any extensions of time given in respect of previous decisions.

Copies of I-plan sheets are not adequate.

Where your records show that a decision was appealed to the Board, it would be helpful if you would indicate the Board's reference.

Submissions or observations by the planning authority.

4. As a party to the appeal you may, under section 129 of the 2000 Act, (as amended), make submissions or observations in writing to the Board in relation to the appeal within a **period of 4 weeks beginning** on the date of this letter. Any submissions or observations received by the Board outside of that period shall not be considered, and where none have been validly received, the Board may determine the appeal without further notice to you.

Contingency Submission

5. If the decision of your authority was to refuse permission, you should consider whether the authority wishes to make a contingency submission to the Board as regards appropriate conditions which, in its view, should be attached to a grant of permission should the Board decide to make such a grant. In particular, your authority may wish to comment on appropriate conditions which might be attached to a permission in accordance with section 48 and/or 49 of the 2000 Planning Act (Development / Supplementary Development Contributions) including any special condition which might be appropriate

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D01 V902	D01 V902



under section 48(2)(c) of the Act. Any such contingency submission, in circumstances which your authority decided to refuse permission, would be without prejudice to your authority's main submission in support of its decision.

Please quote the above appeal reference number in any further correspondence.

I hereby certify that the planning authority has complied with section 128 and section 37(1)(b) of the 2000 Act, (as amended), and that all material relevant to (ABP-312049-22) the request at 1 on page 1 of this letter has been forwarded.

Signed: _____

Print: (_____)

Date: _____

Yours faithfully,

pp. O'Byrne

Liam Halpin
Direct Line: 01-8737280

BP07

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An Bord Pleanála
64 Marlborough Street
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AKM Design
Unit 6
Kingswood Business Centre
4075 Kingswood Road
Citywest Business Campus
Dublin 24
D24 A068

Re: 26 Knockmeenagh Road, Clondalkin, Dublin 22, D22KF96
Stage: Planning Appeal

P: +353 1 479 6234
E: info@akmdesign.ie
W: www.akmdesign.ie

Dear Secretary,

Please find enclosed the documentation required for first party appeal by Graham Brown of 26 Knockmeenagh Road, Clondalkin, Dublin 22, D22KF96. A decision to grant permission was made under SD21B/0325 and we ask the Bord to consider removing condition no. 2.

I herewith enclose the following in relation to the above:

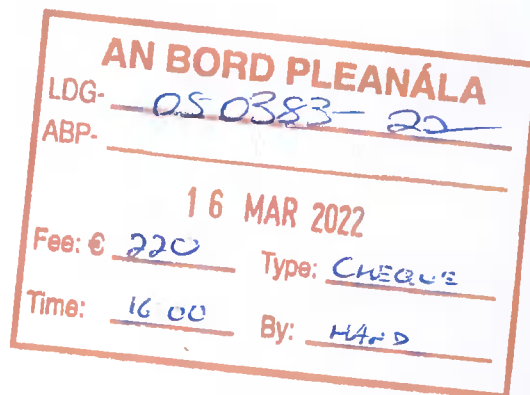
1. Planning Appeal report,
2. Appeal fee,
5. SDCC Decision sd21b/0325.

Please consider this appeal on its merits and we look forward to a positive decision in due course.

Yours Sincerely,



Jong Kim MIPI
AKM Design





AKM Design

Planning Report

for

26 Knockmeenagh Road, Clondalkin, D22

for

Extension to Family dwelling



AKM Design

Unit 6

Kingswood Business Centre

4075 Kingswood Road

Citywest Business Campus

Dublin 24

1.0 Introduction

This planning report is prepared by AKM Design on behalf of the appellant (Graham Brown) to support their planning appeal to An Bord Pleanála. The report should be read in conjunction with the architectural plans, drawings and other documentation submitted with the planning application SD21b/0325.

1.1 Site Location

The subject site is located at 26 Knockmeenagh Road, Clondalkin, Dublin 22. The site contains an extended single storey cottage. There are sheds and a rear garden building towards the rear of the site near the school. The site is bound by a boundary wall and fence and has hedges.

The site is large at 0.33 acres and has a single existing vehicular entrance to the public road.

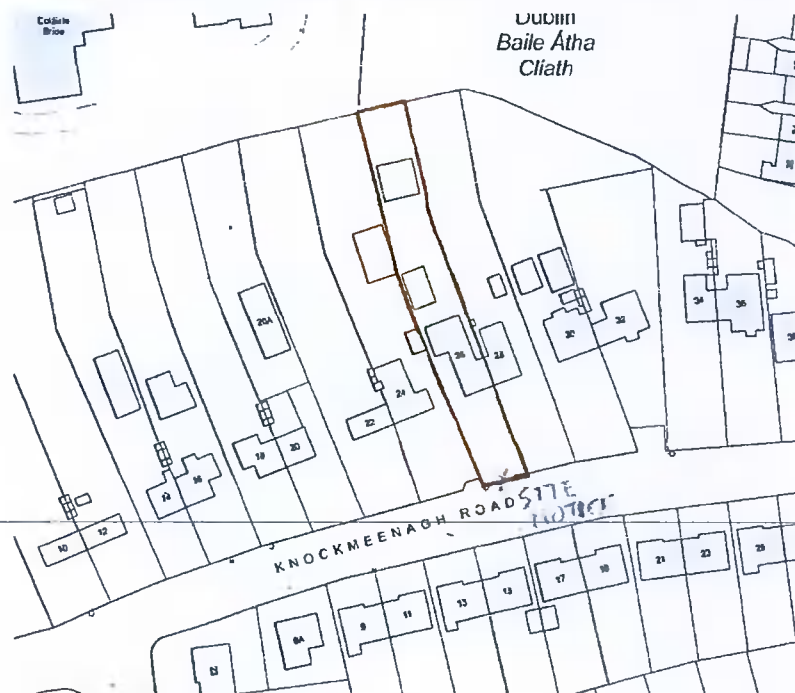


Figure 1 – OS view of the site

1.2 Zoning

The subject site is subject to zoning objective RES - 'To protect and / or improve Residential Amenity' under the South Dublin County Council Development Plan 2016-2022. The site is located within the Knockmeenagh Road Framework Plan Area.

1.3 Proposed Development

The proposed development consists of a domestic extension to cater for the applicants young family. The proposal consists of a first-floor extension to the rear and side over the existing rear/side extension providing 2 new bedrooms and study and bathroom; 3 new rooflights; internal alterations and associated works.

1.4 Planning History

Sd21b/0325 refers to planning permission for the first floor extension to the rear and side over the existing rear/side extension providing 2 new bedrooms and study and bathroom; 3 new rooflights; internal alterations and associated works.

SD14B/0109 refers to single storey extension to side/rear of existing dwelling and alterations including new entrance doors to provide family flat; 2 Velux roof lights to existing rear roof and associated works. Permission granted. This extension has been constructed.

SD13A/0189 refer to demolition of existing shed and existing games room and construction of a detached dormer bungalow and associated works. Permission granted.

SD10A/0390 & ABP Ref. PL06S.23605 refers to retention sought for change of use of the permitted single storey detached games room/store 68sq.m. to a dwelling. Permission sought to extend the dwelling to a dormer bungalow with 2 no. dormer windows and 1 no. Velux windows to rear roof and 4 no. Velux windows & 1 no. solar panel to the front roof, single storey front and rear extension & reposition existing single storey shed/workshop 43sq.m. Permission granted by SDCC and refused by An Bord Pleanala.

SD10A/0207 refers to Change the use of the permitted single storey detached games room structure (68sq.m.) to rear to a dwelling. Permission for retention refused.

SD09A/0354 refers to Detached single storey dwelling (68sq.m.) for a temporary time period of 3 years. Permission for retention refused.

SD09B/0454 & ABP Ref. PL06S.236111 refers to Cease use of detached single storey structure 68sq.m. as dwelling and retain structure in use as a games room/domestic store. Permission for retention granted by SDCC and An Bord Pleanala.

SD08A/0825 & ABP Ref. PL06S.232986 refers to Completion and retention of a single storey two bedroom dwelling house to the rear garden of existing house and also with the removal of existing storage shed to widen rear access and all associated site works. The proposed works was largely the same as the previously refused proposal Reg. Ref. SD08A/0418, with the exception of the proposed demolition of the existing single storey shed on site. Permission for retention refused by SDCC and An Bord Pleanala.

SD08A/0418 refers to Completion & retention of a single storey two bedroom dwelling house to the rear of existing house and all associated site works. Permission and permission for retention refused.

Adjacent and surrounding sites

SD14A/0051 28 Knockmeenagh Road

Removal of existing shed and construction of detached dormer bungalow to the rear garden and associated works. Permission granted. Extension of duration for this permission has been granted (SD14A/0051/EP).

SD13B/0092 28 Knockmeenagh Road

Single storey extension to side and rear of the existing dwelling and associated works. Permission granted.

SD20B/0304 24 Knockmeenagh Road

Retention of the concrete shed base and permission for the construction of a detached shed building to sit on the already constructed concrete shed base and all necessary ancillary site development works to facilitate this development. Permission and retention permission granted

1.5 Grant of Permission under SD21B/0325

The planning permission was granted subject to 5 no. conditions. We ask the Bord to remove condition no. 2 that states following:

2. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit for the written agreement of the Planning Authority revised plans that incorporate a 0.5 m setback at first floor from the eastern and western elevations of the extension

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

1.5.1 Removing Condition no. 2 of SD21b/0325

We ask the Bord to consider our first party appeal. I consider this proposed extension to the dwelling does not have any adverse impact on adjoining dwellings.

- The extension to the dwelling is modest and located to the rear of the building line,
- The proposal does not give rise to overlooking,
- The proposal does not give rise to over shadowing,
- The proposed extension complies with the SDCC Development Plan
- The proposed external materials are acceptable and are keeping with character of the area,
- The condition no. 2 makes unnecessary amendments to the proposal that would impact on the energy efficiency of the proposal.

1.6 Relevant SDCC Development Plan Planning Policy

The planning authority have outlined a range of policies in the 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.

Policy H18 Objective 1:

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 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.2 Residential Consolidation

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)

The House Extension design guide contains the following guidance on house extensions, including for rear extensions:

Elements of Good Extension Design:

- Respect the appearance and character of the house and local area;
- Provide comfortable internal space and useful outside space;
- Do not overlook, overshadow or have an overbearing affect on properties next door;
- Consider the type of extension that is appropriate and how to integrate it; and
- Incorporate energy efficient measures where possible.

Rear extensions:

- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.
- Match the shape and slope of the roof of the existing house, although flat roofed single

storey

extensions may be acceptable if not prominent from a nearby public road or area.

-Make sure enough rear garden is retained

-Do not create a higher ridge level than the roof of the main house.

-The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.

1.7 Relevant Government Guidelines

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

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

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

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009).

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).

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

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

1.8 Summary of the Grounds of Firs Party Appeal

We ask the Bord to review the decision to grant permission subject to condition 2 that requires amendments to the proposed design of the extension.

We consider the impact of the proposed development have been exaggerated by the planning authority.

The proposed extension respects the appearance of the existing dwelling and character of the street and respect adjoining dwellings.

We consider the proposed works have no adverse impacts on the adjoining dwellings by way of overlooking or overshadowing or any other impact.

The proposed extension to the dwelling complies with the SDCC Development Plan.

Overall, we consider the proposal for the extension to the family dwelling will improve the amenities of the area.

2.0 Planning Assessment

The proposed development is assessed against the South Dublin County Council Development Plan and National Planning Policy guidance set out above. The main planning issues are as follows:

- Applicants Family Situation,
- Principle of development,
- Zoning of site,
- Removal of condition no. 2
- Impact on adjoining dwellings,
- Separation to Boundaries,
- Visual Impact,
- Proposed Materials,
- Energy Upgrade.

2.1 Applicants Family Situation

The existing single storey dwelling on the site is the appellants family home. We ask the board to consider the applicants family situation and consider that 3 generations of family and pets currently live in the single storey dwelling. The applicants elderly mother resides with the applicant family. The applicant's children aged 12 and 9 (boy and girl) are currently sharing a bedroom.

The current dwelling needs to be upgraded in terms of energy efficiency (wall and roof insulation are need improvement). The proposal seeks to build directly onto top of the main living spaces of the dwelling to ensure efficiency (heat rises). The current home is too small and does not suit the existing family situation especially for the young children.

2.2 Principle of Development

I consider the principle of development for the construction of a new extension to the family dwelling is acceptable in principle. There is a lot of planning history in the area for similar developments on the street.

2.4 Zoning of Site

The site is zoned for residential development and are already fully serviced with infrastructure. The proposed development is consistent in principle with zoning objective RES – 'To protect and/or improve residential amenity'. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010. This objective is achieved through the proposed development of a much-needed extension to the family dwelling.

The site is also located within the Knockmeenagh Road Framework Plan Area 2013. The Plan allow new dwellings to be located within 1 metre of adjoining boundaries. I refer to section 4.3.2 Separation Distances to Boundaries. Other dwellings on the street have been developed within this planning precedent setback. This matter needs to be taken into consideration in decision this planning application.

2.5 Removal of condition no. 2 of Sd21b/0325

The planning permission was granted subject to 5 no. conditions. We ask the board to remove condition no. 2 that states following:

2. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit for the written agreement of the Planning Authority revised plans that incorporate a 0.5 m setback at first floor from the eastern and western elevations of the extension

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

Condition 2 that requires unnecessary amendments to the proposed design of the extension. It makes unnecessary amendments to the proposal that would reduce impact the energy efficiency of the proposal by creating more flat roof at ground level. It will increase the cost of the overall construction aswell by increasing the complexity of the build.

2.6 Impact on Residential Amenity

The appellants want to ensure their proposed extended dwelling has no adverse impacts on their neighbours. In terms of impact on residential amenity, we ask the Bord to consider that the extended dwelling has no adverse overshadowing impact on any adjoining dwellings

The proposed dwelling does not cause any adverse overlooking to neighbouring properties. There is only 1 window at first floor level (bathroom) in the western elevation. This window shall be obscured glazed.

The proposed dwelling does not have cause any adverse impact on adjoining residential amenity. The proposed dwelling has been developed with due regard to the principles of universal design. The internal layout has been designed for ease of access and use with adequately sized circulation spaces, door sizes and fittings and fixtures.

There is no possibility for overlooking from an opaque window serving a non-habitable room (bathroom).

2.7 Separation to Boundary

We the Bord to consider the Knockmeenagh Road Framework Plan 2013. I refer to 4.3.2:

4.3.2 Separation Distances to Boundaries

New housing should also be setback from common boundaries. A minimum separation distance of at least 2m is recommended between the flank walls of new housing. This will provide a separation distance of at least 1 metre to facilitate property maintenance and bin storage.

The applicant asks the Bord to reconsider the condition no. 2 in respect of the setback to boundaries. We ask the Bord to review the proposed extension is setback a distance of 32 metres from Knockmeenagh Road. The proposed extension is already sufficiently setback from the adjoining western and eastern boundaries in line with comparable neighbouring dwellings. The subject site is similar to the adjoining properties are that have very large and private gardens (0.3 acres) and have existing planting in the front gardens that will obscure a direct view of the works.

The applicant respectfully asks the Bord to reconsider and accept that the proposed first floor extension is set back behind the front building line of the original dwelling and the change in external materials (burnt timber larch) helps break up the extension to the dwelling and overall makes it appear at an acceptable human scale.

We ask the Bord to review the planning history of the Knockmeenagh Road where a number of new dwellings were permitted to be located circa 1 metre of shared boundaries (for example Sd13A/0008) and various types of two storey extensions have been permitted on similar properties (for example Sd19b/0276).

The proposed first floor extension is already setback from the western and eastern boundaries and the applicant does not proposed to alter the design in line with the planning authority request.

2.8 Visual Impact

We ask the Bord to consider the first floor element of the rear extension is set behind the original cottage to reduce its visual impact. The height of the extension cannot be reduced any further without making the proposed first floor living space of the dwelling inhabitable. The requested reduction of 0.5 metre by the planning authority during the planning process would render the floor to ceiling height incompatible with building regulations requirements of 2.4 metres as a minimum for floor to ceiling height.

The flat roof is warm roof / warm deck construction characterised by having the principal thermal insulation placed above the structural deck, with a vapour control layer between the deck and the insulation. The upstand of the parapet / roof is set at a minimum to allow for the proposed metal capping. This is the lowest overall building height possible for a flat roof of this particular design.

2.9 Proposed Materials

We ask the Bord to consider the proposed choice of materials are in keeping with the existing dwelling. The proposed materials are high quality, sustainable (timber, self-coloured render, zinc, energy efficient windows) & durable and will create a high quality residential environment. The choice of darker (black) burnt larch as a cladding material will provide a suitable contrasting material to the old dwelling.



Burnt larch laid vertically in planks with consistent gap and corner bead. The charred timber cladding technique weatherproofs the timber planks and offers protection from insect attack, as well as creating a striking contemporary finish. The proposed materials (burnt larch) complements older buildings whilst providing a contrasting palette of finish. The proposed extension to 26 Knockmeenagh Road visually contrasts to the grey slate roof of the original single storey dwelling.

2.10 Energy Upgrades of Existing Dwelling

The proposed extension to the dwelling has been designed to meet the SDCC Development Plan requirements and the 'Quality Housing for Sustainable Communities' (2007) standards. The extended dwelling shall be constructed to NZEB standards and the BER target is the highest A rating giving the highest level of energy efficiency. We ask the Bord to consider the amendments to the dwelling (condition 2) shall create excessive flat roof sections and this will result in a reduction in energy efficiency.

3.0 Conclusions

We ask the Bord to consider removing condition no. 2 of planning permission SD21B/0325.

The proposed extension to the dwelling does not detract from the residential amenity of neighbouring dwellings and does not give rise to overlooking, overshadowing or any other issue that could cause an adverse impact on adjoining dwellings.

The proposed dwelling represents efficient use of an urban site within walking distance of the public transport and is well served by cycle networks and is located in close proximity to local shops, services and amenities.

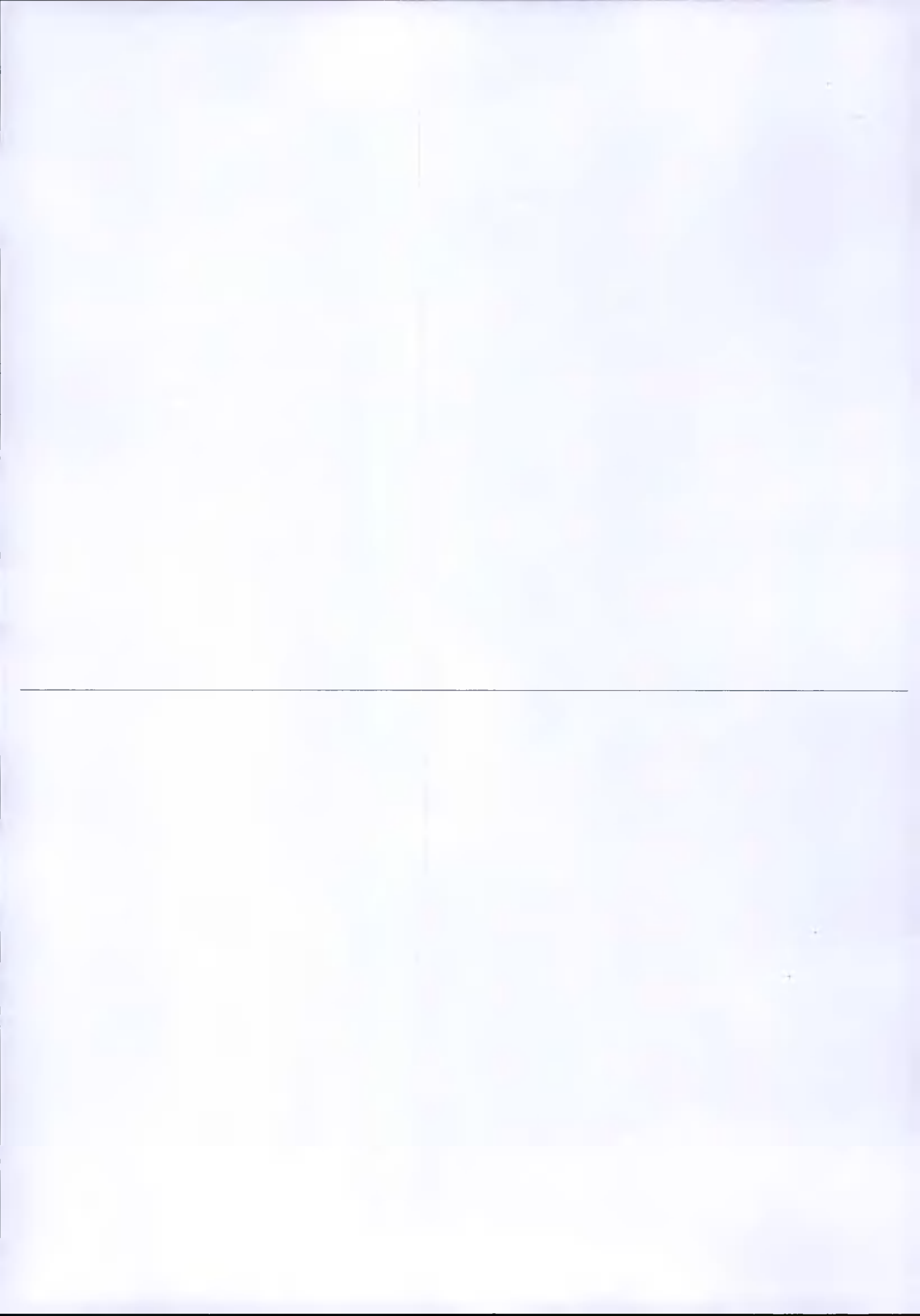
The proposal is fully consistent with the zoning objectives and is supported by the policies in the South Dublin Council Development Plan and National Planning Guidance.

Having regard to the provisions of the South Dublin Development Plan 2016-2022 and the nature and scale of the proposed development, it is considered that subject to the compliance with conditions; the proposed development would not result in undue impact on residential amenity and would not materially contravene the policies of the SDCC development plan. The proposed development would therefore be in accordance with the property planning and sustainable development of the area.

The proposed dwelling represents the most efficient use of the site without detracting from the residential amenity of neighbouring dwellings. The proposal is fully consistent with the zoning objectives and is supported by the policies in the South Dublin Council Development Plan and National Policy Guidance.

I respectfully request the Bord to grant permission for the extension to the dwelling.

Jong Kim MIPI
AKM Design



An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdublincoco.ie

AKM Design
Unit 4, Orchard Business Centre
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Dublin 24

NOTIFICATION OF DECISION TO GRANT PERMISSION
PLANNING AND DEVELOPMENT ACT 2000 (as amended) & PLANNING
REGULATIONS THEREUNDER

Decision Order Number:	0219	Date of Decision:	17-Feb-2022
Register Reference:	SD21B/0325	Date:	21-Jan-2022

Applicant: Graham Brown

Development: First floor extension to the rear and side over the existing rear/side extension providing 2 new bedrooms and study and bathroom; 3 new rooflights; internal alterations and associated works.

Location: 26, Knockmeenagh Road, Clondalkin, Dublin 22

Floor Area:

Time extension(s) up to and including:

Additional Information Requested/Received: 26-Jul-2021 /21-Jan-2022

Clarification of Additional Information Requested/Received:

DECISION TO: Pursuant to the Planning & Development Act 2000 (as amended), it is hereby decided, 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 conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions

being as set out in the said Second Schedule and the said decision is subject to the said conditions.

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 condition(s) set out hereunder is thereby 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 the 21st of January 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. Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit for the written agreement of the Planning Authority revised plans that incorporate a 0.5 m setback at first floor from the eastern and western elevations of the extension.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. (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 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 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.

4. Surface Water Drainage

Include water butts as part of SuDS (Sustainable drainage systems) measures for the proposed development with an overflow to the surface water drainage network.

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

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,671.84 (one thousand six hundred and seventy one euros and eighty four cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

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

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

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

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

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

The Developer is advised that under the provisions of the Construction Products Regulation 2013 (No.305/2011-CPR) All products sourced for use in building process must conform with the statutory requirements of the CPR. For more information on these responsibilities see <http://ec.europa.eu/enterprise/sectors/construction/legislation>.

From March 1, 2014 the Building Control (Amendment) Regulations 2013 (SI 80 of 2013) come into effect. All Commencement Notices for works greater than 40sq.m are obliged to be accompanied by a number of certified undertakings as described by these Regulations.

Please note that upon receipt of this document you are obliged to remove the planning site notice in compliance with Article 20 of the Planning and Development Regulations 2001, as amended.

Please note that any valid submissions or observations received in accordance with the provisions of the Planning and Development Regulations 2001, as amended, have been considered in the determination of this application.

Signed on behalf of the South Dublin County Council.



for Senior Planner

24-Feb-2022

NOTES

(A) REFUND OF FEES SUBMITTED WITH A PLANNING APPLICATION

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application and where both applications related to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of two months beginning on the date of the Planning Authority's decision on the second application. For full details of fees, refunds and exemptions the Planning & Development Regulations, 2001 should be consulted.

(B) APPEALS

1. An appeal against the decision may be made to An Bord Pleanála. The applicant or ANY OTHER PERSON who made submissions or observations to the Local Authority may appeal within FOUR WEEKS beginning on the date of this decision. (N.B. Not the date on which the decision is sent or received).
2. Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start. In the case of a third party appeal it must be accompanied by the acknowledgement by the Planning Authority of receipt of the submissions/observations. Appeals should be sent to:
The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1.
3. An Appeal lodged by an applicant/ agent or by a third party with An Bord Pleanála will be invalid unless accompanied by the prescribed fee. A schedule of fees is at 7 below.
4. A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanála a further fee (see 7 (g) below).
5. A person who is not a party to an appeal must pay a fee to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.
6. If the Council makes a decision to grant permission/grant permission consequent on a grant of outline permission and there is no appeal to An Bord Pleanála against this decision, PERMISSION/PERMISSION CONSEQUENT ON A GRANT OF OUTLINE PERMISSION will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If any appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/PERMISSION CONSEQUENT ON A GRANT OF OUTLINE PERMISSION/RETENTION as soon as may be after the withdrawal.
7. Fees payable to An Bord Pleanála from 10th December 2007 are as follows:
 - (a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development made by the person by whom the planning application was made. where the application relates to unauthorised development.....€4,500.00 or €9,000 if an E.I.A.R. is involved
 - (b) Appeal against a decision of a planning authority on a planning application relating to commercial development made by the person by whom the planning application was made. other than an appeal mentioned at (a)..... €1,500.00 or €3,000.00 if an E.I.A.R. is involved
 - (c) Appeal made by the person by whom the planning application was made, where the application relates to unauthorised development other than an appeal mentioned at (a) or (b)..... €660.00
 - (d) Appeal other than an appeal mentioned at (a), (b), (c) or (f) €220.00
 - (e) Application for leave to appeal..... €110.00
 - (f) Appeal following a grant of leave to appeal..... €110.00
 - (g) Referral €220.00
 - (h) Reduced fee (payable by specified bodies) €110.00
 - (i) Submission or observations (by observer) €50.00
 - (j) Request from a party for an Oral Hearing..... €50.00

If in doubt regarding any of the above appeal matters, you should contact An Bord Pleanála for clarification
at Telephone 01-858 8100