

Comhairle Chontae Atha Cliath Theas

PR/0417/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0602 **Application Date:** 30-Nov-2021
Submission Type: Additional **Registration Date:** 09-Mar-2022
Information

Correspondence Name and Address: G. Davenport Architecture Design 'Coranna',
Mooretown, Ratoath, Co. Meath

Proposed Development: Single storey ground floor extension to existing dwelling house at front rear and side comprising new roofs; new roof lights; decorative stone treatment; new window and front door locations; new wastewater treatment system and percolation area; part removal of existing front boundary stonewall to allow for better visibility and site access to shared driveway; part conversion of existing attic for non-habitable use.

Location: Mount Carmel, Old Lucan Road, Dublin 20

Applicant Name: Liam & Joanne Munnelly

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.147 hectares

Site Description:

The application site contains a single storey, detached, pitched roof bungalow dwelling, setback from the road on a large plot along Old Lucan Road. Old Lucan Road is characterised by one off dwellings on the north side, with the N4 national road located to the south.

Site visited:

10 January 2022

Proposal:

Permission is sought for the following:

- 2 single storey front extensions
- Single storey rear extension
- Single storey side extension
- Conversion of attic to non-habitable use
- Roof lights

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- Decorative stone treatment
- Revisions to window and door locations
- New wastewater treatment system and percolation
- Part removal of front boundary stonewall and widening of existing communal entrance to 9.55m

Zoning:

The site is subject to zoning objective 'HA-LV' - *'To protect and enhance the outstanding character and amenity of the Liffey Valley.'*

Consultations:

Surface Water Drainage – Further Information recommended
Irish Water – No objection, conditions recommended
Roads – Refusal recommended
Environmental Health – No objection, conditions recommended

Submissions/Observations /Representations

Submission expiry date – 12/01/2022
No submissions or observations received

Relevant Planning History

None recorded for subject site.

Mews Cottage to West

SD17B/0291: Permission refused for construction of a new timber post and panel fence on a new western boundary and to demolish part of the existing stone boundary wall facing the Old Lucan Road for the construction of 4 new rendered masonry piers with new timber gates, forming a new vehicular entrance to existing cottages. **Refused** for 6 reasons, relevant reasons summarised as follows

- Removal of existing trees and hedgerow and the demolition of the old stone boundary along the Old Lucan Road would materially contravene the zoning objective of the site.
- Removal of the existing old stone boundary wall would negatively impact the streetscape and be contrary to Policy HCL5 of the Development Plan
- To ensure maximum visibility from the site entrance, an increased amount of the old stone wall would need to be removed injuring the character and amenity of the area.
- Proposed development would set an undesirable precedent for other similar developments.

SD10B/0147: Permission granted for a new vehicular entrance onto the Old Lucan Road West.

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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

Section 2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

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).

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Layout plans
- Residential and Visual Amenity
- Roads
- Services, Drainage and the Environment
- Environmental Health
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'HA-LV' - *'To protect and enhance the outstanding character and amenity of the Liffey Valley*. A residential extension is 'Open for Consideration' under this zoning objective in existing premises and in accordance with Council policy for residential development in rural areas.

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Layout plan

At the east end of the site the red line boundary runs north south and is approx. 0.5m from the side wall of the 'mews dwelling' to the east. The existing north south driveway that appears to serve the application site and the 'mews dwelling' is not clearly shown on the site layout drawings. Revised drawings are required accordingly under **further information**. The revised drawing should also show the site of the 'mews dwelling' outlined in blue (if it is within the control of the applicant).

Residential and Visual Amenity

The proposal includes 2 front extensions, a side extension and a rear extension, part conversion of the attic to non-habitable space, rooflights, alterations to window and door locations and design and widening of communal entrance to 9.55 m.

Front extensions are proposed at both ends of the front elevation, creating a u-shape, with the front entrance relocated to the centre. The western front extension would extend 1.85m from the front building line, with the eastern extension projecting 2.3m. While the House Extension Design Guide recommends front extensions not exceeding 1.5m projections, given that the property is a one-off detached dwelling and there is no prevailing building line along the road, the front projections are considered acceptable. Both projections would have pitched roofs, complementary in style to the neighbouring bungalow to the east. The rear and side extensions are similar in form and scale, with ample driveway and garden retained to serve the dwelling. Based on the aforementioned, all the ground floor extensions are considered acceptable in principle.

Window alterations would create a more uniform elevation than the property currently has, and it is considered that these changes will assist in creating a more attractive property in the HA-LV area.

Residential extensions in the HA-LV area must be assessed against criteria stated under H27 Objective 1. H27 Objective 1 states development in HA-LV areas must comply with the following:

- *Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features;* It is considered that the proposed development would create a more attractive dwelling, sympathetic in style to neighbouring properties. It is not considered that there would be any impacts on the amenity of natural beauty and/or built heritage features.
- *Will not have a negative impact on the environment including flora, fauna, soil, water (including groundwater) and human beings;* given the scale of the development, the existing use of the site for residential development and its location, it is not considered that there will be any negative effects on flora, fauna or human beings. As stated under

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Services, Water and Drainage, **further information** should be requested to ensure the protection of groundwater at the site.

- *Is designed and sited to minimise impact on the site's natural contours and natural drainage features;* The design of the extensions appears to take into consideration existing site circumstances and given their scale it is not considered that there will be significant impact on the natural contours of the site.
- *Retains and reinstates traditional roadside and field boundaries;* As stated under Roads, the applicant should be requested to submit **further information** addressing concerns in relation to the site access and traditional roadside boundary.
- *Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls;* given the scale of the development, it does not appear that any intrusive engineered solutions are required, and none have been indicated in the application documentation.
- *Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards;* **Conditions** have been recommended by the Environmental Health Officer to ensure compliance with codes of practice for wastewater treatment systems.
- *Would not create or exacerbate ribbon or haphazard forms of development* It is not considered that the proposed development would exacerbate ribbon or haphazard forms of development. The extensions are modest in nature, upgrading the living accommodation and appearance of an existing dwelling.

There are some discrepancies noted between the proposed elevations, floor plans and site layout plan, particularly the west side elevation does not appear to be accurate. In addition, rooflights are not accurately shown across all drawings and the proposed first floor plan is not clear as it shows roofing as well at this level and no roof plan has been submitted. The applicant should be requested to submit clearer, more consistent and accurate drawings as **further information** to ensure the proposal can be assessed fully.

Roads

The Roads Department has reviewed the application and has recommended **refusal** on the following grounds:

1. *The proposed communal vehicular access has a width of 9550mm. This width is considered excessive, particularly with regards to zoning objectives within the SDCC CDP 2016-2022, and represents an unsuitable precedent.*

An extract from the Roads report states:

Zoning Objective: *The site is subject to zoning objective HA-LV, "To protect and enhance the outstanding natural character and amenity of Liffey Valley Area" under the SDCC CDP 2016-2022. In this case, particular attention should be given to the objective*

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that any planning application “Retains and reinstates traditional roadside and field boundaries” (H27 Objective 1).

Cycle Network: The NTA Greater Dublin Cycle Network plan runs east west along the southern site boundary fronting this section of the Old Lucan Road

It is the opinion of the Roads Department that separate driveway arrangements to each dwelling could be accommodated and facilitated within the existing sites with a limited right of way area via the existing shared vehicular entrance.

It is considered that, rather than refusing the proposal, the applicant should be requested to submit **further information** addressing the concerns of the Roads Department and taking into account the points raised in relation to the retention of traditional roadside boundaries and the potential for revised driveway arrangements.

Having regard to the Roads comments above it is considered that a reduced width communal access would be more appropriate rather than creating any new access along this road.

Services, Drainage and the Environment

Water Services has reviewed the application and has recommended **further information**. An extract from the report states:

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

Note:

If a soakaway is proposed the applicant shall submit the following:

- (a) *a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
- (b) *a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:*
 - (i) *At least 5m from any building, public sewer, road boundary or structure.*
 - (ii) *Generally, not within 3m of the boundary of the adjoining property.*
 - (iii) *Not in such a position that the ground below foundations is likely to be adversely affected.*

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- (iv) *10m from any sewage treatment percolation area and from any watercourse / floodplain.*
 - (v) *Soakaways must include an overflow connection to a public surface water sewer where possible.*
1. *Include water butts as part of additional SuDS (Sustainable Drainage Systems) for the proposed development.*

It is considered appropriate to request the recommended **further information** in relation to surface water drainage plans to ensure early consideration of these matters.

Irish Water have reviewed the application and have stated no objection in relation to water and have stated the EHO should be referred to in relation to foul water.

Environmental Health

Environmental Health has reviewed the application and has stated no objection subject to the inclusion of the following conditions:

1. *The wastewater treatment systems proposed to be installed shall be located as per the site layout plan and installed in accordance with:*
 - *The Environmental Protection Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.*
2. *All setback distances shall be observed as per the EPA Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.*
3. *The effluent treatment systems must be certified to EN 12566-3 and S.R 66 standard.*
4. *The location and install of the WWTS and polishing filters must comply with the current EPA code of practice and all manufacturers' specification.*
5. *The drinking water supply must be to the public mains as detailed in the planning application form.*
6. *The applicant shall enter into an on-going maintenance contract with an appropriately qualified person for the lifetime of the waste water treatment systems to ensure the wastewater treatment systems are working effectively at all times.*
7. *The installation must be supervised by a suitably qualified person/contractor and a completion report must be prepared to include photographic evidence of the completion of works.*
8. *Site Assessor's recommendations:*

The proposed Percolation System recommended for installation is a New P6 WWT and installation of a pressurized percolation area. The WWTS must be SR-66 certified. Given a T value of 34 and a P value of 24 with a maximum house capacity of 32 and a maximum house capacity of 6 (based on EPA revision August 2021), the pressurised percolation area is to be 90 metres squared. This means that the polishing filter will be loaded at 10 litres/metres squared/day as per EPA guidelines.

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Location and installation of the WWTS and polishing filter must comply with the current EPA code of Practice and all manufacturers' specifications.

Only grey and foul water from the house and garage are to enter the WWTS. All storm water is to be diverted to separate soak pits.

Alternative solutions which comply with current EPA Code of Practice along with the results of this percolation test may also be acceptable. A suitable qualified person must certify any recommendations to the proposed design.

Noise

- 1. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting any noise sensitive location.*
- 2. No heavy construction equipment/machinery (to include excavators, dump trucks, compressors, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 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.*

Dust

- 1. During construction of the proposed development, all necessary steps to contain dust arising from any works shall be taken so as to prevent a nuisance being caused. This may include covering skips, slack heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.*
- 2. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.*
- 3. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.*

It is considered appropriate to include the recommended **conditions** to ensure environmental health and safety.

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.

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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.

Conclusion

Having reviewed the application, it is considered necessary to request further information in relation to the following items:

- There are discrepancies in the drawings submitted, particularly in relation to the west elevation and the location of rooflights. It is also considered that the first-floor plan is not accurate. A roof plan has also not been submitted. The applicant should be requested to submit revised drawings, clearly and consistently showing the proposal across all plans, sections and elevations.
- The proposed communal vehicular access has a width of 9550mm. This width is considered excessive, particularly with regards to zoning objectives within the SDCC CDP 2016-2022, and represents an unsuitable precedent. The applicant should be requested to submit revised layout drawings, taking into account the concerns of the Roads department regarding the width of this vehicular access and preservation of the existing roadside boundary. Revised proposals could include individual vehicular access onto Old Lucan Road, or reduced width for the communal access.
- The applicant has not submitted surface water drainage plans for the proposed development. The applicant should be requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.
- Revised site layout to show existing driveway

Recommendation

Request Further Information.

Further Information

Further Information was requested on 02/02/2022

Further Information was received on 15/02/2022

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Consultations

Roads – **Clarification of additional information** recommended

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

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

Submissions/Observations

No further submissions/observations received.

Assessment

The Further Information requested was as follows:

- 1. The proposed communal vehicular access has a width of 9550mm. This width is considered excessive, particularly with regards to the High Amenity zoning objective within the SDCC Development Plan 2016-2022, and represents an unsuitable precedent. The applicant is requested to submit revised layout drawings, taking into account the concerns of the Roads department regarding the proposed excessive width of this vehicular access and the preservation of the existing roadside boundary. Revised proposals could include reduced width for the communal access.*
- 2. (a) There are discrepancies in the drawings submitted, particularly in relation to the west elevation and the location of rooflights. The first-floor plan is not accurate. A roof plan has also not been submitted. The applicant is requested to submit revised drawings, clearly and consistently showing the proposal across all plans, sections and elevations. In particular, rooflights must be shown consistently across all plans and elevations. The applicant is requested to submit an accurate first-floor plan and west elevation.
(b) At the east end of the site the red line boundary runs north south and is approx. 0.5m from the side wall of the 'mews dwelling' to the east. The existing north south driveway that appears to serve the application site and the 'mews dwelling' is not clearly shown on the site layout drawings. The applicant is requested to submit a revised site layout to address this. The revised drawing should also show the site of the 'mews dwelling' outlined in blue (if it is within the control of the applicant).*
- 3. The applicant has not submitted surface water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie.*

Note: If a soakaway is proposed the applicant shall submit the following:

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- (a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
- (b) a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:*
 - a. At least 5m from any building, public sewer, road boundary or structure.*
 - b. Generally, not within 3m of the boundary of the adjoining property.*
 - c. Not in such a position that the ground below foundations is likely to be adversely affected.*
 - d. 10m from any sewage treatment percolation area and from any watercourse/floodplain.*
 - e. Soakaways must include an overflow connection to a public surface water sewer where possible.*

The applicant has submitted revised drawings and as requested and a cover letter from the agent date stamped 9th March 2022.

Item 1

The Roads Department has reviewed the additional information submitted and has recommended that **clarification of additional information** be sought as follows:

- 1. The applicant shall make visibility splay of 2.0m x 45m in both directions from the entrance. Sightlines should be to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting).*

It is noted by the Planning Authority that sightlines were not requested at further information stage. The revised proposal decreases the width of the proposed entrance and reduces the impact on the boundary wall. The Planning Authority notes that the development amends an existing entrance and improves the sightlines and no additional traffic generation is envisaged on foot of the proposed development.

The Roads Department recommends additional conditions as follows:

- 1. The communal vehicular access point shall not exceed a width of 7.2 meters.*
- 2. Any gates shall open inwards and not outwards over the public domain.*
- 3. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

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4. *The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.*

These **conditions** are considered appropriate however, it would be difficult to enforce recommended condition 3 and this should be excluded.

Item 2

Drawings submitted now clearly show rooflights proposed on both front and rear extensions at the east end of the dwelling. Revised elevations are now considered to be correct, and a roof plan has been submitted. This is considered acceptable.

The existing site layout plan submitted for F.I. clearly shows current access arrangements to the dwelling and provides a better understanding of the proposed changes. These are considered acceptable.

Item 3

Water Services has reviewed the submitted additional information and has stated no objection. Their report recommends the inclusion of a **condition** requiring water butts. This is considered appropriate to ensure provision of SuDS measures.

Irish Water has reviewed the additional information and has stated no objection subject to a standard **condition** that works comply with Irish Water standards, codes and practices. In relation to foul they refer to the EHO. The EHO has not submitted a report in response to the additional information and the conditions previously recommended are considered appropriate and should be included in the event of a grant.

Other Considerations

Development Contributions

Attic (non-habitable):	42.5sq.m
Ground floor extension:	34.5sq.m
Assessable area:	Nil

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SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Residential extension
Floor Area (sq.m)	77sq.m
Land Type	Brownfield / Urban Consolidation
Site Area	0.147 ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design of the development proposed it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper 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 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 as amended by further information submitted on 15/02/22, 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.

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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 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) 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

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Organisation (WHO) – Guidelines for Community Noise (1999).

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

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

3. Vehicular Access Arrangements.

- (a) The communal vehicular access point shall not exceed a width of 7.2 meters.
- (b) Any gates shall open inwards and not outwards over the public domain.
- (c) The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.

REASON: In the interests of traffic safety and visual amenity.

4. Sustainable Urban Drainage Systems

The applicant shall include water butts as part of additional SuDS (Sustainable Drainage Systems) for the proposed development.

REASON: To ensure adequate provision of SuDS.

5. Dust

(a) During construction of the proposed development, all necessary steps to contain dust arising from any works shall be taken so as to prevent a nuisance being caused. This may include covering skips, slack heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.

(b) The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.

(c) A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

REASON: In the interests of public health and the proper planning and sustainable development of the area.

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6. Noise.

(a) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

(b) No heavy construction equipment/machinery (to include excavators, dump trucks, compressors, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 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.

REASON: In the interests of public health and the proper planning and sustainable development of the area.

7. Wastewater Treatment

(a) The wastewater treatment systems proposed to be installed shall be located as per the site layout plan and installed in accordance with:

- The Environmental Protection Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.

(b) All setback distances shall be observed as per the EPA Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.

(c) The effluent treatment systems must be certified to EN 12566-3 and S.R 66 standard.

(d) The location and install of the WWTS and polishing filters must comply with the current EPA code of practice and all manufacturers' specification.

(e) The drinking water supply must be to the public mains as detailed in the planning application form.

(f) The applicant shall enter into an on-going maintenance contract with an appropriately qualified person for the lifetime of the waste water treatment systems to ensure the wastewater treatment systems are working effectively at all times.

(g) The installation must be supervised by a suitably qualified person/contractor and a completion report must be prepared to include photographic evidence of the completion of works.

(h) Site Assessor's recommendations:

The proposed Percolation System recommended for installation is a New P6 WWT and installation of a pressurized percolation area. The WWTS must be SR-66 certified. Given a T value of 34 and a P value of 24 with a maximum house capacity of 32 and a maximum house capacity of 6 (based on EPA revision August 2021), the pressurised percolation area is to be 90 metres squared. This means that the polishing filter will be loaded at 10 litres/metres squared/day as per EPA guidelines.

Location and installation of the WWTS and polishing filter must comply with the current EPA code of Practice and all manufacturers' specifications.

Only grey and foul water from the house and garage are to enter the WWTS. All storm water is to be diverted to separate soak pits.

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Alternative solutions which comply with current EPA Code of Practice along with the results of this percolation test may also be acceptable. A suitable qualified person must certify any recommendations to the proposed design

REASON: In the interests of public health and the proper planning and sustainable development of the area.

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 is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

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: SD21B/0602

LOCATION: Mount Carmel, Old Lucan Road, Dublin 20

jjohnston

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: 4/4/22



Eoin Burke, Senior Planner