

# Comhairle Chontae Atha Cliath Theas

## PR/0501/22

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

**Reg. Reference:** SD22A/0067      **Application Date:** 24-Feb-2022  
**Submission Type:** New Application      **Registration Date:** 24-Feb-2022  
**Correspondence Name and Address:** Justin Fox, Fox Architects 4, Silken Park Lane,  
Kingswood Cross, Dublin 22  
**Proposed Development:** A detached 3 bedroom dormer bungalow and  
associated site works in the side garden.  
**Location:** 33, Templeroan Grove, Rathfarnham, Dublin 16.  
**Applicant Name:** Rory Kelly  
**Application Type:** Permission

(CS)

#### Description of Site and Surroundings:

Site Area: 0.521 Hectares.

#### Site Description:

The site is located at the end of a cul-de-sac within the established Templeroan residential estate and comprises the side garden of an existing dormer bungalow. The streetscape of Templeroan Grove is characterised by a mix of semi-detached dormer bungalows and detached and semi-detached two storey dwellings with a uniform building line.

#### Proposal:

- Construct **three bedroom dormer bungalow** in side garden of existing dwelling.
- Proposed works measure c.123sq.m.
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It is noted that previously approved SD17A/0020 was for a dwelling measuring 110sq.m whereas this current application SD22A/0067 is for a dwelling measuring c.123sq.m.

#### Zoning:

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

#### Consultations:

Surface Water Drainage – **Additional Information** recommended.

Parks Department – **Additional Information** recommended.

Roads Section – **Additional Information** recommended or **conditions** to be attached if granting.

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

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### ***SEA Sensitivity Screening***

No overlap indicated.

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

None received.

### **Relevant Planning History**

**SD17A/0020:** Construction of three bedroom detached dormer bungalow and associated works in the side garden.

Decision: **GRANT PERMISSION.**

**SD16A/007:** Detached 3 bedroom dormer bungalow

Decision: **Additional Information requested**

Declared Withdrawn

### ***Adjacent sites***

**SD21A/0314:** 48, Templeroan Way, Knocklyon, Dublin 16.

Construction of two 2-storey semi-detached 2-bedroom dwellings with vehicular entrance from Templeroan Way; all associated site, landscaping, boundary and ancillary works.

Decision: **GRANT PERMISSION.**

### **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 2.4.0: Residential Consolidation – Infill, Backland, Subdivision & Corner Sites*

*Policy H17 Residential Consolidation*

*Policy H17 Objective 3:*

To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

Section 11.2.7 Building Height

*Section 11.3.1 Residential*

*Section 11.3.1 (iv) Dwelling Standards*

*Table 11.20: Minimum Space Standards for Houses*

*Section 11.3.1 (v) Privacy*

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#### *Section 11.3.2 Residential Consolidation*

##### *Section 11.3.2 (i) Infill Sites*

Development on Infill sites should meet the following criteria:

- Be guided by the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DEHLG, 2009 and the companion Urban Design Manual.
- A site analysis that addresses the scale, siting and layout of new development taking account of the local context should accompany all proposals for infill development. On smaller sites of approximately 0.5 hectares or less a degree of architectural integration with the surrounding built form will be required, through density, features such as roof forms, fenestration patterns and materials and finishes. Larger sites will have more flexibility to define an independent character.
- Significant site features, such as boundary treatments, pillars, gateways and vegetation should be retained, in so far as possible, but not to the detriment of providing an active interface with the street.
- Where the proposed height is greater than that of the surrounding area a transition should be provided (see Section 11.2.7 Building Height).

##### *Section 11.3.2 (ii) Corner/Side Garden Sites*

Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:

- The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,
- The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,
- The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,
- Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings and
- Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.

#### *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*

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### **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 are:

- Zoning and Council Policy,
- Planning History,
- Visual and Residential Amenity,
- Access and Parking,
- Parks & Landscaping,
- Services & Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

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

The site is located in an area which is zoned 'RES' 'to protect and/or improve residential amenity.' The development of a dwelling is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.2 (ii) which relates to Corner/Side Garden Sites.

### ***Planning History***

Under SD16A/0071 permission was sought for a detached 3 bedroom dormer bungalow at the site. Additional Information was sought in relation to;

- Revised site layout plan
- Landscape proposals
- Boundary treatment and access arrangements
- Details of legal Rights of Way and supporting documentation

The application was declared Withdrawn on 03/11/2016 in accordance with Article 33, Sub-Article 4 of the Planning and Development Regulations 2001(as amended) as the further information had not been received and more than six months had elapsed.

Following this reg. ref. SD17A/0020 proposed an identical development and addressed the issues requested under the request for additional information under SD16A/0071. SD17A/0020 was granted permission in March 2017. The applicant states in the cover letter submitted that this

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current application SD22A/0067 is a resubmission of that approved under SD17A/0020 with some minor changes only with are identified below:

- Omission of chimney
- Addition of solar panels
- Marginally larger footprint at rear
- Enhanced storage provision and study area at ground floor
- En-suite added to bedroom 1
- Wardrobe space to be utilised within the eaves.

The date of final grant of permission for SD17A/0020 was 8<sup>th</sup> May2017. This would normally expire on 8<sup>th</sup> may 2022 but would have added on days for Christmas and Covid19 days. So, at the moment, the permission is still live.

#### *Visual Impact and Residential Amenity*

The proposed dwelling has a pitched dormer roof at a ridge height of 8.35m (8.2m). The existing dwelling has a ridge height of 7.789m (7.8m). Having regard to the location of the proposed dwelling at the end of a cul-de-sac the roof height is considered acceptable

#### *Internal floor area*

At c.123sq.m. the internal floor areas of the proposed 3 bedroom dwelling would comply with the provisions of the Quality Housing for Sustainable Communities-Best Practice Guidelines (DOEHLG 2007) which require a minimum floor area of 92sq.m for a three bedroom dwelling.

#### *Private Open Space*

The planning drawings submitted show that the quantity of private open space for the existing dwelling (33 Templeroan Grove) will be of a reasonable level post development (c.60sq.m.).

The private open space for the proposed (33A Templeroan Grove) with an internal floor area of 123sq.m is stated as c.70sq.m. and is above the 60sq.m minimum standard for a three bedroom house and would comply with the provisions of the South Dublin County Council Development Plan 2016-2022 Section, 11.3.1 Residential (iv) Dwelling Standards, (Table 11.20: Minimum Space Standards for Houses).

#### *Room sizes*

Proposed bedroom size **comply** with Section 11.3.1 Residential (iv) Dwelling Standards regarding minimum internal floor areas for proposed bedrooms.

The proposed unobstructed living room widths requirements would comply with Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007.

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#### *Storage*

At c.2sq.m. the proposed level of dedicated storage would **not comply** with the minimum storage area requirements as per the Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007, a minimum of 4sq.m of dedicated storage space should be provided for a 3 bed, 4 person, 1 storey house. Therefore, the level of storage to be provided **would not comply** with the above policy. It is considered this may be addressed by way of **condition** in the event of grant.

#### *Building lines*

The proposed main front building line will project outwards from the established main front building line by c.1.3m. The proposed main rear building line will project outwards from the established main rear building line by c.0.5m. This is considered to be broadly acceptable in this instance.

#### *Boundary Treatment*

The applicant has submitted a cover letter providing information for proposed boundary treatment. An extract taken from the cover letter states the following:

##### **Landscaping and boundaries**

The existing boundaries to Number 31 and 40 Templeroan Grove to the side and front will remain as existing but subject to repairs. The side boundary to Templeroan Road formed in blockwork will remain as existing.

At the rear of the property, the boundary blockwork wall to Number 15B and 15C Templeroan Green will remain unchanged. The only new boundary treatment to be formed is the 1.8m high feather board fence and concrete post separating number 33 to the new dwelling's rear gardens and a low-level wall as noted on drawing 21014 P07 splitting the parking area and providing mounting points for the new electric car charging points at the front of the property

On the Landscaping 3 trees will be removed and 2 retain can be seen on drawing reference 21014 P02 and P03 and P07. The remaining overgrown vegetation will be trimmed back.

This would broadly comply with the South Dublin County Council Development Plan 2016-2022.

#### *Roof Profile*

The proposed detached 1.5 storey dormer bungalow will have a pitched roof and will be gable sided. At c.8.35m the proposed ridge height will be set slightly above that of the existing semi-detached dwelling (No33 Templeroan Grove) which has a ridge height of c.7.789m. However, the proposed eaves height will match the eaves height of the existing dwelling (No.33). Having regard to the location of the proposed dwelling at the end of a cul-de-sac the roof height is considered acceptable. It is not considered that there will be a significant adverse impact on

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residential and visual amenity. In any event, the previous permission SD17A/0020 had a similar ridge height.

#### *Overlooking & Overbearing impact*

There will be an appropriate separation distance between the proposed dwelling and the immediate neighbour to the rear (No.15C Templeroan Green) so that there will be no undue overlooking. This element of the proposal would comply with Section 11.3.1 Residential (iv) Dwelling Standards (v) Privacy of the SDCC Development Plan 2016-2022. There will be a separation distance of c.1m between the proposed dwelling and the boundary with the existing dwelling. It is noted that a shared pedestrian side access to the rear is proposed and is highlighted in yellow in the drawings submitted. There will be a c.2m separation distance between the proposed and the existing dwelling and there will be no overbearing impact on the existing dwelling or on other dwellings in the vicinity.

An obscure bathroom window is proposed on the eastern elevation at ground floor level. It is noted that the drawings submitted show that this will face directly onto a window of the existing dwelling which has obscure glazing on the western elevation at ground floor level. There are no windows proposed on the eastern elevation at first floor level. There will be no significant adverse impact on residential and visual amenity.

#### *Access and Parking*

This application is for detached 3 bedroom dormer bungalow which has shared access with the existing neighbouring property at No. 33 Templeroan Grove. This is indicated in yellow in the planning drawings submitted. Following review of the application the Roads Section has issued a report recommending **Additional Information** be requested or **conditions** be attached if granting. An extract taken from the Roads report states the following:

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

#### *Description:*

*This application is for detached 3 bedroom dormer bungalow which has shared access with the existing neighbouring property at No. 33 Templeroan Grove.*

#### *Car Parking:*

*The submitted parking layout shows 3 of the 4 parking spaces having lengths of 5m which is under the minimum recommended 6m. The applicant should submit a revised parking layout showing all 4 proposed car parking spaces having a minimum length of 6m. A swept path*

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*analysis should also be submitted showing how cars can safely enter and exit all of the revised parking spaces.*

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

*1. The applicant is requested to submit a revised layout of not less than 1:200 scale showing a revised parking layout with a minimum parking length of 6m for all 4 parking spaces. A swept path analysis should also be included showing how cars can safely access and egress these parking spaces.*

*Should the permission be granted, the following **conditions** are suggested:*

*1. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*

*2. Any gates shall open inwards and not out 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.*

Notwithstanding the Roads report as drawings submitted show there is enough room to provide for the required 6m length for car parking it is considered that the above may be dealt with by way of **condition** in the event of a grant. All recommended conditions shall be attached in the event of grant apart from **condition No. 3 as it is not considered to be enforceable.**

### ***Parks & Landscaping***

Following review of the application the Parks Department has issued a report recommending **Additional Information** be requested. An extract taken from the Parks report states the following:

*The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following additional information be requested:*

#### ***1. Existing Boundary Trees***

*There are concerns with the lack of information submitted in relation to existing trees along the western boundary of the site. The applicant is requested to submit a detailed tree survey and arboricultural impact assessment report for the existing trees along the western boundary. This tree survey shall be undertaken by a suitably qualified arborist. The report shall provide detailed information on the condition and health of the existing trees and it shall also clearly detail what impacts the development will have on the trees but also potentially the tree roots.*



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### *2.Landscape Plan*

*There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations and detailed design of SUDs features. The landscape proposals to be prepared by a suitably qualified landscape architect.*

### *3.SUDS*

*The applicant is requested to submit the following:*

- (i) A drawing to show how surface water shall be attenuated to greenfield run off rates.*
- (ii) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.*
- (iii) SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.*

Notwithstanding the report from the Parks Department and having regard to the existing live permission on the site it is considered that the items identified for Additional Information are not considered to be required in this instance.

### ***Services and Drainage***

Surface Water Drainage have recommended **Additional Information** be requested. Irish Water have recommended no objection subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

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

*1.1 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Examples of such SuDs features are listed below.*

- Permeable Paving*
- Soakaway*
- Grasscrete*
- Green Roofs*
- Planter Boxes*
- Rain Gardens*

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-Water Butts  
-Other such SuDS

*Flood Risk*

*No Objection:*

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

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

Notwithstanding the report from Surface Water Drainage it is considered the above may be dealt with by way of **condition** in the event of a grant.

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

*IW Recommendation:*  
*No Objection*

*1 Water*

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

*All development shall be carried out in compliance with Irish Water Standards codes and practices. Reason: In the interest of public health and to ensure adequate water facilities.*

*2 Foul*

*2.1 Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.*

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

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

It is considered appropriate to attach the above **conditions** in the event of a grant.

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#### ***Screening for Appropriate Assessment (AA)***

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension. Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

#### ***Screening for Environmental Impact Assessment (EIAR)***

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**

- Detached 3 bedroom dwelling measuring c.123sq.m.
- Assessable area is 123sq.m..

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential	123sq.m.
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.521

#### **Conclusion**

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

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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) Surface Water  
Prior to commencement, the applicant shall submit the following for the written agreement of the Planning Authority:
  - (i) A drawing to show how surface water shall be attenuated to greenfield run off rates.
  - (ii) a drawing to show what SuDS (Sustainable Drainage Systems) are proposed.  
Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.
  - (iii) A comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.  
Reason: In the interest of proper planning and sustainable development.
- b). Services - Irish Water
  - (i). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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- (i). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
  - (iii). Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.
  - (iv). All development shall be carried out in compliance with Irish Water Standards codes and practices.
  - (vii). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
  - (viii). 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.
- 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.

#### (c) 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.

#### (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

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Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

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

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

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

3. Restriction on Use.

The house shall be used as a single dwelling unit and shall not be sub-divided by way of sale or letting (including short-term letting) or otherwise nor shall it be used for any commercial purposes.

REASON: To prevent unauthorised development.

4. Dedicated Storage Requirement.

A minimum of 4sq.m of dedicated storage space shall be provided for the house. Prior to commencement of development, the applicant is requested to submit to the Planning Authority revised drawings clearly showing the required level of dedicated storage provision for the proposed development.

Reason: in the interest of proper planning and residential amenity.

5. Vehicular access.

(a). The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

(b). Any gates shall open inwards and not out over the public domain.

Reason: In the interest of proper planning and sustainable development.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €12,852.27 (twelve thousand eight hundred and fifty two euros and twenty seven 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).

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The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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).

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 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.

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

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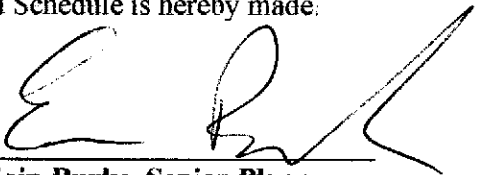
**REG. REF. SD22A/0067**

**LOCATION: 33, Templeroan Grove, Rathfarnham, Dublin 16.**

*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:** 20/4/22

  
\_\_\_\_\_  
**Eoin Burke, Senior Planner**