

# Comhairle Chontae Atha Cliath Theas

**PR/0529/22**

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

**Reg. Reference:** SD21B/0432      **Application Date:** 03-Aug-2021  
**Submission Type:** Additional      **Registration Date:** 25-Mar-2022  
Information

**Correspondence Name and Address:** Shehzad Hussain 1, Foxborough Grove, Lucan, Co. Dublin

**Proposed Development:** Two storey extension at side and rear and connection to the existing services thereon consisting of accommodation at the side extension and an increase in the size of kitchen and the size of two existing bedrooms at the rear extension two storey extensions at side and rear and connection to the existing services

**Location:** 1, Foxborough Grove, Lucan, Co. Dublin

**Applicant Name:** Shehzad Hussain

**Application Type:** Permission

(CS)

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

Site Area: Stated as 0.0302 Hectares.

#### Site Description:

The subject site is located within the established Foxborough Grove residential area in Lucan. The subject dwelling is a two-storey detached house, with a 'Dutch' hipped roof profile on a corner site with space to the side. The surrounding streetscape is characterised by dwelling houses of similar style and appearance.

### **Proposal:**

The proposed development consists of the following:

- Two storey 'family flat' to side of house (43.84sq.m).
- Two storey rear extension (25.92sq.m).
- Proposed works measure total of 69.76sq.m as stated.

### **Zoning:**

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

### **Consultations:**

Surface Water Drainage: **additional information** recommended.

Irish Water: No objection subject to conditions.

# Comhairle Chontae Atha Cliath Theas

PR/0529/22

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

### *SEA Sensitivity Screening*

Indicates no overlap with the relevant environmental layers.

### Submissions/Observations /Representations:

None.

### Recent Relevant Planning History:

None traced to subject site.

#### Adjacent sites

**SD03B/0388:** 8, Foxborough Walk, Lucan, Dublin.

The construction of a new two storey extension, to the side of the existing dwelling.

Decision: **GRANT PERMISSION**

### Relevant Enforcement History:

None traced.

### Pre-Planning Consultation:

No pre-planning consultation recorded.

### Relevant Policy in South Dublin County Council Development Plan 2016 – 2022:

Policy H19 - Family Flat

*It is the policy of the Council to support family flat development subject to the protection of residential and visual amenities.*

*H19 Objective 1: To favourably consider family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria outlined in Chapter 11 Implementation.*

#### Section 11.3.3 (ii) Family Flat

*A family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of a dwelling). A family flat is not considered to represent an independent dwelling unit and as such open space and car parking standards are not independently assessed. Proposals for family flat extensions should meet the following criteria:*

- The applicant shall be required to demonstrate that there is a genuine need for the family flat,*
- The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house,*
- The family flat should be directly accessible from the main dwelling via an internal access door and*
- The design criteria for dwelling extensions will be applied.*

# Comhairle Chontae Atha Cliath Theas

**PR/0529/22**

## **Record of Executive Business and Chief Executive's Orders**

Residential Extensions

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).*

**House Extension Design Guide** South Dublin County Council Planning Department, 2010.

### **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 relate to:

- Zoning and Council policy
- Residential and Visual amenity
- Services and Drainage
- Screening for Environmental Impact Assessment (EIAR)
- Screening for Appropriate Assessment (AA).

### ***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 family flat and a separate residential extension to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan regarding family flat development and extensions, where a valid case for the family flat development is provided, and where the proposal would not otherwise detract from the existing residential amenity of the area.

### ***Residential & Visual Amenity***

***Demonstration of Genuine Need for Family Flat.***

Documentation has been submitted to satisfactorily demonstrate that there is an established need to provide semi-independent accommodation for an immediate family member (older parent or other dependent). This would comply with Section 2.4.2 Family Flats and Housing (H) Policy 19 Family Flats of the South Dublin County Council Development Plan 2016-2022. It is noted that in the documentation submitted the applicant outlines that he is applying for permission to extend his house as he needs more room to accommodate both of his elderly parents who are currently living with the applicant. The applicant's wife and four children and also the applicant's sister and her daughter are also currently living in the existing dwelling.

# Comhairle Chontae Atha Cliath Theas

PR/0529/22

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

*Not exceed 50% of the floor area of the main dwelling (Family Flat)*

At 43.84sq.m the proposed two storey family flat does not exceed 50% of the total floor area of the main existing dwelling (122.sq.m).

*Directly Accessible (Family Flat)*

The proposed family flat is directly accessible from the main dwelling via an internal access door at ground floor level. However, it is noted that the family flat will not be connected at first floor level. In this instance this would broadly comply with the South Dublin County Development Plan regarding Family Flats (11.3.3 Additional Accommodation).

There is an additional front entrance door proposed for the front elevation of the family flat. This additional front entrance door would not visually accord with the character of the area. To visually accord with the character of the area and to comply with the SDCC House Extension Design Guide 2010 the entrance door should be relocated to the side of the family flat. It is considered this may be dealt with by way of **Additional Information**.

*Design criteria for dwelling extensions (Family Flat)*

The proposed family flat will have a full gable and pitched roof on the southern elevation. The ridge height of the family flat extension will match the ridge height of the existing dwelling. However, the majority of roofs in the area have a 'Dutch' hipped roof profile, therefore the proposed full gable would not accord visually with the character of the area. To visually accord with the character of the area a 'Dutch' hip roof profile to match that of the existing hip would be more appropriate. It is considered this may be dealt with by way of **Additional Information**.

*Two storey rear extension*

This is a detached dwelling. The extension will project outwards from the main rear building line by c.2.7m and at c.6.15m will span the full width of the existing dwelling. It will have a pitched roof where the ridge will be set below the ridge of the existing dwelling. There are two bedroom windows proposed on the rear elevation of the first floor. There is a separation distance of c.17.3m between directly opposing above ground floor windows with the neighbouring property to the rear (No.13 Foxborough Lawn). To comply with Section 11.3.1 Residential (v) Privacy of the SDCC Development Plan a separation distance of 22 metres should generally be provided between directly opposing above ground floor windows to maintain privacy and avoid undue overlooking. Therefore, this element of the proposal would not comply with development plan standards. It is considered this may be dealt with by way of **additional information** whereby the applicant be requested to submit revised design drawings to address this issue which may include angled windows with directional views. Furthermore, the two storey rear extension would benefit from a 'Dutch hip' end rather than a gable end, in order to reduce any perceived overbearing on neighbouring dwellings. This can be sought as **further information**.

*Services & Drainage*

Surface Water Drainage has recommended **Additional Information** be requested regarding the distance between the proposed extensions and the existing 225mm surface water sewer. An extract taken from the Surface Water Drainage report states the following:

# Comhairle Chontae Atha Cliath Theas

PR/0529/22

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

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

*1.1 South Dublin County Council records show that there is an existing 225mm public surface water sewer to the south of the site. The applicant is required to submit a drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 225mm surface water sewer. The drawings shall also show the invert levels of the existing 225mm surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer this size.*

*1.2 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*

*1.3 The applicant is required to submit a revised 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.*
- iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.*
- v) Soakaways must include an overflow connection to the surface water drainage network.*

*All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.*

*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.*

It is considered appropriate to request the above **additional information**.

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

*IW Recommendation:*

*No Objection*

# Comhairle Chontae Atha Cliath Theas

**PR/0529/22**

## **Record of Executive Business and Chief Executive's Orders**

*IW Observations:*

*Irish Water requests that any grant of permission will be **conditioned** as follows:*

- 1. The applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.*
- 2. All development shall be carried out in compliance with Irish Water Standards codes and practices.*
- 3. Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.*
- 4. Separation distances between the existing Irish Water assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.*

*Reason: To ensure adequate provision of water and wastewater facilities.*

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

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

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.

### ***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***

- Development subject of this application for family flat and separate two storey extension is 69.76sq.m as stated.
- No previous extension.
- 40sq.m. exemption remains.
- Assessable area is 29.76sq.m.

# Comhairle Chontae Atha Cliath Theas

**PR/0529/22**

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

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – 'family flat' and separate residential extension	69.76sq.m
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0302

### **Conclusion**

Additional Information is required on the following issues:

1. Relocation of proposed additional front entrance door.
2. 'Dutch' Hip for proposed southern elevation of family flat.
3. Privacy and Overlooking issues regarding first floor windows of separate two storey rear extension.
4. Surface Water Drainage requirements.

### **Recommendation**

Request Further Information.

### **Further Information**

- Further Information was requested on 27/09/2022.
- Further Information was received on 25/03/2022.

No submissions/observations on the further information have been made.

The following Further Information was requested.

#### **Item 1: relocation of additional front door for family flat.**

In order to visually accord with the character of the area and to comply with the SDCC House Extension Design Guide 2010 the applicant is requested to submit revised drawings clearly showing the location of the proposed additional separate front entrance door for the family flat to be relocated to the side of the family flat.

#### **Item 2: 'Dutch' Hip for 2 storey family flat extension**

To visually accord with the character of the area the applicant is requested to submit revised drawings clearly showing a 'Dutch' hip roof profile for the southern elevation of the family flat to match the existing 'Dutch' hip of the existing dwelling. Furthermore, in order to reduce perceived overbearing impact the rear extension would benefit from a 'Dutch hip' rather than a gable end. Revised drawings should be submitted accordingly.

#### **Item 3: Overlooking.**

To comply with Section 11.3.1 Residential (v) Privacy of the SDCC Development Plan a separation distance of 22 metres should generally be provided between directly opposing above ground floor windows to maintain privacy and avoid undue overlooking. As there is a separation distance of only c.17.3m between directly opposing above ground floor windows with the neighbouring property to the rear (No.13 Foxborough Lawn) the applicant is

# Comhairle Chontae Atha Cliath Theas

PR/0529/22

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

requested to submit revised drawings and a revised design to address this issue which may include the provision of angled windows with directional views.

### Item 4: Surface Water Drainage requirements.

The applicant is requested to submit the following information regarding requirements for Surface Water Drainage:

(i) South Dublin County Council records show that there is an existing 225mm public surface water sewer to the south of the site. The applicant is requested to submit a drawing in plan and cross-sectional views showing the distance between the proposed extensions and the existing 225mm surface water sewer. The drawings should also show the invert levels of the existing 225mm surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a surface water sewer this size.

(ii) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

(iii) The applicant is requested to submit a revised drawing showing plan & cross sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should be located fully within the curtilage of the property and should be:

- At least 5m from any building, public sewer, road boundary or structure.
- Generally, not within 3m of the boundary of the adjoining property.
- Not in such a position that the ground below foundations is likely to be adversely affected.
- 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- Soakaways must include an overflow connection to the surface water drainage network.

### Further Consultations

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

### Further Submissions/Observations

None received.

### Assessment

#### Item 1: relocation of additional front door for family flat.

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter states the following:

Finally the main entrance/front door has been moved to the side of the house resulting in the disabled access being moved to that area also.

The applicants' revised drawings now show that the location of the proposed additional separate front entrance door for the family flat will be relocated to the side of the family flat. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.



# Comhairle Chontae Atha Cliath Theas

PR/0529/22

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

### Item 2: 'Dutch' Hip for 2 storey family flat extension

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter states the following:

The southern elevation has been altered to make the roof of the side extension match the existing street elevation by using a 'Dutch' hip and as suggested the same treatment has been used at the rear extension. Consideration was given to using privacy screens on the first floor bedroom windows

The applicants' revised drawings now show that the family flat will have a 'Dutch' hip roof profile for the southern elevation and will have a 'Dutch hip' roof profile for the rear extension. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

### Item 3: Overlooking.

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter states the following:

rear extension. Consideration was given to using privacy screens on the first floor bedroom windows at the rear extension but that was dropped in favour of the two windows constructed at an angle of 60 degrees to the rear wall. That is shown on the revised drawings as is a line on plan showing the extent of privacy resulting. Because that design change lessened the area of fenestration to the two bedrooms, roof windows were added for each.

Revised drawings submitted show that a revised design to address the issue of privacy and overlooking has been proposed whereby angled windows with directional views will be provided. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

### Item 4: Surface Water Drainage requirements.

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter states the following:

I attach six copies each of the following revised drawings – SH-P1-0721, SH-P2-0721 and SH-P3-0721 – and six copies of an additional drawing SH-P-4. This latter shows the existing 150 mm surface water sewer profile as it crosses through the rear garden and the relationship horizontally and vertically between it and the extension and the closest new strip foundation. I might stress that the SW Sewer is 150 mm and not 225 mm.

Attached also is a report of the percolation test carried out at the site recently together with the design of the attenuation/storage area and volume. A plan and section is included for the proposed storm water attenuation using modules available in Ireland.

Based on the additional information submitted Surface Water Drainage has issued a report recommending **Partial Refusal**. An extract taken from the Surface Water Drainage report states the following:

# Comhairle Chontae Atha Cliath Theas

PR/0529/22

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

*Surface Water Report: Recommend **Partial Refusal***

*1.1 South Dublin County Council Water and Drainage Section recommend refusal of the proposed side extension to the existing dwelling for the following reasons:*

*The applicant has not addressed the following concerns raised previously:*

*South Dublin County Council records show that there is an existing 225mm public surface water sewer to the south of the site underneath the public footpath. The applicant's proposal to build a side extension would result in building close to (1m separation distance approx..) the existing 225mm public surface water sewer to the south of the site. This is unacceptable as adequate access would not be maintained to the public surface water sewer for maintenance reasons and also it would induce loading from the proposed side extension onto the surface water sewer which has the potential to damage the existing public surface water network. Clear distances for public drainage must have minimum widths of 3m from the centreline of the pipe to adjacent building structures.*

*Water Services recommend refusal for the proposed side extension for reasons outlined above. The development would also be prejudicial to public health and proper planning.*

*1.2 South Dublin County Council Water and Drainage Section have no objection to the proposed rear extension subject to complying with the following requirements:*

*All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal*

*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.*

Based on the report form Surface Water Drainage it is considered appropriate to recommend **refusal** for the family flat and to recommend a **grant** for the rear extension.

### Other Considerations

#### *Development Contributions*

- Development subject of this application for two storey extension is 25.92sq.m.
- No previous extension.
- 40sq.m. exemption remains.
- Assessable area is nil.

# Comhairle Chontae Atha Cliath Theas

**PR/0529/22**

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

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – residential extension	25.92sq.m.
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0302

### **Conclusion**

Recommend Refusal for the family flat and recommend Permission for the rear extension.

### **Recommendation**

I recommend that permission be granted for the rear extension subject to the Conditions/Reasons set down in the First Schedule hereto and that permission be refused for the family flat for the Reason(s) set down in the Second Schedule hereto.

## **FIRST 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 25/03/2022, 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. (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 - Water
  - (i) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal
  - (ii) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
  - (iii) All works for this development shall comply with the requirements of the Greater

# **Comhairle Chontae Atha Cliath Theas**

**PR/0529/22**

## **Record of Executive Business and Chief Executive's Orders**

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

# **Comhairle Chontae Atha Cliath Theas**

**PR/0529/22**

## **Record of Executive Business and Chief Executive's Orders**

Dublin County Council Development Plan.

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 the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

# **Comhairle Chontae Atha Cliath Theas**

**PR/0529/22**

## **Record of Executive Business and Chief Executive's Orders**

**REG. REF. SD21B/0432**

**LOCATION: 1, Foxborough Grove, Lucan, Co. Dublin**

### **SECOND SCHEDULE**

#### **Reason(s)**

1. South Dublin County Council records show that there is an existing 225mm public surface water sewer to the south of the site underneath the public footpath. The applicant's proposal to build a side extension (family flat) would result in building close to (1m separation distance approx.) the existing 225mm public surface water sewer to the south of the site. This is unacceptable as adequate access would not be maintained to the public surface water sewer for maintenance reasons and also it would induce loading from the proposed side extension onto the surface water sewer which has the potential to damage the existing public surface water network. Clear distances for public drainage must have minimum widths of 3m from the centreline of the pipe to adjacent building structures.

Having regard to the above, the proposed development would be prejudicial to public health and the proper planning and development of the area.

**Comhairle Chontae Atha Cliath Theas**

**PR/0529/22**

**Record of Executive Business and Chief Executive's Orders**

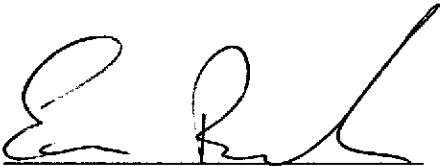
*jjohnston*

\_\_\_\_\_  
**Jim Johnston,  
Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning and Development Act 2000 (as amended) to Grant Permission for the rear extension subject to the Conditions/Reasons set down in the First Schedule hereto and to Refuse Permission for the family flat for the Reason(s) set down in the Second Schedule hereto is hereby made.

**Date:**

21/4/22



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