

Comhairle Chontae Atha Cliath Theas

PR/0526/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0088 **Application Date:** 25-Feb-2022
Submission Type: New Application **Registration Date:** 25-Feb-2022

Correspondence Name and Address: Brendan Guiden, BG Architectural Services 51, Red Arches Road, The Coast, Baldoyle, Dublin 13

Proposed Development: New single storey ground floor extension to the rear elevation including internal ground and first floor plan alterations; new ground and first floor extension to the front/side elevation; fenestration alterations to the front first floor landing window and ground floor entrance door; roof alterations required for first side extension including conversion of existing and proposed attic spaces with roof dormer to the rear elevation for the provision of a bedroom, ensuite bathroom and attic storage at second level and roof windows to the front elevation ; including the widening of existing vehicular entrance onto Whitehall Road and all associated site works.

Location: 37, Whitehall Road, Dublin 12

Applicant Name: Lisa and Fergal Griffin

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.0618 Hectares.

Site Description:

The site is located on the northern side of the established Whitehall Road. The site contains a semi-detached two-storey dwelling. The front elevation of the dwelling is finished in pebble dash with a two-storey bay fronted window. The roof profile is hipped. The streetscape is characterised by properties of varied architectural forms and appearances.

Proposal:

- New single storey ground floor extension to the rear elevation including internal ground and first floor plan alterations;
- New ground and first floor extension to the front/side elevation;
- Fenestration alterations to the front first floor landing window and ground floor entrance door;

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- Roof alterations required for first side extension including conversion of existing and proposed attic spaces with roof dormer to the rear elevation for the provision of a bedroom, ensuite bathroom and attic storage at second level and roof windows to the front elevation ;
- Widening of the existing vehicular entrance onto Whitehall Road and all associated site works.

Zoning:

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

Consultations:

Surface Water Drainage – Further Information Requested

Irish Water – Further Information Requested.

Roads - No objections subject to conditions.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

Submissions were received from third parties. Concerns raised relate to the following points:

35 Whitehall Road (Neighbouring property to the east)

- Concerns having regard to overshadowing and reduction of light with the overall length of the rear extension.
- Habitable rooms and terrace to the rear of neighbouring property affected by lack of sunlight due to rear extension.
- Quality of life in neighbouring house affected as rear gardens are north facing and extension will reduce the light significantly coming in.

39 Whitehall Road (Neighbouring property to the west)

- The proposed alterations to the office/room abuts a former garage studio (dating back to 1988). Demolition of current structure could jeopardise the stability of neighbouring side of property, considerations to foundations and securing wall would need to be implemented.
- A historical verbal permission was given by original owners to the owners at No. 39 allowing to build on top of the party (garden wall).
- Non consent of neighbours to gain access to build extension or to oversailing.
- Excessive weight of foundations and history not known.
- Drawings do not outline if gap between properties is restored.

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- Concerns to a formation of a terrace effect with No's 35, 37, 39.
- Outlined concerns relating to construction, render, impact and cost on neighbouring structure and protection of own property.
- Concerns regarding the design and length of the extension.
- Concerns regarding the rear dormer window and loss of privacy, and side window distance.
- Concerns regarding drainage issues.

The submission lodged with the application have been considered in the overall assessment of the development

Relevant Planning History

None recorded for subject site.

Adjacent sites:

SD19B/0441: 137, Whitehall Road, Terenure, Dublin 12.

Construction of a single storey extension to the rear of the existing house incorporating a family flat and open-plan kitchen/dining area for use by the existing dwelling; conversion of the existing garage into an en-suite; general alterations; associated site works and works to widen the existing site entrance.

Decision: GRANT PERMISSION.

SD19B/0262: 141, Whitehall Road, Dublin 12.

Construction of single storey extension to rear of existing dwelling; alterations to existing roof, maintaining existing ridge height; conversion of attic space with new rooflights; new render finish to existing dwelling; alterations to fenestration, entrance porch and flat roof soffits to front; removal of chimney; widening of existing vehicular entrance piers to 3.5m and all associated site works.

Decision: GRANT PERMISSION.

SD14B/0263: 139, Whitehall Road, Terenure, Dublin 12.

Demolition of the existing front porch, flat roof rear extension, rear return extension, attached garage and detached rear studio; demolition of 1 existing chimney and construction of 1 chimney along the west side, towards the rear; construction of a single storey flat roof extension to the east side of existing dwelling; construction of a single storey flat roof extension to the rear, attached to original dwelling construction with a small flat roofed connection; inclusion of new roof windows to the pitched roof slopes; widening of the vehicular entrance from 2.8m to 3.6m and the associated dishing of the footpath.

Decision: GRANT PERMISSION.

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SD13B/0253: 139, Whitehall Road, Terenure, Dublin 12.

Demolition of the front porch, attached garage and detached rear studio; demolition of the existing 3 no. chimneys and construction of 1 no. chimney along the west side; construction of a front and a rear facing dormer windows; replacement of the existing pitched and flat roofs with a pitched slate roof with an increase in ridge height of 0.8m to allow for habitable 1st floor accommodation; extension to the rear building line of the dwelling by 0.6m; inclusion of new roof windows to the west and east roof slopes; widening of the vehicular entrance from 2.8m to 3.6m and the associated dishing of the footpath.

Decision: **GRANT PERMISSION.**

SD12B/0296: 139 Whitehall Road, Terenure, Dublin 12.

The demolition of the front porch, attached garage and detached rear studio; the demolition of the existing 3 chimneys and construction of 1 no. chimney along the west side; the construction of a front dormer window; the replacement of the existing pitched and flat roofs with a pitched slate roof with an increase in ridge height of 0.8m to allow for habitable 1st floor accommodation; the extension to the rear building line of the dwelling by 0.6m; inclusion of new roof windows to the west and east roof slopes; the construction of new side dormer windows to the west and east roof slopes; the widening of the vehicular entrance from 2.8m to 3.6m and the associated dishing of the footpath.

Decision: **GRANT PERMISSION.**

SD07B/0647: 131, Whitehall Road, Terenure, Dublin 12.

Modifications to the existing single storey detached house: (a) demolition of the existing out - buildings/garage to rear and 3 existing chimneys; (b) the construction of a single storey extension (with roof accommodation over) to the rear; (c) the conversion of the existing roof space to accommodate residential accommodation with a new dormer window to existing front pitch and gable window at first floor to rear: the converted roof space to extend over the new rear extension (continuing the existing roof pitch to rear); the proposed development to include the construction of 2 new chimneys, 3 'Velux' (or similar) rooflights and 3 no. solar collector panels (max size 1m x 2m each) on southwest roof pitch. All the above modifications to be for single family residential use to the existing storey detached house.

Decision: **GRANT PERMISSION.**

SD07B/0359: 131, Whitehall Road, Terenure, Dublin 12.

Demolition of the existing roof, 3 chimneys and rear and side garage/outbuildings, (b) the construction of a pitched roof extension to the rear and sides, (c) construction of 2 single storey bay windows to side and the reconstruction of the roof (new ridge line to be 450mm higher than existing ridge) to contain 4 'Velux' or similar rooflights and a glazed roof atrium light (along part of new ridgeline). The rear ridgeline to be 900mm higher than the front ridgeline. The southwest facing pitch of rear roof to contain 2 flush mounted solar panels (max. size 1m x 2m each) and the front pitch to contain 1 dormer window.

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Decision: **REFUSE PERMISSION.**

SD06B/0335: 135, Whitehall Road, Kimmage, Dublin 12.

Single storey extension to rear comprising 3 bedrooms.

Decision: **GRANT PERMISSION.**

SD04B/0005: 33, Whitehall Road, Terenure, Dublin 12.

Single storey extension at rear with room in new roof space reconstruction and raising of existing roof to form new attic room including turret domer window to front elevation.

Decision: **GRANT PERMISSION.** (subject to design changed by AI)

S01B/0093: 35 Rockfield Avenue, Perrystown, Dublin 12.

2-storey extension to side containing granny flat at ground level with single storey extension to front and rear.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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 2:

- 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

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Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

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

Side extensions:

- If the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.
- Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.
- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.
- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- Avoid the use of prominent parapet walls to the top of side extensions.

Rear Extensions:

- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*

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).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,

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- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising a side and rear extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

Residential & Visual Amenity

Side Extension

The proposed first-floor side extension is built above the converted ground floor office. The proposal reflects a contemporary and modern design on the character and fenestration of the existing house and is considered to integrate cohesively with the various architectural styles of the surrounding area and with the visual and residential amenities of the area. A notable first-floor square bay window that is 2.2m in height by 2m in width projects through the front eaves line of the front façade by 0.3m and is considered a contemporary statement on this redeveloped house.

The first-floor side proposal projects 3.8m from the side gable building line and shall cause no undue overbearing impact or overshadowing to the neighbouring properties. The proposed gable extension is conducive and seamless to its site in scale, size and context to the main dwelling, and is consistent with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010)

Note: having regard to the submitted concerns and impact of the proposed development on neighbouring dwelling 39 Whitehall Road (property to the west), the Planning Authority will apply a note that states: 'The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.'

Change of roof profile

Having regard to the surrounding area and the predominant character of hipped roof profiles that are prevalent in the Whitehall Road area, it is considered that the proposed modification of the existing roof structure to a full gable pitched roof profile would create a visual imbalance and would in turn detract from the existing symmetry of this established road. The proposal would not be in keeping with the overall design of the dwellings located in the vicinity of the site. The applicant shall be requested to modify by **condition** the fully pitched roof profile to a half-hipped roof profile due to its visual prominence at this location. It is noted that the site is broadly facing a junction at the intersection of Whitehall Gardens entering the Whitehall road. It is a site location where although a mix of architectural forms, the predominant character remains fully hipped.

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The 3 proposed 'Velux' windows on the front roof profile, in conjunction with the 1 proposed 'Velux' windows on the rear roof profile would not adversely impact on the residential amenity of adjacent dwellings by way of overlooking and are considered acceptable.

The proposed development provides for the conversion of the existing attic into an attic room with new access stairs. The conversion is proposed as a habitable space; a **note** should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations. The proposal is consistent with the guidance set out in the 'House Extension Design Guide 2010'.

Rear Extension

It is noted that an existing 27sq.m extension exists from the rear building line that contains a kitchen and dining area and projects 3.6m north westerly to the rear. The proposal appears to demolish this extension and replace it with a 54sq.m extension that projects 5.8m from the rear building line.

Having regard to an existing south-westerly rear infill of 12.6sq.m that reaches 3.6m in length and 3.5m in width, a substantial overall depth of 9.4m has now been proposed to the west of the site by the revised rear extension (including 5.8m) as the stated depth.

The planning authority notes the pattern of development in the surrounding area, however due to the close proximity of the sites and the large depth of the said proposal to the west of the site with adjacent property No. 39 and also notably an increase of 2.2m to No.35 Whitehall Road to the east. It is considered that the proposed extension although is built away from the adjacent boundary walls to the east and west, would give rise to an overbearing impact of the adjoining property due to the depth of the proposed extension and the close proximity of the adjacent dwellings and therefore would impact negatively on the amenities of the adjacent properties.

The applicant will be requested by **condition** to reduce the depth of the proposed rear extension and should as a minimum not extend beyond 4m from the existing rear building line of the dwelling. This is in order to be consistent with the guidance set out in Section 4 of the South Dublin County Council House Extension Design Guide (2010) *Do not overlook, overshadow or have an overbearing impact on neighbouring properties.*

The minimum private open space requirement is comfortably achieved in full for a five-bedroom house and considered to provide sufficient residential amenity for future occupants and therefore would be consistent with the Development Plan provisions.

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Rear Dormer Window

The rear dormer window is below the ridgeline of the existing dwelling, built with three tile courses above the eaves of the dwelling, contemporary in style to match the rear extension and complies with the South Dublin County Council House Extension Design Guide (2010).

Alterations to front elevation

The proposed alterations to the front of the dwelling is considered acceptable in terms of impacts on the visual and residential amenity of the area and the development complies with the design guidelines for extensions as set out in the 'House Extension Design Guide' in the current South Dublin County Council Development Plan 2016-2022. Therefore, a grant of permission is recommended.

Roads and Access

Having regard to the widen vehicular entrance associated site works, the Roads Department report states no objections subject to the following:

1. The vehicular access point shall not exceed a width of 3.5 meters.
2. 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.
3. 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.
4. Any gates shall open inwards and not outwards over the public domain.
5. 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.

The above requirements can be sought by **condition** in the event of a grant of permission.

Services & Drainage

Regarding surface water drainage and flood risk, standard conditions apply and the Water Services Report also requests Additional Information on the following:

- 1.1** 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 AJs, 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.

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1.2 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.

Notwithstanding the recommendation of the Water Services, it is deemed that prior to the commencement of development, the applicant/developer will be requested to submit the above requirements in full for the written agreement of the Planning Authority by **condition**.

Irish Water states standard conditions apply and requests Additional Information on the following:

2.1 The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all AJs, 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

The above can be requested by **conditions** prior to commencement. This is considered appropriate.

Screening for Appropriate Assessment

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 an attic conversion, dormer window and change of roof profile.

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.

Environmental Impact Assessment

Having regard to the modest nature of the 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.

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Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Side/Rear Extension:	58.7sq.m (including recess of 13.8sq.m)
Demolition of existing rear extension	27sq.m
Assessable Area:	18.7sq.m

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	58.7sq.m
Land Type: Urban Consolidation.	
Site Area:	0.0618 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposed extension would be in compliance with Council policy in relation to extensions to dwelling houses.

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

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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. Modifications to Roof Profile.

(i) The proposed gable roof reconfiguration shall be redesigned from a fully pitched roof profile to a half-hipped roof profile.

(ii) Prior to commencement, revised elevational and cross-sectional drawings and a revised attic floor plan, shall be submitted for the written agreement of the Planning Authority. Note: The internal dimensions of the attic floor area may have to be reduced to facilitate the revised half-hipped roof profile.

REASON: In the interests of clarity and to comply with planning policy and sustainable development, and visual amenity.

3. Rear Extension.

Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

(i) Revised proposals to reduce the depth of the rear extension to a maximum depth of 4m. The length measured from the rear building line of the existing dwelling.

(ii) Revised site layout plan/elevation/section drawing showing the changes required in Item (i).

REASON: In the interests of residential and visual amenity.

4. Surface Water.

The applicant has not submitted surface water drainage plans for the proposed development. Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

(i) 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 AJs, 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.

(ii) a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

- 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.

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

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drainage provision.

5. Irish Water.

The applicant has not submitted foul water drainage plans for the proposed development. Prior to the commencement of development, the applicant/developer shall submit the following to the Planning Authority:

(i) a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

(ii) All development shall be carried out in compliance with Irish Water Standards codes and practices.

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.

6. Roads.

(1) The vehicular access point shall not exceed a width of 3.5 meters.

(2) 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.

(3) 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.

(4) Any gates shall open inwards and not outwards over the public domain.

REASON: In the interest of public safety and the proper planning and sustainable development of the area.

7. (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.

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(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 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

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Dublin County Council Development Plan.

8. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,953.96 (one thousand nine hundred and fifty three euros and ninety six cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The 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.

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

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

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

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

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REG. REF. SD22B/0088

LOCATION: 37, Whitehall Road, Dublin 12

Colm Harte

**Colm Harte,
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:

21/4/22

Eoin Burke

Eoin Burke, Senior Planner