

# Comhairle Chontae Atha Cliath Theas

**PR/0548/22**

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

**Reg. Reference:** SD21B/0530

**Application Date:** 13-Oct-2021

**Submission Type:** Additional  
Information

**Registration Date:** 29-Mar-2022

**Correspondence Name and Address:**

Tara Cooke 13, Clarinda Park North, Dun Laoghaire,  
Co. Dublin

**Proposed Development:**

Partial demolition and reconstruction of a 2 storey, corner extension to the rear; provision of a new flat roof with rooflight to this extension; demolition of the two storey extension at the centre of the back (east) of the house; construction of a new flat roofed two storey extension with roof lights; repairs to windows with replacements where necessary or appropriate; construction of single storey bay extension with pitched roof to the south elevation at lower ground floor/basement level; minor internal alterations, general refurbishment, provision of maintenance access to centre valley, addition of photovoltaic panels, repairs to plasterwork, increase in height of rear garden boundary wall to the north; outbuilding to the rear, internal alterations, roof repairs, new doors and window and general refurbishment; minor hard and soft landscaping works including parking area to the northeast; all ancillary site works above and below ground.

**Location:**

Oak Lodge, New Road, Clondalkin, Dublin 22,  
D22F516

**Applicant Name:**

Thomas & Hazel Reilly

**Application Type:**

Permission

(DF)

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

Site Visit: 04/11/2021

Site Area: 0.16 ha

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### **Site Description:**

Oak Lodge is a detached house and protected structure (No.156 as per the CDP) located along New Road in Clondalkin opposite the Immaculate Conception Church. To the rear is Laurel Park with semi-detached units located to the north and a detached located house to the south. Access is off New Road.

### **Proposal:**

The proposed development comprises:

- Partial demolition and reconstruction of a 2 storey, corner extension to the rear;
- provision of a new flat roof with rooflight to this extension;
- demolition of the two-storey extension at the centre of the back (east) of the house;
- construction of a new flat roofed two storey extension with roof lights;
- repairs to windows with replacements where necessary or appropriate;
- construction of single storey bay extension with pitched roof to the south elevation at lower ground floor/basement level; minor internal alterations, general refurbishment, provision of maintenance access to centre valley, addition of photovoltaic panels, repairs to plasterwork, increase in height of rear garden boundary wall to the north; outbuilding to the rear, internal alterations, roof repairs, new doors and window and general refurbishment;
- minor hard and soft landscaping works including parking area to the northeast; all ancillary site works above and below ground.

### **Zoning:**

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

*Oak Lodge, New Road, Clondalkin is a protected structure (no. 156 as per the CDP- Detached Three Bay Single Storey Over Basement House)*

### **Consultations:**

Water Services- Additional information requested

Irish Water – No response

Roads Section – No objection subject to standard conditions

Parks –No comments

ACO-Additional information requested

Heritage Officer-No response

An Taisce- No response

### **SEA Sensitivity Screening**

No. 156 as per the CDP protected structure. *Oak Lodge, New Road, Clondalkin- Detached Three Bay Single Storey Over Basement House*

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

None received. Final date for submissions 16/11/21.

### **Relevant Planning History**

#### *Subject site*

None recorded

#### *Adjacent Sites*

SD02A/0323. Demolition of existing school building and associated prefabricated buildings and the construction of a new school to consist of a part single storey and part two storey P.E. hall and general purpose area, a single storey technical block and library, a three storey general classroom block, landscaping and associated site works and services including car parking and revisions to entrance

Grant permission

S99B/0489. Conservatory and garage conversion.

Grant Permission

### **Relevant Enforcement History**

None recorded for subject site

### **Pre-Planning Consultation**

None.

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

#### *(HCL) Policy 1 Overarching*

*It is the policy of the Council to protect, conserve and enhance natural, built and cultural heritage features, and to support the objectives and actions of the County Heritage Plan.*

#### *(HCL) Policy 3 Protected Structures*

*It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures and to carefully consider any proposals for development that would affect the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.*

#### *HCL5 Objective 1:*

*To retain existing houses that, while not listed as Protected Structures, are considered to contribute to historic character, local character, visual setting, rural amenity or streetscape value within the County.*

#### *HCL5 Objective 4:*

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*To ensure that infill development is sympathetic to the architectural interest, character and visual amenity of the area.*

### *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.*

#### *Section 11.3.3 Additional Accommodation*

##### *Section 11.3.3 (i) Extensions*

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

#### *For front extensions:*

- *Keep the extension simple and complementary to the style of the house reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details,*
- *Reflect the roof shape and slope of the main house,*
- *Try to expose and complement rather than hide or cover original distinctive features of a house such as bay windows,*
- *Keep front boundary walls or railings particularly if they are characteristic of the street or area,*
- *Try to maintain a minimum driveway length of 6m,*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,*
- *Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house,*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice, fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house,*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

#### *For rear extensions:*

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*

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

### **Relevant Government Guidelines**

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

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

*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).*

*Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).*

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

*Design Manual for Urban Roads and Streets, Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport, (2013).*

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

*The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).*

*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Building Research Establishment, (1991).*

### **Assessment**

The main issues for assessment are:

- Zoning
- Residential Amenity, Visual Impact and Layout
- Residential Amenity, Overlooking, Overshadowing
- Architectural Conservation Officer
- Water Services
- Screening for Appropriate Assessment
- Environmental Impact Assessment

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### ***Zoning***

The site is subject to the land-use zoning objective, 'RES' – 'To protect and improve residential amenity'. Residential development is permitted in principle under this zoning objective.

*Oak Lodge, New Road, Clondalkin* is a protected structure (No. 156 as per the CDP- *Detached Three Bay Single Storey Over Basement House*)

### ***Residential Amenity, Visual Impact and Layout***

#### **Rear Extension**

- The flat roof asbestos roof and mono-pitched section will be removed and replaced with a flat roof, with part of the existing extension to be demolished.
- A proposed rear bay window extension is proposed which projects 0.7m. This results in a portion of the existing rear extension wall being demolished.
- This extension will provide an ensuite to bedroom #2, utility room, and larger back entrance room, and wc.
- The maximum height of the flat roof extension will increase to 6.077m, from the existing height 5.4m. This is significantly below the ridge line of the main dwelling but above the existing eaves height. An element of the rear extension will be 5.88m in height to flat roof.
- Roof lights will be incorporated, and rear obscure glazing to the wc. This will be secured by planning condition.
- The proposal satisfies the minimum sizes and internal room areas as per the CPD and the Quality Housing for Sustainable Communities 2007.

#### **Rear Outbuilding**

- A 4.7m high hipped roof home gym and shed will be provided to the rear (49.45sq.m combined), within an existing building. A partition wall is proposed to be removed as part of the application to join the two internal rooms.
- New windows and doors will replace the rotten ones.
- A suitable planning condition will ensure it is not used for habitable purposes.

### ***Residential Amenity, Overlooking, Overshadowing***

The distance from the northern boundary is 5.9m. This does not reduce the existing separation distance from the boundary or the adjacent property to the north. It is also located 13m from the rear boundary, and 18m from the southern boundary.

The separation distance from the adjacent properties and rear boundary is acceptable. The development will not have an adverse impact on the residential amenity of the adjacent properties or the area by way of significant overlooking or overshadowing. It will not detract from the general appearance of the existing dwelling and, subject to the addressment of the Architectural Conservation Officer's concerns, in this regard is considered to be acceptable.

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### Patio Area

The existing patio area will be removed and replaced with a new hardstanding area, to the south of the building. A new 2.9m high mono pitched projecting bay window and patio door is also proposed. The alignment of the existing low retaining wall will be changed to accommodate the larger patio area.

### Boundary Treatments

The proposed north rear boundary wall which encloses the rear amenity area shall be 2m in height. This will replace an existing wall of varying heights. The new wall is acceptable and will be similar to the rear boundary block wall.

### ***Architectural Conservation Officer (ACO)***

The ACO has raised a number of minor concerns and has requested further information regarding the following:

*1. Works to address the damp problems at basement level were agreed and approved as exempted development during June 2021. Those exempted works were deemed acceptable based on the details provided at that time, however additional works are now detailed in the planning application at basement level, which now includes the insertion of underfloor heating which had not been previously specified as part of the exempted works in providing a new concrete slab. Other works which will impact on the conditions of the basement include a proposed new shower room and insertion of wall linings.*

- It is considered that further detail and clarification is required in relation to the underfloor heating as this was not previously detailed as part of the new concrete slab.*
- Details and specifications are required for the proposed wall linings ensuring these are breathable and internal insulation is done adhering to best practice.*
- Ventilation needs to be addressed at basement level in particular where a new shower room will be inserted.*

*Full details to address these items are required in order to fully assess the impact to the original built fabric of the Protected Structure. Details of which should be included as part of a full method statement and schedule of works for all works to the protected structure including specifications for materials and new interventions.*

*2. A Conservation Report/Method Statement has been provided but the details read as a summary of works and do not provide a detailed Method Statement and Schedule of Works for each floor level and element of works proposed. The Architectural Impact Assessment has not provided details on the direct impacts to the original built fabric in assessing the scope of works proposed. The architectural impact assessment has failed to provide an assessment of the proposed partial demolition and reconstruction of two-storey extension, side patio extension and photovoltaic panels with regard to direct impacts and visual impacts. New interventions and new elements should have been included as part of any assessments with regard to overall*

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*impacts. It is considered that a greater level of information is required in particular to ascertain why the proposed new designed extension which is to be a flat roof now exceeds the height of the existing extension.*

*3. It is also proposed to add photovoltaic panels which will be positioned facing into the centre valley. Additional details for the insertion of photovoltaic panels and the works involved to facilitate their use have not been provided.*

*It is considered that further information and specifications are required for this work, details should include;*

- Information on the panel loads and their effect on the existing roof.*
- The effects of any increase in loading should be identified to ensure this impact is addressed with regard to safety structural issues and any direct impact to the original roof.*
- Details and specifications should be included on how the panels will be mounted. Associated works and additional services/items etc should be included as part of the methodology for the insertion of the photovoltaic panels in order to identify and highlight any such works to facilitate their use on a Protected Structure.*

*4. It is proposed to construct a side extension with a pitched roof in the form of a bay with sliding sash window side lights over timber panels with French doors onto a new patio which will replace an existing uPVC side door and poor quality patio area. It is considered that this element is fussy in design and pastiche in trying to match the existing first floor bay window. It is considered that any such modest side extension should be simple in design and form and should allow for a contemporary addition at this location in contrast to original architectural features and design of the existing house, thereby clearly showing it as a modern intervention and addition to the existing house. It is therefore considered that this element should be redesigned and revised to address the above concern.*

*5. It is proposed to reuse the existing rear single-storey outbuilding. As part of the works to the existing outbuilding it is proposed to remove the original internal wall and replace with a new wall which appears to be virtually in the same location. The replacement of the original internal wall with a new wall is deemed unnecessary and needs to be justified. Details to clarify this issue should be submitted as well as proper justification for the proposed removal of the original internal wall. A proper photographic survey of the existing outbuilding should be provided to show the full extent of the interior of the structure.'*

The following items will be addressed by way of additional information.

### **Water Services**

Water services has requested further information regarding surface water drainage and soakaways, porous paving in the car parking areas, and cross sections of filter drains.



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These will be requested as **additional information**.

### ***Screening for Environmental Impact Assessment***

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no 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.

### ***Screening for Appropriate Assessment***

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

### **Development Contributions:**

- Partial demolition and reconstruction of a 2 storey, corner extension to the rear;
- provision of a new flat roof with rooflight to this extension;
- demolition of the two storey extension at the centre of the back (east) of the house;
- construction of a new flat roofed two storey extension with roof lights;
- repairs to windows with replacements where necessary or appropriate;
- construction of single storey bay extension with pitched roof to the south elevation at lower ground floor/basement level; minor internal alterations, general refurbishment, provision of maintenance access to centre valley, addition of photovoltaic panels, repairs to plasterwork, increase in height of rear garden boundary wall to the north; outbuilding to the rear, internal alterations, roof repairs, new doors and window and general refurbishment;
- minor hard and soft landscaping works including parking area to the northeast; all ancillary site works above and below ground.

Additional floor space 33.3sq.m. No previous recorded extension.

| <b>SEA Monitoring Information</b>    |                          |
|--------------------------------------|--------------------------|
| <b>Building Use Type Proposed</b>    | <b>Floor Area (sq.m)</b> |
| Residential – additional floor space | 33.3sq.m                 |
| <b>Land Type</b>                     | <b>Site Area (Ha.)</b>   |
| Brownfield/Urban Consolidation       | 0.16                     |

### **Conclusion**

Additional information is requested for a number of items. However, considering the pattern of development in the vicinity and the design and layout of the proposed residential development, it is considered that, subject to the submission of appropriate AI that the proposed development

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would likely not seriously injure the amenities of the area or property in the vicinity, therefore, will likely be in accordance with the proper planning and sustainable development of the area.

### **Recommendation**

Request Additional Information.

### **Additional Information**

Additional information requested: 13 October 2021

Additional information received: 29 March 2022

### **Consultations:**

Architectural Conservation Officer: No objection, subject to conditions.

Water Services: No objection, subject to conditions.

### **Assessment:**

#### **Item 1**

The Architectural Conservation Officer has raised a number of items of concerns and has requested that the following information be submitted to allow for a full assessment to take place:

(1) Works to address the damp problems at basement level were agreed and approved as exempted development during June 2021. Those exempted works were deemed acceptable based on the details provided at that time, however additional works are now detailed in the planning application at basement level, which now includes the insertion of underfloor heating which had not been previously specified as part of the exempted works in providing a new concrete slab. Other works which will impact on the conditions of the basement include a proposed new shower room and insertion of wall linings.

(i) It is considered that further detail and clarification is required in relation to the underfloor heating as this was not previously detailed as part of the new concrete slab.

(ii) Details and specifications are required for the proposed wall linings ensuring these are breathable and internal insulation is done adhering to best practice.

(iii) Ventilation needs to be addressed at basement level in particular where a new shower room will be inserted.

Full details to address each of these items are required in order to fully assess the impact to the original built fabric of the Protected Structure. Details of which should be included as part of a full method statement and schedule of works for all works to the protected structure including specifications for materials and new interventions.

(2)(a) A Conservation Report/Method Statement has been provided but the details read as a summary of works and do not provide a detailed Method Statement and Schedule of Works for each floor level and element of works proposed. A revised and detailed Method Statement and Schedule of Works for each floor level and element of works proposed should be submitted for assessment.

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(b) The Architectural Impact Assessment has not provided details on the direct impacts to the original built fabric in assessing the scope of works proposed and has failed to provide an assessment of the proposed partial demolition and reconstruction of two-storey extension, side patio extension and photovoltaic panels with regard to direct impacts and visual impacts. A revised Architectural Impact Assessment addressing the above points and including all new interventions and new elements should be submitted and include any assessments with regard to overall impacts.

(c) It is considered that a greater level of information is required in particular to ascertain why the proposed new designed extension which is to be a flat roof now exceeds the height of the existing extension. The applicant is requested to justify this element and reduce the overall height to below the existing eaves level.

(3) It is proposed to add photovoltaic panels which will be positioned facing into the centre valley.

(a) Additional details for the insertion of photovoltaic panels and the works involved to facilitate their use are requested and should be submitted.

(b) Further information and specifications are required for this work, details should include;

(i) Information on the panel loads and their effect on the existing roof.

(ii) The effects of any increase in loading should be identified to ensure this impact is addressed with regard to safety structural issues and any direct impact to the original roof.

(iii) Details and specifications should be included on how the panels will be mounted.

Associated works and additional services/items etc should be included as part of the methodology for the insertion of the photovoltaic panels in order to identify and highlight any such works to facilitate their use on a Protected Structure.

(4) It is proposed to construct a side extension with a pitched roof in the form of a bay with sliding sash window side lights over timber panels with French doors onto a new patio which will replace an existing uPVC side door and poor quality patio area. It is considered that this element is fussy in design and pastiche in trying to match the existing first floor bay window. It is considered that any such modest side extension should be simple in design and form and should allow for a contemporary addition at this location in contrast to original architectural features and design of the existing house, thereby clearly showing it as a modern intervention and addition to the existing house. The applicant is requested to submit a revised proposal for this element, which should be redesigned and revised to address the above concern.

(5) It is proposed to reuse the existing rear single-storey outbuilding. As part of the works to the existing outbuilding it is proposed to remove the original internal wall and replace with a new wall which appears to be virtually in the same location. The replacement of the original internal wall with a new wall is deemed unnecessary and needs to be justified. Details to clarify this issue should be submitted as well as proper justification for the proposed removal of the original internal wall. A full photographic survey of the existing outbuilding should be provided to show the full extent of the interior of the structure.

*Applicant's Response:*

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*The applicant has submitted revised plans, which omit the rear extension. They have also submitted a cover letter, setting out the extent of the works and an architectural heritage impact assessment and conservation / method statement.*

Assessment:

The Architectural Conservation Officer has stated:

*“A request for Further Information was issued by the Planning Authority a number of items related to Architectural Conservation and works that directly impacted on the Protected Structure, Oak Lodge, Clondalkin (RPS Ref. 156). A number of items and concerns were raised by the undersigned and these formed the following additional information sought (RFI Items Nos 1-5).*

*However, before assessing the Additional Information submission it should be noted that the proposed development with regard to the original scope of works has now changed. The revised scope of works is not due to addressing RFI items but rather due to the new requirements of the owners due to financial constraints and therefore scaling back the scope of works has resulted in new works being proposed with regard to new external opes, new opes resulting in changes to the original internal layout of the Protected Structure and other associated works.*

*Works that were included in the original application but have now to be omitted are as follows;*

- Construction of a new two-storey extension*
- Installation of photovoltaic panels on the roof*
- A number of internal alterations*
- Works to outbuildings*

*The new works proposed will now be confined to the following;*

- demolition of small modern extension to the centre rear of the house and associate making good where this extension is attached to the original rear wall of the existing house,*
- minor works to an earlier extension at the north east corner of the rear of the house*
- Construction of a single-storey extension at the south side of the semi-basement of the house*
- Opening of a new doorway between two rooms on the north side of the upper floor of the house*
- Provision of a rooflight at the centre valley of the roof to provide maintenance access*
- New boundary wall where the existing fencing has failed*
- Landscaping Works.*

*The change to the original application and the addition of new works have resulted in the additional information response being more than an assessment of detail to address the RFI but requires a full assessment of details in comparing the original application with the new detail submitted as part of a RFI. The undersigned sought clarification from the Area Planner with regard to the changes to the permission now being sought as it differs from the original development description.*

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**RFI Item 1** - Works to address the damp problems at basement level were agreed and approved as exempted development during June 2021. Those exempted works were deemed acceptable based on the details provided at that time, however additional works are now detailed in the planning application at basement level, which now includes the insertion of underfloor heating which had not been previously specified as part of the exempted works in providing a new concrete slab. Other works which will impact on the conditions of the basement include a proposed new shower room and insertion of wall linings.

- It is considered that further detail and clarification is required in relation to the underfloor heating as this was not previously detailed as part of the new concrete slab.
- Details and specifications are required for the proposed wall linings ensuring these are breathable and internal insulation is done adhering to best practice.
- Ventilation needs to be addressed at basement level in particular where a new shower room will be inserted.

Full details to address these items are required in order to fully assess the impact to the original built fabric of the Protected Structure. Details of which should be included as part of a full method statement and schedule of works for all works to the protected structure including specifications for materials and new interventions.

**Response** – Further details have been provided in a Method Statement provided in response to the RFI.

In relation to Item 1 (i) it is stated that “underfloor heating, opening up works have showed that it is possible to install underfloor heating within creed without affecting the finished floor level in the basement”.

Item 1 (ii) it is stated that “Wykamol lining with ventilation between the relevant walls and back of the lining through a small number of discreetly located wall vents at low level have been installed”. It is considered that although some works which were deemed to be exempt on assessment of the works required to address dampness at basement level the insertion of wall vents were not specified and other options should have been identified and detailed for approval as part of exempted works. It is confirmed that the vents are not visible due to the low level. Damp levels in the basement walls are such that the insertion of a lining membrane is essential to make the rooms at this level habitable. The response is acceptable in this instance.

Item 1 (iii) related to ventilation at basement level. It is stated that “a humidity controlled ventilation extract fan is proposed for use in the basement shower room. The main entrance steps in front of this room will conceal the vent from view at driveway level”. This is considered an acceptable approach and any visual impact is minimised given the location of the vent however using a humidity controlled ventilation relies on the users of the house using this during use of the bathroom.

**RFI Item 2** - A Conservation Report/Method Statement has been provided but the details read as a summary of works and do not provide a detailed Method Statement and Schedule of Works for

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*each floor level and element of works proposed. The Architectural Impact Assessment has not provided details on the direct impacts to the original built fabric in assessing the scope of works proposed. The architectural impact assessment has failed to provide an assessment of the proposed partial demolition and reconstruction of two-storey extension, side patio extension and photovoltaic panels with regard to direct impacts and visual impacts. New interventions and new elements should have been included as part of any assessments with regard to overall impacts. It is considered that a greater level of information is required in particular to ascertain why the proposed new designed extension which is to be a flat roof now exceeds the height of the existing extension.*

**Response** – A method statement has been provided detailing the revised scope of works submitted as part of the RFI submission. A revised and very brief Architectural Impact Assessment has been provided in response to the RFI Item 2 and I would not agree that the level of detail provided in the original AIA was acceptable as by the nature of an architectural impact assessment/statement all works being proposed should be assessed with regard to any possible impacts and how these impacts are being minimised or mitigated by the nature of the proposed works in demonstrating that best practice is being adhered to.

**RFI Item 3** - *It is also proposed to add photovoltaic panels which will be positioned facing into the centre valley. Additional details for the insertion of photovoltaic panels and the works involved to facilitate their use have not been provided. It is considered that further information and specifications are required for this work, details should include;*

- *Information on the panel loads and their effect on the existing roof.*
- *The effects of any increase in loading should be identified to ensure this impact is addressed with regard to safety structural issues and any direct impact to the original roof.*
- *Details and specifications should be included on how the panels will be mounted. Associated works and additional services/items etc should be included as part of the methodology for the insertion of the photovoltaic panels in order to identify and highlight any such works to facilitate their use on a Protected Structure.*

**Response** – The addition of photovoltaic panels no longer forms part of the works original proposed and is therefore does not form part of the current application.

**RFI Item 4** - *It is proposed to construct a side extension with a pitched roof in the form of a bay with sliding sash window side lights over timber panels with French doors onto a new patio which will replace an existing uPVC side door and poor quality patio area. It is considered that this element is fussy in design and pastiche in trying to match the existing first floor bay window. It is considered that any such modest side extension should be simple in design and form and should allow for a contemporary addition at this location in contrast to original architectural features and design of the existing house, thereby clearly showing it as a modern intervention and addition to the existing house. It is therefore considered that this element should be redesigned and revised to address the above concern.*

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**Response** – The overall design of the new proposed bay extension at the south side of the semi-basement has now been redesigned to allow for a simpler design and construction thereby minimising the visual impacts at this location. The proposed new bay extension consists of a bay window containing a door and sidelights with a flat roof. It is proposed to provide energy-efficient glazing in either painted timber, aluclad or uPVC. The use of uPVC within a Protected Structure is not deemed suitable. It is considered that any new window or door proposed should be painted timber framed energy efficient systems and the profile and finish/paint colour should be submitted for agreement prior to the commencement of development thus ensuring suitable additions/modern interventions to a Protected Structure.

**RFI Item 5** - *It is proposed to reuse the existing rear single-storey outbuilding. As part of the works to the existing outbuilding it is proposed to remove the original internal wall and replace with a new wall which appears to be virtually in the same location. The replacement of the original internal wall with a new wall is deemed unnecessary and needs to be justified. Details to clarify this issue should be submitted as well as proper justification for the proposed removal of the original internal wall. A proper photographic survey of the existing outbuilding should be provided to show the full extent of the interior of the structure.*

**Response** - The proposed works to the existing outbuildings no longer forms part of the works original proposed and is therefore does not form part of the current application”.

There are no objections, subject to conditions.

Item 2:

The following shall be submitted by way of additional information:

- (1) 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.
- (2) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of the 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.
- (3) The proposed car parking area shall be constructed using a permeable surface such as Permeable Paving, Grass Paving or Porous Asphalt as part of SuDS (Sustainable Drainage System). This shall be included on a revised site plan and submitted to the Planning Authority
- (4) The applicant is requested to submit a cross section detail of the proposed filter drains.

*Applicant's response:*

The applicant has submitted engineering soakaway design calculations and also drainage layouts.

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Assessment:

Water services have raised no objections, subject to conditions.

### ***Screening for Appropriate Assessment***

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

### ***Screening for Environmental Impact Assessment***

Having regard to the modest nature of the application seeking retention and permission, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the 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***

- Extension and alteration to buildings
  - Bay extension (1.53sq.m)
  - Minor works to existing extension
  - Insertion of rooflight
  - Boundary / landscaping works
- Assessable area is nil.

### ***Monitoring for Strategic Environmental Assessment***

**Building Use Type Proposed** Residential extension and family flat

**Floor Area (sq. m)**

**Land Type** Brownfield/Urban Consolidation

**Site Area (ha)** 0.16

### **Conclusion**

The proposed development is deemed to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and the South Dublin County Development Plan 2016 – 2022, and with the attachment of the following conditions would accord with the proper planning and sustainable development of the area.



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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 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 29 March 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. Architectural Conservation.
  - (a) The proposed works to the Protected Structure, subject to the submission of the requirements set out, hereby permitted are;
    - (i) Demolition of small modern extension to the centre rear of the house and associate making good where this extension is attached to the original rear wall of the existing house.
    - (ii) Minor works to the extension at the north east corner of the rear of the house.
    - (iii) Construction of a single-storey extension at the south side of the semi-basement of the house (new bay extension)
    - (iv) Provision of a rooflight at the centre valley of the roof to provide maintenance access
    - (v) New boundary wall where the existing fencing has failed
    - (vi) Landscaping Works.
  - (b) The proposed new opening between two rooms on the north side of the upper floor of the house shall be omitted. Prior to the commencement of development, the applicant shall submit a revised Upper Ground Floor Plan indicating that this element has been omitted from the plans.

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(c) Prior to the commencement of development, the applicant shall submit revised plans that indicate the proposed new bay extensions door and side lights shall be painted timber to match the original door and window materials. It is noted that aluclad or uPVC timber is referenced on the drawing (21-04-FI-01). The use of uPVC is not acceptable as a material type for new additions and use for a Protected Structure.

(d) Prior to the commencement of development, the applicant shall submit a Schedule of Materials and final details for all new windows and doors as well as the proposed new additions and elements to the Protected Structure proposed for the written agreement of the Planning Authority.

(e) Prior to the commencement of development, the applicant shall provide revised plans, which indicate that where windows are being revised, the applicant shall reinstate original window types that match the historically correct type with regard to design, profile and material and reinstate. The submitted plans shall detail that the ground floor east elevation window shall be retained as per the existing window opening unless justification for its replacement is provided and otherwise agreed in writing by the Planning Authority.

(f) Prior to the commencement of development, the applicant shall submit details for the written agreement of the Planning Authority in relation to the existing stair window at first floor level which is proposed to be glazed.

(g) Safety measures shall be put in place during the proposed demolition works and works proposed. Prior to the commencement of development, the applicant shall submit a Safety Statement for the written agreement of the Planning Authority detailing how the existing structures will be protected during demolition works and site clearance/excavation and new works.

REASON: In the interests of protecting the Protected Structure.

3. (a) 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.

(b) Drainage - Irish Water.

(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

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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 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

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

4. Rear Shed

The rear shed shall not be used for habitable purposes

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

5. Drainage.

(a) The applicant shall include Water Butts as part of additional Sustainable Drainage Systems (SuDS) features for the proposed development.

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

(c) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(d) 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, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

6. Windows

Replacement windows shall replicate those in the current building. This includes colour and type including casement/sash

REASON: In the interest of visual amenity.

7. Irish Water

1. Water

All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.

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

2 Foul

(a) Where a new wastewater connection is proposed for the development then the applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water/waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department prior to the connection being made. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

(b) All works are to comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure.

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

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8. Amendments - Glazing.

The following amendment to the design shall be carried out:

The wc window on the south elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.

REASON: In the interest of residential amenity.

9. Roads.

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

REASON: In the interests of safety.

10. Gates.

No gate to be installed or erected shall be capable of opening across any public footpath, cycle-track, roadway or right of way, and any front entrance pillars shall be a maximum height of 1.2m .

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

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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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**REG. REF. SD21B/0530**

**LOCATION: Oak Lodge, New Road, Clondalkin, Dublin 22, D22F516**

*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:** 26/4/22

  
**Eoin Burke, Senior Planner**