

Comhairle Chontae Atha Cliath Theas

PR/0580/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0103 **Application Date:** 10-Mar-2022
Submission Type: New Application **Registration Date:** 10-Mar-2022

Correspondence Name and Address: OC Architects & Design, Alan O'Connell 67,
Ranelagh Village, Dublin 6

Proposed Development: Demolition of the existing rear extension and canopy and the construction of a single storey extension to the rear and a two storey extension to the front and side of the existing house; one rooflight to the proposed single storey extension; the construction of one dormer window to the rear of the main roof slope of the existing house; 2 rooflights to the front main roof slope; construction of single storey porch to the front; all associated elevational changes including alterations to existing window opes; and all associated site works.

Location: 38, Foxborough Downs, Lucan, Co. Dublin

Applicant Name: Mark Halliday

Application Type: Permission

Description of Site and Surroundings:

Site Description:

The subject site is located at No. 38 Foxborough Downs, Lucan, Co. Dublin and contains an existing 2 storey semi-detached dwelling with front and rear garden. The existing dwelling is comprised of an entrance hallway, living room, dining room, utility, toilet and kitchen at ground floor level. The first floor level is comprised of 2 double bedrooms (one of which is ensuite), 2 single bedrooms, a hot press/storage and a family bathroom. The dwelling appears to have been previously subject to modification in the form of a single-storey extension to the rear, which provides an extended kitchen and a canopy.

The surrounding streetscape is generally characterised by 2 storey semi-detached dwellings of a similar architectural form and character. The subject site is bound to the south and east by residential dwellings, to the north by an internal access road known as Foxborough Downs and to the west by a landscaped buffer strip, the other side of which lies the R136.

Site Area:

Stated as 0.0281 Ha.

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Proposal:

Permission is sought for the following:

- Demolition of the existing single storey extension and canopy to the rear of the dwelling, which is stated as 6m² in the Application Form accompanying this Planning Application.
- A single storey porch which projects approximately 1.8m out from the front of the existing dwelling, spans an approximate width of 2.7m. The proposed single-storey porch has a pitched roof profile with an approximate parapet height of 2.5m.
- A single storey extension to the rear which projects approximately 5.9m out from the rear elevation of the existing dwelling and spans a width of approximately 5.4m. The proposed single storey rear extension has a flat roof profile with an approximate parapet height of 2.9m and provides an enlarge kitchen/living/dining area.
- A 2 storey extension to the front and side of the existing dwelling, which projects approximately 1.6m out from the existing western elevation and runs for a length of approximately 5.9m along the western elevation. To the side of the dwelling, the proposed extension steps a further 1m out from the elevation running for a length of approximately 7.3m along the western elevation. The maximum extent of the proposed front and side extension is therefore a maximum projection of approximately 2.6m out from the western elevation, running for an approximate length of 13.2m along the western elevation. The proposed front and side elevation will provide an extension of the existing hipped roof profile, rising to a parapet height of approximately 5.4m.
- Creation of new floor space at attic level, providing an additional double ensuite bedroom, a large wardrobe and the addition of 1 dormer level window to the rear pitch of the roof.
- Elevational changes including:
 - **Western (Side) Elevation** - The omission of 2 first floor level windows and the removal of the existing chimney. The provision of a patio door to the western elevation of the single storey extension to the rear, located approximately 3.35m from the western boundary. No new fenestration is proposed to the western elevation.
 - **Northern (Front) Elevation** - A new north facing door to the stepped portion of the proposed side extension, which is recessed approximately 5.6m back from the front elevation and would provide access to the new utility room.

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- **Southern (Rear) Elevation** - The provision of a patio door to the southern (rear) elevation of the single storey extension to the rear, re-arrangement of the fenestration pattern at first floor level to provide 3 windows and the addition of a new dormer window in the rear pitch of the roof.
- **Roof Profile** – The provision of 2 rooflights to the front pitch of the roof. 1 roof light in the flat roof of the proposed single storey rear extension.
- All associated site works above and below ground.

Zoning

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity' in the South Dublin County Development Plan 2016-2022.

Consultations:

Drainage and Water Services Department: No objection, subject to conditions.

Irish Water: No objection, subject to conditions.

Parks and Public Realm Department: No objection.

Roads Department: No objection.

Screening for Strategic Environmental Assessment

No overlap is indicated with relevant environmental layers.

Submissions/Observations /Representations

Final date for submissions/observations – 13th April 2022. None received.

Relevant Planning History

None was recorded for the subject site.

Relevant Enforcement History

None was found in the preliminary search.

Pre-Planning Consultation

None recorded.

Relevant Policy in South Dublin County Development Plan (2016-2022)

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.

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Policy H18 Objective 1:

To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

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.'

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.0 Environmental Assessment

South Dublin County Council House Extension Design Guide, 2010

The House Extension Design Guide contains the following guidance on house extensions, including for porches and front extensions:

Elements of Good Extension Design:

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Front extensions:

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details.*
- *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.*

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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.*

Side Extensions

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
 - *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
 - *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
 - *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.*
- *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.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*

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- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *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.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *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.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

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Relevant Government Policy

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

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

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021)

Assessment

The main issues for assessment are:

- Zoning and Council Policy;
- Visual Impact and Residential Amenity;
- Drainage and Water Services;
- Environmental Impact Assessment; and
- Appropriate assessment.

Zoning and Council Policy

The proposed development is consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity'. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

Visual Impact and Residential Amenity

Each element of the proposed development shall be assessed individually below, having regard to the relevant policy and guidance contained within the South Dublin County Development Plan 2016-2022, the South Dublin House Extension Design Guide (2010) and the potential impact on the visual and residential amenity of the subject site, adjoining properties and the surrounding streetscape.

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Front Porch

A porch has been attached to the front elevation, projects approximately 1.8m out from the front of the existing dwelling, spans an approximate width of 2.7m. The proposed single-storey porch has a pitched roof profile with an approximate parapet height of 2.5m.

The structure is located directly adjoining the party boundary with No. 37 Foxborough Downs, projecting approximately 0.6m beyond the building line created by the front porch of No. 37.

It is noted that there are a number of similar porch structures along Foxborough Downs, as such it is considered that the proposal does not significantly alter the streetscape or impact the visual amenity of the area.

It is also noted that a driveway with a length of approximately 7.1m is retained, despite the addition of the porch. It is considered the porch structure does not have an adverse impact on the visual amenity of the subject site and adjoining properties. Although the porch projects approximately 0.6m beyond the building line created by the front porch of No. 37 Foxborough Downs, having regard to the north-facing aspect of the dwellings along Foxborough Downs, it is considered that this projection will not have an adverse impact on the visual and residential amenity of the adjoining property. However, it is considered that should the Planning Authority be minded to Grant Permission for the structure, it would be appropriate to attach a CONDITION requiring the replacement of the proposed zinc roofing with roof tiles to match the existing roof of the dwelling and adjoining porch of No. 37 Foxborough Downs in the interests of respecting the appearance and character of the existing and adjoining dwellings. Such a modification will ensure that the proposal is complementary to the existing house and ensures the visual consistency of the front elevations along the streetscape.

Single Storey Rear Extension

The proposal includes a single-storey extension to the rear which projects approximately 5.9m out from the rear elevation of the existing dwelling and spans a width of approximately 5.4m. The proposed single-storey rear extension has a flat roof profile with an approximate parapet height of 2.9m and provides an enlarged kitchen/living/dining area.

In relation to the potential for extensions to be overbearing, the South Dublin House Extension Design Guide (2010) states that:

'Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved'.

It is noted that the extension is located adjoining the boundary with No. 37 Foxborough Downs. Although not ideal that the extension directly adjoins a party boundary, having regard to the

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content of the House Extension Design Guide (2010) and the 2.9m parapet height of the extension, it is considered that it is not contrary to the Council's policies and objectives.

Having regard to the height and scale of the proposed single-storey rear extension and the south-facing aspect of the rear gardens along Foxborough Downs and the location of the proposed extension to the west of No. 37, the Planning Authority is satisfied that the rear extension will not have result in a significant reduction of the daylight and sunlight amenity of the rear amenity space of the adjoining property and therefore will not adversely impact on the visual or residential amenity of adjoining properties in terms of overlooking and overshadowing.

It is considered that sufficient rear amenity space for the dwelling would remain after the extension is built.

Two Storey Front and Side Extension

The proposed development includes the provision of a 2 storey extension to the front and side of the existing dwelling, which projects approximately 1.6m out from the existing western elevation and runs for a length of approximately 5.9m along the western elevation. To the side of the dwelling, the proposed extension steps a further 1m out from the elevation running for a length of approximately 7.3m along the western elevation. The maximum extent of the proposed front and side extension is therefore a maximum projection of approximately 2.6m out from the western elevation, running for an approximate length of 13.2m along the western elevation. The proposed front and side elevation will provide an extension of the existing half-hipped roof profile, rising to a parapet height of approximately 5.4m.

Having regard to the public realm and main road adjacent to the western boundary of the subject site, it is considered that the proposed front and side extension will not adversely impact the visual and residential amenity of adjoining properties. The Planning Authority welcomes the continuation of the half-hipped roof which retains the visual appearance of the roof profile along Foxborough Downs. Whilst it is noted that the recessed portion of the side extension has a pitched roof profile, this is considered acceptable as this portion of the proposal is recessed approximately 5.6m back from the front elevation and won't have a significant impact on the appearance of the streetscape.

Attic Conversion and Dormer Extension

Permission is also sought for the creation of a new floor space at attic level, providing an additional double ensuite bedroom, a large wardrobe and including the addition of 1 dormer level window to the rear pitch of the roof. The proposed bedroom at attic and first floor levels would meet the minimum floorspace requirements. The proposed floor to ceiling height for the majority of the attic level would be approx. 2.4m.

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Having regard to the nature and scale of the attic conversion, it is considered that there is no significant adverse impact on the visual amenity of the streetscape or the residential amenity of adjoining properties. It is considered that the conversion generally accords with the provisions of the South Dublin House Extension Design Guide (2010) and is acceptable. It is considered that the potential for overlooking from the proposed dormer window to adjacent properties would not be materially worse than that from the existing first floor windows.

Other Elevational Amendments

The proposed development includes other elevational amendments which can be described as follows:

- **Western (Side) Elevation** - The omission of 2 first floor level windows and the removal of the existing chimney. The provision of a patio door to the western elevation of the single storey extension to the rear, located approximately 3.35m from the western boundary. No new fenestration is proposed to the western elevation.
- **Northern (Front) Elevation** - A new north facing door to the stepped portion of the proposed side extension, which is recessed approximately 5.6m back from the front elevation and would provide access to the new utility room.
- **Southern (Rear) Elevation** - The provision of a patio door to the southern (rear) elevation of the single storey extension to the rear, re-arrangement of the fenestration pattern at first floor level to provide 3 windows and the addition of a new dormer window in the rear pitch of the roof.
- **Roof Profile** – The provision of 2 No. rooflights to the front pitch of the roof. 1 roof light in the flat roof of the proposed single storey rear extension.

It is considered that the proposed elevational amendments will not result in an adverse impact to the visual and residential amenity of the subject site, adjoining properties and the surrounding streetscape.

However, a concern arises regarding the lack of the passive surveillance of the adjacent public realm presented by the blank western elevation. Policy H12 Objective 2 of the Development Plan states that:

'To ensure that there is a clear definition between public, semi-private and private open space at a local and district level and that all such open spaces benefit from passive surveillance from nearby residential development'.

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Having regard to Policy H12 Objective 2 and the public realm adjacent to the western boundary of the subject site, it is considered appropriate that a CONDITION should be attached requiring the inclusion of window(s) at either first floor or attic level to the side (western) elevation, as it would result in increased passive surveillance to the adjacent public realm.

It is also noted that there is no window proposed to the first floor bathroom, which is not desirable. A window should be provided to this bathroom on the western elevation.

Summary

Overall, it is considered that the proposed development is generally in accordance with the provisions of the South Dublin County Development Plan 2016-2022 and the South Dublin House Extension Design Guide 2010. Some minor modifications to the design are required to ensure the protection of the visual and residential amenity of the subject site, adjoining properties and the surrounding streetscape. It is considered that these modifications can be secured by way of a CONDITION requiring a compliance submission.

Drainage and Water Services

The Report of the Drainage and Water Services Department and Irish Water indicate no objection to the proposed development, subject to the following conditions:

- Prior to commencement of development, the applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie.
- Prior to commencement of development the applicant is required to submit a drawing in plan and cross section views showing proposed SuDS (Sustainable Drainage Systems) for the proposed development such as Green roof on proposed extension, rain gardens etc.
- 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.

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- All development shall be carried out in accordance with Irish Water's standards, codes and practices in relation to water and wastewater infrastructure.

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 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 an extension to an existing dwelling. 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.

Development Contributions

No previous extensions

Proposed extensions 123sq.m

Assessable area = 83sq.m

SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 123sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0281 Hectares.

Conclusion

Having regard to the 'RES' land-use zoning of the area, the relevant policies and objectives of the South Dublin County Development Plan 2016 – 2022 and the South Dublin House Extension Design Guide 2010, the proposed development is considered acceptable and, subject to conditions, would adhere to the key principles of 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 in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Modifications.
Prior to the commencement of development, the applicant/developer shall submit for the written agreement of the Planning Authority a complete set of site layout, plan, elevational and sectional drawings demonstrating the following modifications:
 - (a) The replacement of the proposed zinc roofing to the front porch with roof tiles to match or complement the subject dwelling and development in the immediate vicinity.
 - (b) The addition of at least 1 No. window at first floor and/or attic level on the western elevation to provide passive surveillance to the open space adjacent to the western boundary of the subject site. A window on the western elevation shall be provided to the bathroom at first floor.REASON: In the interests of protecting the visual and residential amenity of the subject site, adjoining properties and the surrounding streetscape.
3. (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.

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(b) Restriction on Use.

The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

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

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

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

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of

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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 Dublin County Council Development Plan.

4. Drainage and Water Services.

Prior to the commencement of development, the applicant/developer is required to submit the following to the Planning Authority for written agreement, following consultation with SDCC's Drainage and Water Services Department if required:

(a) A drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie.

(b) A drawing in plan and cross section views showing proposed SuDS (Sustainable Drainage Systems) for the proposed development such as Green roof on proposed extension, rain gardens etc.

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

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €8,672.67 (eight thousand six hundred and seventy two euros and sixty seven cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in

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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/0103

LOCATION: 38, Foxborough Downs, Lucan, Co. Dublin



Caitlin O'Shea,
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: 04/05/2022



Colm Harte,
Senior Executive Planner