

Comhairle Chontae Atha Cliath Theas

PR/727/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0158 **Application Date:** 14-Apr-2022
Submission Type: New Application **Registration Date:** 14-Apr-2022
Correspondence Name and Address: JE Architecture Park House, Ballisk Court,
Donabate, Co. Dublin
Proposed Development: Retention of single storey extension with all
associated site works.
Location: 17, Belfry Grove, Citywest, Dublin 24
Applicant Name: Sile Comiskey
Application Type: Retention

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.0138 Hectares.

Site Description:

The site is located in an established residential area at Belfry Grove in Citywest. The site contains a three storey mid-terraced apartment in a row of terraced apartments. The apartments in the immediate vicinity are of similar design and finish with a mainly uniform building line.

Proposal:

The application for **retention** consists of the following:

- **Retention** of single storey rear extension (14.19sq.m.).

Zoning:

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

SEA Sensitivity Screening

Overlap identified with the following layers

- SFRA A 2016
- SFRA B 2016

Consultations:

Irish Water – No report received to date.

Surface Water Drainage – No report received to date.

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Submissions/Observations /Representations

None received.

Relevant Planning History

None recorded for subject site.

Adjacent sites

S02A/0044: East of Corbally Estate, north of Blessington Road and west of existing , development known as Deselby.

Residential development with a total of 745 no. dwelling units consisting of 257 no. 2 storey 2, 3 and 4 bed detached, semi-detached and terraced houses, 256 no. 3 storey 1, 2 and 3 bed duplex units, 8 no. 2 storey back to back houses and 224 no. 2 bed apartments in 2 no. 3 to 5 storey blocks A and B, and 2 no. 4 storey blocks C and D located along City West Road on site circa 38.79 acres. Main vehicular access from City West road via existing roundabout on distributor road on northern boundary with secondary access points from Deselby and Rathmintan Estates to the east. Associates site works to include open spaces, car parking, landscaping, underground attenuation tanks and outfalls. This application is accompanied by an Environmental Impact Statement.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

S8194: Live case remains open.

Pre-Planning Consultation

None indicated for subject site.

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

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.

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 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

House Extension Design Guide, South Dublin County Council Planning Department (2010) referenced in the South Dublin County Council Development Plan 2016-2022

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Relevant Government Guidelines

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

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

Assessment

The main issues for assessment relate to the following:

- Zoning and Council Policy,
- Residential & Visual Amenity,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

Zoning and Council Policy

The site is located in an area which is zoned 'RES' 'To protect and/or improve residential amenity.' It is considered that the application for retention is permitted in principle subject to compliance with the SDCC Development Plan 206-2022.

Residential & Visual Amenity

Single storey rear extension (14.19sq.m.)

The extension has a mono-pitched roof sloping W-E and has a ridge height of 3.8m and an eaves height of 2.8m The extension is inset by c.0.4m from the boundaries with immediate neighbours either side to the north and to the south. The extension projects outwards from the main rear building line by c.4.5m and spans a width of c.3.9m. At c.33sq.m. the area of private open space remaining is considered to be of a reasonable level. The extension complies with the SDCC House Extension Design Guide 2010 and integrates reasonably well with the character of the existing dwelling. It is considered that the application seeking retention would not impact on the amenities of adjoining properties and the design elements are consistent with the pattern of development in the immediate area.

Screening for Appropriate Assessment (AA)

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

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

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

Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other considerations

Development Contributions

- Retention of residential rear extension 14.19sq.m.
- Assessable area is 14.19sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Retention of Residential Extension	14.19sqm
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0138ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 Retention 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 -

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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 retained and completed fully in accordance with plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Drainage - Irish Water.
 - (a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
 - (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.
3. Financial Contributions.
The developer shall pay to the Planning Authority a financial contribution of €1,482.71 (one thousand four hundred and eighty two euros and seventy one cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.
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

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

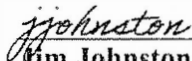
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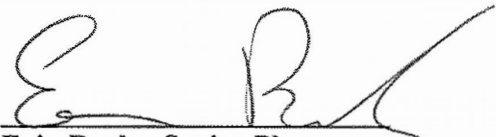
LOCATION: 17, Belfry Grove, Citywest, Dublin 24



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for Retention 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: 8/6/22



Eoin Burke, Senior Planner