

Comhairle Chontae Atha Cliath Theas

PR/0801/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0001 **Application Date:** 04-Jan-2022
Submission Type: Additional **Registration Date:** 27-May-2022
Information

Correspondence Name and Address: Carol Forbes, 4bes Design Services 38, Larkfield Avenue, Lucan, Co. Dublin

Proposed Development: Construction of single storey detached garden room comprising of home office and gym.

Location: 7, Saggart Lakes, Saggart, Co. Dublin.

Applicant Name: Sean Keller

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: 0.1722 Hectares.

Site Description:

The site is located in the residential estate of Saggart Lakes, which is accessed from Garter Lane and located to the east of Citywest Golf Club. The site contains a large, two-storey, detached dwelling. Saggart Lakes is a development of approximately 16 large, detached dwellings, which benefit from large detached single storey garages. The development is gated and not visible from the public road, which is approximately 1km from the site, accessed via a private roadway serving the residential development.

Proposal:

- Construction of single storey detached garden room comprising of home office and gym.

Zoning:

The subject site is subject to zoning objective OS - 'To preserve and provide for open space and recreational amenities'.

Consultations:

Surface Water Drainage – Additional Information Required.

Irish Water – Additional Information Required.

SEA Sensitivity Screening – Overlap indicated SFRA B 2016.

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Submissions/Observations /Representations

None recorded for subject site.

Relevant Planning History

None for subject site.

Adjacent sites

SD15B0115: 12, Saggart Lakes, Saggart, Co. Dublin. **Permission granted** to (1) Construct dormer style attached domestic garage to the side of existing two storey dwelling. (2) Construct a single storey porch to the front of the existing two storey dwelling. (3) Construct single storey sunroom below existing balcony to rear of dwelling. (4) Convert existing domestic garage for use as a study & remove existing garage door to be replaced with 2 windows. (5) Convert existing attic space to incorporate habitable accommodation. (6) Complete all ancillary site works.

SD06B/0489: 9, Saggart Lakes, Saggart, Co. Dublin. **Permission granted** for amendments to the approved development, house type C1 (Planning Reg. Ref. S99A/0205) consisting of extension and conversion of the single storey side garage to form part of the main house and construction of a new detached double garage on the site.

SD05B/0730: 16, Saggart Lakes, Saggart, Co Dublin. **Permission granted** for amendments to the approved development, house type C1 (Planning Reg. Ref. S99A/0205) consisting of revisions to the internal layout of the house, extension and conversion of the single storey side garage to form part of the main house and construction of a new detached double garage on the site.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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

Section 2.4.1 Residential Extensions

Policy H13 Private and Semi-Private Open Space

- It is the policy of the Council to ensure that all dwellings have access to high quality private open space (incl. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.

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Policy H14 Internal Residential Accommodation

- It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.

Policy H17 – Residential Consolidation:

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

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Policy H18 Residential Extensions

- It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Policy H18 Objective 2:

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

Section 8.0 Green Infrastructure

Policy G1 Overarching

Policy G1 Green Infrastructure Network

Policy G3 Watercourses Network

Policy G4 Public Open Space and Landscape Setting

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.2 Residential Consolidation

(iii) Backland Development

- *Development that is in close proximity to adjoining residential properties should be limited to a single storey, to reduce overshadowing and overlooking.*

Section 11.3.3 Additional Accommodation

Section 11.3.3 (I) Extensions

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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 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

Rear Extensions:

- *Match or complement the style, materials and details of the main house*
- *Match the shape and slope of the roof of the existing house,*
- *Make sure enough rear garden is retained.*

Relevant Government Guidelines

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

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

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and Visual Amenity
- Services and Drainage.

Zoning and Council Policy

The subject site is zoned OS - 'To preserve and provide for open space and recreational amenities. The site contains an existing two storey, detached dwelling and permission for a garden room / home office and gym. The proposed development is considered acceptable in principle subject to compliance with the Council policy in relation to garages ancillary to dwelling houses.

Residential & Visual Amenity

The proposed garden room development is located 17.1m north east of the existing four-bed dormer dwelling; under the County Development Plan it is noted that a four-bedroom dwelling requires a minimum of 70sq.m of rear amenity space. In this proposal, the minimum standard is achieved with 996.4sq.m and therefore complies with the Minimum Space Standards for Houses set out in Table 11.20 of the South County Development Plan 2016-2022.

Notwithstanding the acceptable principle of the proposed rear garden development, the Planning Authority note that no supporting contiguous and contextual drawings were submitted with the

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application. Having regards to scale and size of the proposed Garden Room in context to the main dwelling and on its surroundings within the subject site. These details are required for the planning authority to make a full assessment of the said proposal and it is deemed necessary to request contiguous elevations and north-southerly, east-westerly, southwest-northeast section site views by **Additional Information**.

The L shaped structure is 10m in length both west and south facing and 4.5m in width and has a floor area of 72.50sq.m. The roof is a flat zinc covered with a height of 3m. The proposal would be finished using timber cladding with patio styled doors on the west and south-facing elevations and two windows on west-facing elevation.

The use of the garden room as a home office and gym is considered to be ancillary use and the proposal is considered to be incidental to the existing house with no connection to the water mains for a w/c. The shed size is considered large, however, in this instance, it is considered in context and size to the existing 345 sqm dwelling within a considerable large site of 0.1722 Hectares. The design of this structure is considered acceptable and does not detract from the visual and residential amenities of the area.

Having regard to the overall scale of the proposed garden room, it is noted that the proposal is set back at a minimum distance of approximately 1.2m from the northern boundary and a maximum distance of approximately 3.2m from the eastern boundary. It is deemed that the single storey flat roofed structure should cause no undue overbearing impact to the neighbouring dwelling to the north, however additional drawings for clarity are deemed necessary. It is also noted that large hedging provides screening for the subject dwelling from the properties to the north and the open field to the east.

Having regard to the location and overall scale and design of the proposed development it is not considered to be visually obtrusive and when considered in the context to the main dwelling and surrounding properties, is deemed to be acceptable under the Development Plan provisions.

Services & Drainage

The Water Services Section has requested additional information on the following:

- 1.1 For the applicant 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.

Also 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.

(1.2) drawing showing plan and cross-sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development such as green roofs and a soakaway.

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

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- The Developer will 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.”

Flood Risk

Having regards to SEA Sensitivity Screening and Overlap indicated SFRA B 2016, the surface water drainage department have no objections.

Irish Water

Irish Water has requested additional information in relation to the applicant submitting a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer.

Having regards to the size of the Garden Room, it is deemed necessary to request **additional information** with regards to the requests of the Water Services Department and Irish water.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development and the distance from Natura sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

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 real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

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Development Contributions

Development Contributions Assessment Overall Quantum	
Residential Extension sq.m	
Residential – Garden Room	72.50sq.m
Assessable area	Nil

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Garden Room	72.50sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.1722 Hectares.

Conclusion

Further information is required having regard to the Surface Water Drainage and Irish Water required drawings, coinciding with the lack of supporting contiguous and contextual drawings submitted with the application.

Recommendation

Further Information

Further Information was requested on 28th Feb 2022

Further Information was received on 27th May 2022

Consultations:

Surface Water Drainage – Clarification of Additional Information Required.

Irish Water –

No objection.

Submissions/Observations

None received for this application.

The Further Information requested is as follows:

1. The applicant is requested to submit supporting contiguous and contextual drawings to be in compliance with the Planning and Development Regulations and accurately depicting the proposed works, to include the following:

Contiguous elevational drawings showing the proposal in full context to the subject dwelling on site and clearly demonstrating the proposal in full context with north-southerly, east-westerly and southwest-northeast section views of the proposal with the surrounding

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dwelling to the north. All development proposed in this application should be clearly delineated on revised elevational drawings.

2. (1) The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

- (2) The applicant is requested to submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development such as green roofs and a soakaway

Note: If a soakaway is proposed the applicant shall submit the following:

- (a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- (b) a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (v) Soakaways must include an overflow connection to a public surface water sewer.

Irish Water.

The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

Item 1

The applicant is requested to submit supporting contiguous and contextual drawings to be in compliance with the Planning and Development Regulations and accurately depicting the proposed works, to include the following:

Contiguous elevational drawings showing the proposal in full context to the subject dwelling on site and clearly demonstrating the proposal in full context with north-southerly, east-westerly and southwest-northeast section views of the proposal with the surrounding dwellings to the north.

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All development proposed in this application should be clearly delineated on revised elevational drawings.

Assessment

The applicant has submitted a cover letter and drawings from *4bes Design Services* dated the *24th of May 2022*.

In response to the AI request, the applicant has submitted drawings titled '*proposed elevations*' Dwg Ref SL-7 and titled '*proposed side elevations*' Dwg Ref SL-8 and drawings titled '*proposed elevations contiguous*', Dwg Ref SL-9.

The applicant has now demonstrated the proposal in the context of the subject dwelling on site and has clearly demonstrated the proposal in full context with north-southerly, east-westerly and southwest-northeast section views of the proposal with the surrounding dwellings to the north.

The proposal complies with the guidance in the existing Development Plan provisions and the 'House Extension Design Guide 2010'. It would not negatively impact the amenity of the surrounding area to the north, east and south. The shed size is considered significant; however, in this instance and having regard to the size of the host property, which is situated within a substantial site of 0.1722 Hectares, the design and visual impact of this structure is considered acceptable.

Item 2

(1) The applicant is requested 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@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

(2) The applicant is requested to submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development such as green roofs and a soakaway

Note: If a soakaway is proposed the applicant shall submit the following:

(a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

(b) a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

(i) At least 5m from any building, public sewer, road boundary or structure.

(ii) Generally, not within 3m of the boundary of the adjoining property.

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- (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
- (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- (v) Soakaways must include an overflow connection to a public surface water sewer. Irish Water.

The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

Assessment

The applicant has submitted drawings from *4bes Design Services* dated the *24th of May 2022*.

In response to the AI request (1)(2), the applicant has submitted drawings titled '*Site Plan Showing Surface and Foul Water Network*' Dwg Ref SL-10.

The surface water drainage department have requested Clarification of Additional Information as follows:

The proposed gravel path is not sufficient to meet the requirement for a SuDS feature as previously requested. The applicant is required to submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Examples of SuDS (Sustainable urban Drainage Systems) include and are not limited to the following:

- Green Roof
- Rain Gardens, Planter boxes with overflow connection to the public surface water sewer.
- Soakaway

Notwithstanding the recommendation of the Water Services, it is deemed that prior to the commencement of development, the applicant/developer will be requested to submit the above requirements in full for the written agreement of the Planning Authority by **condition**. Irish Water states no objection subject to the attachment of standard **conditions** related to Irish Water codes and practice. This is considered appropriate.

Conclusion

The Planning Authority considers that the proposal is now consistent with the requirements of the County Development Plan or the guidance set out in the South Dublin County Council House

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Extension Design Guide (2010) in respect of rear garden structures. Therefore, the proposed design is deemed to be acceptable. Accordingly, a grant of planning permission is recommended.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of an attic conversion, dormer window and change of roof profile.

Having regard to:

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

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

Environmental Impact Assessment

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

Development Contributions

Development Contributions Assessment	
Overall Quantum	
Residential Extension sq.m	
Residential – Garden Room	72.50sq.m
Assessable area	Nil

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Garden Room	72.50sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.1722 Hectares.

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, existing permissions for similar type development, 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, in this instance, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposed extension in this instance, would be generally in compliance with Council policy in relation to extensions to dwelling houses.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development 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 27th May 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. Restriction on Use of the Home Office /Gym.
The Home Office /Gym shall be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for habitation or the carrying on of any trade or business, and shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.
REASON: In the interest of orderly development and the proper planning and sustainable development of the area.

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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.

(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 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.

(iv) Include water butts as part of SuDS (Sustainable Drainage Systems) features for the proposed development.

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

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13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

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

4. Drainage - Surface Water.

The proposed gravel path is not sufficient to meet the requirement for a SuDS feature as previously requested. Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

(a) a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Examples of SuDS (Sustainable urban Drainage Systems) include and are not limited to the following:

- Green Roof
- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
- Soakaway

Note:

If a soakaway is proposed the applicant shall submit the following:

- a.) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 –soakaway Design.
- b.) a drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

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- 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.
- (c) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.
- (d) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.
- (e) 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, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

5. The external walls (cladding) of the home office and gym shall be painted as outlined in Drawing SL-2.

REASON To ensure an acceptable standard of development

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/0001

LOCATION: 7, Saggart Lakes, Saggart, Co. Dublin.


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: 23/6/22


Eoin Burke, Senior Planner