

Comhairle Chontae Atha Cliath Theas

PR/0831/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0191 **Application Date:** 04-May-2022
Submission Type: New Application **Registration Date:** 04-May-2022
Correspondence Name and Address: MRL Architects 56, Armagh Road, Newry, Co. Down, BT35 6DN
Proposed Development: Two storey rear extension to the existing dwelling incorporating an extended rear entrance hall, utility room, kitchen and dining/living space at ground floor with a gallery at first floor level along with associated site works.
Location: Cooldrinagh Lane, Leixlip, Co. Dublin
Applicant Name: Hugh Courtney
Application Type: Permission

Description of Site and Surroundings:

Site Area

Stated as 0.05785 Hectares.

Site Description

The subject site is located on the western side of Cooldrinagh Lane (L5070), an existing two storey detached dwelling to the north east of Weston Aerodrome and south of the M4. There is a stone wall along the roadside boundary of the subject site to Cooldrinagh Lane and an entrance to the existing dwelling.

Cooldrinagh Lane is a cul-de-sac, accessed off the R403 to the south and ending at the M4 where there is a pedestrian footbridge over the M4. There is a row of existing houses on the eastern side of the Lane, to the rear of which there are fields. The western side of Cooldrinagh Lane is primarily made up of a single dwelling and associated greenfield grounds, beyond which is the Weston Aerodrome.

Proposal:

Permission is being sought for the following:

- A part one to part two storey rear extension which projects approximately 3.75m out from the eastern elevation of the existing dwelling and spans a total length of 11.81m. The proposed extension has a flat roof profile with the single storey element rising to a parapet height of 3.62m and a 7.13m parapet height to the two storey element. The proposed extension has an approximate gross floor area of 42.18 sq m providing a utility room and living area at ground floor level and a gallery at first floor level.

Comhairle Chontae Atha Cliath Theas

PR/0831/22

Record of Executive Business and Chief Executive's Order

- The proposed extension includes fenestration comprised of:
 - 1 No. first floor window to the southern elevation of the proposed rear extension.
 - 1 No. first floor window to the northern elevation of the proposed rear extension.
 - 2 No. ground floor windows and 1 No. access door, 1 No. slender narrow window (first and second floor level) and 1 No. first floor window to the eastern elevation of the proposed development.

- All ancillary site works above and below ground.

Zoning:

The subject site is subject to zoning objective RU - 'To protect and improve rural amenity and to provide for the development of Agriculture' in the South Dublin County Development Plan 2016-2022.

Consultations:

Drainage and Water Services Section – No report received at time of writing.

Irish Water – No report received at time of writing.

Roads Section – No objection.

Parks and Public Realm Section – No objection.

Architectural Conservation Officer – No report received at time of writing.

Irish Aviation Authority – No report received at time of writing.

SEA Sensitivity Screening

Overlap is indicated with the following SEA environmental layers:

- Rural 2016 – owing to the subject site's location in a High Amenity area.

Submissions/Observations /Representations

Submission expiry date – 7th June 2022.

No submissions or objections received.

Comhairle Chontae Atha Cliath Theas

PR/0831/22

Record of Executive Business and Chief Executive's Order

Relevant Planning History

Subject Site

SD05B/0756

Permission granted for a single storey swimming pool and leisure building for domestic use to rear of existing house and associated site works. **SDCC Decision:** Grant Permission, subject to conditions. **Note:** Does not appear to have been constructed.

Adjacent Lands (within Blue line boundary)

SD19A/0253 - Three 2 No. storey, detached 4 No. bedroom houses (each with a gross floor area of c. 287sq.m, total c. 861sq.m. GFA); each house to comprise 1 terrace and 1 balcony on the western elevation at first floor level and 1 balcony on the eastern elevation at first floor level; provision of 8 ancillary car parking spaces (2 spaces per house and 2 visitor spaces); ancillary bin storage; the proposed development will be served by a new vehicular access off Cooldrinagh Lane and will also be served by the existing vehicular access which serves Cooldrinagh Lane (house), located to the north of the proposed houses; all associated landscaping and boundary treatment works; provision of private open space areas comprising hard and soft landscaping; site services (foul and surface water drainage and water supply); all other associated site excavation, infrastructural and site development works above and below ground on a site located to the south of Cooldrinagh Lane (house) and to the west of Cooldrinagh Lane. **SDCC Decision:** Refuse Permission.

SD02B/0316 (ABP Ref No. PL06S.201638)

Retention permission refused by An Bord Pleanála for a pedestrian gate onto Cooldrinagh Lane.

S00A/0442

Permission refused for Retention of 40 foot container and ancillary sheds for storage of building material and housing of greyhound dogs, pedestrian gate onto Cooldrinagh Lane.

Neighbouring sites

SD17A/0191

Permission granted at No. 64 Cooldrinagh Lane for the sub-division of existing site to construct a single storey detached bungalow, domestic garage, recessed entrance, connection to foul sewer and all associated site works.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Comhairle Chontae Atha Cliath Theas

PR/0831/22

Record of Executive Business and Chief Executive's Order

Relevant Policy in South Dublin County Council 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.

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

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side 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'.*

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.*

Comhairle Chontae Atha Cliath Theas

PR/0831/22

Record of Executive Business and Chief Executive's Order

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.
- 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).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Urban Design Manual, 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).

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 relate to:

- Zoning and Council Policy.
- Visual and Residential Amenity.
- Vehicular Access and Parking.
- Drainage and Water Services.
- Environmental Impact Assessment.
- Appropriate Assessment Screening.

Zoning and Council Policy

The extension to an existing dwelling comprised of a front porch extension, two storey side extension, ancillary garage and alterations to the elevations of an existing dwelling is consistent with the principle of the zoning objective, subject to its design being in accordance with the

Comhairle Chontae Atha Cliath Theas

PR/0831/22

Record of Executive Business and Chief Executive's Order

relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings and the South Dublin County Council House Extension Design Guide (2010).

Visual and Residential Amenity

The proposed development comprises a part one to part two storey rear extension which projects approximately 3.75m out from the eastern elevation of the existing dwelling and spans a total length of 11.81m. The proposed extension has a flat roof profile with the single storey element rising to a parapet height of 3.62m and a 7.13m parapet height to the two storey element. The proposed extension has an approximate gross floor area of 42.18 sq m providing a utility room and living area at ground floor level and a gallery at first floor level.

It is noted that the proposed part one to part two storey extension to the rear will not be visible from the front elevation of the existing dwelling and will therefore not have an adverse visual impact on the streetscape along Cooldrinagh Lane and will not impact the visual or residential amenity of adjacent properties. It is also noted that the subject site is bound to the north by the M4 motorway and to the west by Weston Aerodrome. Owing to the steep embankment of the M4 motorway, the proposed extension is unlikely to be visible from the road and owing to the separation distance from Weston Aerodrome it will not adversely impact the operational capacity of the facility.

In relation to rear extensions the House Extension Design Guide (2010) states that proposals should:

'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.'

*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**'*

*Do not include a flat roof to a prominent extension **unless there is good design or an architectural reason for doing so.** [Emphasis added]*

Whilst the flat roof of the proposed development does not fully adhere to the content of the South Dublin House Extension Design Guide, in this specific instance having regard to the receiving context of the subject site, the proposed development is considered acceptable. The proposal does not create a higher ridge level than the roof of the main house and sufficient private amenity space is retained for the dwelling.

Comhairle Chontae Atha Cliath Theas

PR/0831/22

Record of Executive Business and Chief Executive's Order

Drainage and Water Services

The relevant Irish Water service maps have been reviewed and it is considered that, should permission be granted for the proposed development, standard Drainage and Water Services CONDITIONS should be attached.

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.

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 consists of a domestic extension and minor alterations to the elevation of the 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.

Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq.m)
Residential (domestic extension)	42.18 sq m
Previous Extension	0 sq m
Assessable Area	2.18 sq m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential (Domestic Extension)	42.18 sq m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.05785 Ha

Comhairle Chontae Atha Cliath Theas

PR/0831/22

Record of Executive Business and Chief Executive's Order

Conclusion

Having regard to the 'RU' land-use zoning of the area, the relevant policies and objectives of the South Dublin County Development Plan 2016 – 2022 and the recommendations and the South Dublin House Extension Design Guide 2010 it is considered that, the proposed development is consistent 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 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, 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. (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.

Comhairle Chontae Atha Cliath Theas

PR/0831/22

Record of Executive Business and Chief Executive's Order

(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.

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 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

Comhairle Chontae Atha Cliath Theas

PR/0831/22

Record of Executive Business and Chief Executive's Order

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.

3. Drainage and Water Services

Prior to the commencement of development, the Applicant shall submit the following information for the written agreement of the Planning Authority:

(a) 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 levels/contours, 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.

(b) 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 levels/contours, 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.

(c) Submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. These may include green roofs, rain gardens, rain planter boxes for example. South Dublin County Council's Sustainable Drainage Explanatory Design & Evaluation Guide (2022) is available online at the following link: <https://www.sdcc.ie/en/services/planning/planning-applications/water-and-drainage-considerations/sdcc-suds-explanatory-design-and-evaluation-guide.pdf>

(d) Should a Soakaway be included the Applicant shall 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. Where a soakaway is proposed the Applicant shall submit a revised drawing showing plan and 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:

- At least 5m from any building, public sewer, road boundary or structure.

Comhairle Chontae Atha Cliath Theas

PR/0831/22

Record of Executive Business and Chief Executive's Order

- Generally, not within 3m of the boundary of the adjoining property.
 - Not in such a position that the ground below foundations is likely to be adversely affected.
 - 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - Soakaways must include an overflow connection to the surface water drainage network.
 - (e) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
 - (f) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
 - (g) The water supply and drainage infrastructure shall comply with Irish Water's Standards, Codes and Practices in relation to water and wastewater.
- 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.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €227.79 (two hundred and twenty seven euros and seventy nine cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

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

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on

Comhairle Chontae Atha Cliath Theas

PR/0831/22

Record of Executive Business and Chief Executive's Order

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.

NOTE: The applicant shall notify the operators of Weston Aerodrome, the Irish Aviation Authority and the Department of Defence regarding any cranes to be erected on site during the construction phase.

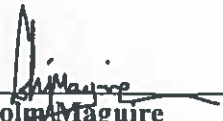
Comhairle Chontae Atha Cliath Theas

PR/0831/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0191

LOCATION: Cooldrinagh Lane, Leixlip, Co. Dublin



Colm Maguire
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:

28/6/22



Colm Harte,
Senior Executive Planner