

Comhairle Chontae Atha Cliath Theas

PR/0829/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0134 **Application Date:** 05-May-2022
Submission Type: New Application **Registration Date:** 05-May-2022
Correspondence Name and Address: Matthew Byrne 317, Lower Kimmage Road, Dublin 6W
Proposed Development: Material change of use of a residential dwelling to a childcare facility. The development is to facilitate a full time day care service catering for a maximum of 30 children; opening 9.5hours per session, Mon-Fri 49 weeks per year.
Location: 16, Mountdown Road, Dublin 12
Applicant Name: Katie Healy
Application Type: Permission

(EW)

Description of Site and Surroundings

Site visit: 28/06/2022

Site Area: 0.027 Ha.

Site Description

The site is located on Mountdown Road and relates to an end of terrace, a two-storey unit with a pitched roof profile. The structure currently contains a commercial beautician on the ground floor (No. 16A) and a first-floor apartment (No. 16B). A pedestrian lane is situated to the side (north) of the structure, which links Mountdown Road to Limekiln Close.

The terrace overlooks an open space area, and the surrounding area is characterised by residential development comprising mainly two-storey semi-detached properties. On-street car parking is situated at the front of the units.

Proposal

- Material change of use of a residential dwelling to a childcare facility. The development is to facilitate a full time day care service catering for a maximum of 30 children;
- opening 9.5 hours per session, Mon-Fri 49 weeks per year.

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Zoning

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

Consultations

H.S.E. Environmental Health Officer – Acceptable subject to conditions. Recommends the applicant consult with Tusla.

Irish Water –	No objection, subject to standard conditions.
Surface Water Drainage –	No objection, subject to standard conditions.
Roads –	Additional Information Requested.
TII -	No objection.

SEA Sensitivity Screening

No overlap indicated with the relevant environmental layers.

Submissions/Observations/Representations

None received.

Relevant Planning History

SD19A/0275 - **Permission Granted** for a change of use and alteration/extension of the existing two storey semi-detached mixed use building, comprising of partial demolition of the existing single storey rear extension; construction of a new single storey rear extension and change of use of the existing ground floor commercial use to provide a 2 bedroom apartment and a 1 bedroom apartment at ground floor level; extension of the existing 2 bedroom first floor apartment with new balcony and attic storage with rooflights; relocation of rear access gate on Limekiln Close and associated site development.

SD19A/0142 – **Permission Refused** for the change of use and alteration/extension of two storey, semi-detached mixed-use building comprising of partial demolition of single storey rear extension; change of use from commercial to 2 bedroom apartment at ground floor level; attic conversion to storage room with 3 rooflights; internal alterations to building; construction of a single storey dwelling with entrance onto the laneway between Mountdown Road and Limekiln Close; relocation of rear access gate on Limekiln Close; associated site development.

Reasons:

1. The proposed development would result in overdevelopment of a restricted back garden site which would provide inadequate residential amenity for the future occupants of the proposed units and the current occupant of the existing unit. As such, the proposal would materially contravene the 'RES' Development Plan zoning objective for the area which seeks 'To

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protect and/or improve residential amenity' and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development would provide substandard residential amenity for future occupants, by virtue of the quantum and quality of the private amenity space proposed, which would not be in accordance with the provisions of the South Dublin County Council Development Plan 2016-2022 or 'Sustainable Urban Housing: Design Standards for New Apartments' (2018).
3. Having regard to the proposed subdivision and overdevelopment of the existing site and the negative impact this would have on the residential amenity of the occupants of the existing unit and of surrounding residential units, the proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the residential amenities of the area, would depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area

SD11A/0228 - **Permission Granted** for change of use of ground floor end of terrace commercial unit (vacant at present) to a beauty clinic.

S99A/0565 and 06S.116994 - **Permission Refused** by South Dublin County Council and An Bord Pleanála for change of use from commercial to office on the ground floor and a single storey flat roof extension to the rear and off street car parking in the rear yard.

Adjacent site

S99A/0180 - 18 Mountdown Road, Dublin 12. **Permission Granted** for conversion of shop to creche.

Relevant Enforcement History

None

Pre-Planning Consultation

None for subject proposal.

Relevant Policy in South Dublin County Development Plan 2016 – 2022

Section 3.10.0 Early Childhood Care and Education

South Dublin County Council will seek to facilitate the provision of good quality and accessible childcare infrastructure at appropriate locations by combining area-based requirements in new communities with market-led provision in more established areas.

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The Childcare Facility Guidelines for Planning Authorities, DEHLG (2001), advocate a pro-active role by the planning authority in the promotion of increased childcare provision. In the interest of fostering sustainable communities, the Guidelines promote the provision of childcare facilities at suitable locations including residential areas.

Policy C8 Childcare Facilities

Policy C8 (a)

It is the policy of the Council to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations in the County.

Policy C8 (b)

It is the policy of the Council to require the provision of new childcare facilities in tandem with the delivery of new communities.

Policy C8 Objective 3:

'To support the provision of small-scale childcare facilities in residential areas subject to appropriate safeguards to protect the amenities of the area, having regard to noise pollution and traffic management.'

Section 3.2.0 Community Facilities

Table 3.1 Appraisal of Existing and Planned Community Facility Provision (with particular provision for Childcare Facilities)

Section 4.4.0 Home Working Home-Based Economic Activities

Policy ET (4)

It is the policy of the Council to support small scale home-based economic activities at appropriate locations.

Section 11.3.11 Early Childhood Care and Education

The Planning Authority will have regard to the following in the assessment of proposals for childcare and educational facilities:

- *Suitability of the site for the type and size of facility proposed.*
- *Availability of indoor and outdoor play space.*
- *Local traffic conditions.*
- *Access, car parking and drop off facilities for staff and customers.*
- *Nature of the facility (full day care, sessional, after school, etc).*
- *Number of children to be catered for.*
- *Intended hours of operation.*
- *Impact on residential amenity.*

In new developments, childcare facilities should be purpose built, at ground floor level or as a stand-alone building. In residential areas the conversion of detached and semi-detached

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dwellings will be considered at appropriate locations, subject to the protection of residential amenity. The applicant will also be required to demonstrate a spatial rationale for the conversion of the full dwelling in the context of the availability of alternative sites within the catchment, the location of schools and employment, available public transport, and existing childcare facilities. In instances of partial conversion from residential to childcare, the proposal shall be assessed as a Home-Based Economic Activity.

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.23: Maximum Parking Rates (Non-Residential)

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Section 11.3.0 Land Uses

Section 11.3.10 Home Based Economic Activity

'The Planning Authority will assess the suitability of the residential site to accommodate the proposed home based economic activity having regard to the size and scale of the site and dwelling, the prevailing density of the area, the availability of adequate safe car parking and the general compatibility of the nature of the use with the site context.'

Section 11.3.11 Early Childhood Care and Education

'In residential areas the conversion of detached and semi-detached dwellings will be considered at appropriate locations, subject to the protection of residential amenity... in instances of partial conversion from residential to childcare, the proposal shall be assessed as a Home Based Economic Activity (section 11.3.10).'

Relevant Government Guidelines

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

Circular letter PL 3/2016 Re: Childcare Facilities operating under the Early Childcare and Education (ECCE) scheme, Department of the Environment, Community and Local Government (2016).

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Childcare Facilities Guidelines, Department of Environment, Heritage and Local Government (2001)

We like this Place - Guidelines for Best Practice in the Design of Childcare Facilities Dept Justice, Equality and Law Reform (2002)

Child Care (Pre-School Services) (No 2) Regulations 2006 (as amended), Department of Health & Children.

Assessment

The main issues for assessment are

- Zoning and Council policy;
- Childcare facility and residential amenity;
- Access and parking;
- Environmental health;
- Services and drainage;

Zoning and Council Policy

The proposed site is subject to zoning objective, 'RES' – 'To protect and/or improve residential amenity'. Under the South Dublin County Council Development Plan 2016 – 2022; Home Based Economic Activities (including use of a residential dwelling for childcare) are 'open for consideration', and therefore may be acceptable subject to a detailed assessment against relevant policies, objectives and standards set out in the County Development Plan.

Childcare Facility and Residential Amenity

The site has a first-floor apartment, and the surrounding area is predominantly residential in nature. The impact of the proposed use on this established residential area will be assessed in accordance with the CDP policy. The South Dublin County Development Plan, 2016 – 2022, notes *SDCC Section 11.3.10 Home Based Economic Activities*.

'The Planning Authority will assess the suitability of the residential site to accommodate the proposed home-based economic activity having regard to the size and scale of the site and dwelling, the prevailing density of the area, the availability of adequate safe car parking and the general compatibility of the nature of the use with the site context.'

Planning Note:

Under previous planning permission granted under *SD19A/0275* - for a *change of use of the existing ground floor commercial use to provide a two-bedroom apartment and a one-bedroom apartment at the ground floor level*. However, this element of permission does not appear to have been implemented. A site visit and online enquiry note that a beautician named 'Salon Zen' appears to have occupied this ground floor unit until as recently as March 2022. In the

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interest of clarity, the current application would not involve the loss of an existing residential property. While it is noted that the description of development is potentially unclear, on balance, it is not considered to be so misleading to warrant the submission of revised planning notices.

Visual Impact and Residential Amenity

In terms of visual amenity, the proposed development is acceptable to the visual and residential amenities of the surrounding area as no external alterations are proposed. The subject unit is well located with a green open space to the west (front) of the site and linkages via an adjacent laneway to the east (rear) of the site at Limekiln Close.

It is noted from a site visit that the unit is occupied by a 'Beautician' at present on the ground floor and residential on the first floor. However, it would appear that the previous usage of the existing ground floor unit was for a Crèche named 'Small Wonders'. It is also noted that the adjacent unit to the immediate south at No. 18 Moundown Road had planning permission for a creche under S99A/0180. Although permission was granted for the shop's conversion to a creche, the creche appears to have occupied both units at No.18 and N.16 (the subject site) and yet has since ceased.

The proposed development would change the use from a beautician at the ground floor level to a childcare facility, and the original residential format remains on the first floor, this is outside the subject of this planning application. It is noted from the submitted drawings that the proposed development does not involve any external alterations to the original commercial structure. The internal room layout remains broadly the same, rearranging kitchen and toilet facilities to create a larger toilet area. It is considered that adequate open space is available to the rear, and no alteration to the rear boundary is proposed. Regarding the previous crèche facility at this location, the Planning Authority considered the proposal acceptable in principle within this established residential/ commercial area.

The applicant also proposes that the development is to facilitate a full-time daycare service catering for a maximum of 30 children, opening 9.5 hours per session, Mon-Fri 49 weeks per year. The proposal of 30 children is considered substantial in scale on the current road/parking usage, and it should not adversely impact the area's residential amenities. Therefore, issues concerning parking are addressed below in this report.

First Floor Apartment.

Having regard to the existing first-floor apartment amenity space, bin storage and parking, the Planning Authority would require that there is no negative impact from the proposed development and note the following from the Planning Report SD19A/0275:

The proposed amenity space in the form of a screened balcony measuring 16sq.m exceeds the requirement for private open space being 7sq.m as per table 11.21 Minimum

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space standards for apartments of the South Dublin County Development Plan 2016-2022.

Roads

“The applicant has outlined that there are 3 car parking spaces available to serve the site at the age onto Moundown Road. The maximum allowable car parking provision for 3 2-bedroom apartments is 3.75 car parking spaces. The reduced car parking provision is acceptable. It is noted that car parking at the site frontage on Moundown Road does not appear to be managed.”.

A **condition** will be applied that the development will not negatively impact the amenity space, bike/ car parking or bin storage areas for the existing first-floor flat granted under *SD19A/0275*.

Access and Parking

Having regard to the location of the childcare facility, the Roads Department recommends the following:

The current County Development Plan gives a car parking rate of 1 No. for a facility of this size.

The applicant has indicated that there are 2 No. car parking spaces allocated to 16 Moundown Road to the front of the property. One space is indicated on the submitted drawing as a Staff Parking Space and the other as a Customer Drop Off Point. However, this parking area is in the public domain and the applicant do not have control over it.

Customer parking in the shared public domain to the front of the property and would be allowable but the Roads Department considers that the applicant should allow for one staff parking space to be made available in the rear yard of the property. This space shall be subject to a compliance agreement and should be in the bin store and not reduce the outdoor amenity space.

Bike Parking:

The applicant has not indicated any provision of bicycle parking spaces. *Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022* should be referred to.

Roads recommend that additional information be requested from the applicant:

1. The applicant is requested to submit a revised layout of not less than 1:200 scale showing the location and number of car and bicycle parking spaces to be provided within the boundary lines of the development. Please refer to Table 11.22: Minimum Bicycle Parking Rates (Non-Residential) – from the SDCC County Development Plan 2016-2022.

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Having regard to the requirements of the Roads Department, it is deemed that prior to commencement of development that the applicant shall submit by **condition**.

Environmental Health

The Environmental Health Department understand that TULSA is the appropriate regulatory department for childcare facilities. TULSA is responsible for assessing the layout and providing advice in relation to numbers.

The proposal is acceptable to Environmental Health subject to the following conditions set out below:

Noise

1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that:

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours:

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

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.

Air Quality

During the construction / 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.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

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The recommendations of EHO have been noted and the **conditions** shall apply in the event of a grant of permission.

Childcare facilities

As per Departmental Circular PL 3/2016 'Childcare facilities operating under the Early Childhood Care and Education (ECCE) Scheme', the contents of Appendix 1 of the 2001 Childcare Guidelines shall be taken into account. The Child and Family Agency, also known as Tusla, is responsible for inspecting pre-school services under, and enforcing compliance with the 2001 and 2006 Childcare (Pre-School Facilities) Regulations.

While the EHO has raised no objections to the proposed development, it is deemed appropriate in this instance to add a **note TUSLA** in relation to the suitability of the building for a childcare facility.

Services & Drainage

Regarding surface water drainage and flood risk, Water Services has no objections to the development subject to the inclusion of water butts and standard conditions.

Regarding water supply and foul water drainage, Irish Water has no objections for the development subject to compliance and standard conditions.

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 change of use of a ground floor commercial unit to a childcare facility.

Having regard to:

- the small scale and 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 Assessment Overall Quantum

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Commercial change of use to childcare facility: 106sq.m
Contribution - 106sq.m

SEA Monitoring Information

Building Use Type Proposed: Childcare Facility.
Floor Area: 106sq.m
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.0270 ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 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. It is considered that the proposed would be in compliance with Council policy and the zoning objective which seeks to 'To protect and/or improve Residential Amenity' under the South Dublin County Council Development Plan 2016-2022.

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.
 - a). 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.

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b). Permission is hereby granted for the change of use of the ground floor to a childcare facility.

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

2. Car Parking Spaces

Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

(i) The applicant is requested to submit a revised layout of not less than 1:200 scale showing the provision of one car parking space and 3 bicycle parking spaces to the rear of the site, within the bin store area of the development unless otherwise agreed in writing with the Planning Authority.

REASON: In the interests of the proper planning and sustainable development of the area.

3. Environmental Health.

Noise

1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is **NOT PERMITTED** outside the following hours:

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

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.

Air Quality.

During the construction / 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.

Reason: To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

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4. Permission is hereby granted for the change of use of the ground floor to a childcare facility.
REASON: In the interest of clarity, consistency and the proper planning and sustainable development of the area.
5. Irish Water Connection Agreement.
Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.
REASON: In the interest of public health and to ensure adequate water/wastewater facilities.
6. 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.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.
7. Number of children in Montessori.
Unless otherwise agreed in writing with the Planning Authority , the number of children to be accommodated in the Montessori school/playschool/crèche shall not exceed 30 during the approved hours of operation in any one day.
REASON: To limit the scale of the development in the interest of residential amenity.
8. 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.
9. Construction Noise and Hours.
To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no 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 be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours

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on weekdays and 13.00 hours on Saturdays, nor 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.

10. Noise Tones During Evening and Night.

Clearly audible and impulsive tones at noise sensitive locations during evening and night time as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 (currently 19:00 – 07:00). shall be avoided irrespective of the noise level.

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, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

11. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €10,468.56 (ten thousand four hundred and sixty eight euros and fifty six 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

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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 is advised to ascertain and comply with the requirements of Tusla, the Child and Family Agency, in relation to matters such as floorspace, playspace and staff/child ratios, etc.

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REG. REF. SD22A/0134

LOCATION: 16, Mountdown Road, Dublin 12



**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: 29/6/22



**Colm Harte,
Senior Executive Planner**