

# Comhairle Chontae Atha Cliath Theas

**PR/0838/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0030      **Application Date:** 08-Feb-2022  
**Submission Type:** Additional      **Registration Date:** 08-Jun-2022  
Information

**Correspondence Name and Address:** Syed Arqam Ali Sabzwari 43, Elmwood, Hartstown,  
Dublin 15, D15DHC8

**Proposed Development:** (1) Rear extension consisting of a store on the ground  
floor, a surgery and autoclave room on the first floor;  
(2) replacement of existing (old) roof slate tiles with  
matching new slate tiles of a semi-detached  
'Protected Structure'.

**Location:** 5, Main Street, Tallaght, Dublin 24

**Applicant Name:** M. Sharif Nayyar & Khansa Nayyar

**Application Type:** Permission

(CS)

### **Description of Site and Surroundings:**

Site Area: 0.019 Hectares as stated per application.

#### Site Description:

This site contains a two storey end of terrace as part of a row of 5 units. Although units are in the form of traditional house types, the majority of these units are currently in commercial use and are set back slightly from the public footpath with a traditional metal railing providing for boundary treatment. The subject site contains a unit which projects outwards from the main front building line and has a pitched roof element with a timber finish at the apex. The other end of the terrace row is bookended with a similar unit also with a two storey front projection with apex pitched roof element.

The subject site is located directly opposite Saint Marys Priory and is located within Tallaght Architectural Conservation Area (ACA) and is located within the Tallaght Town Centre Local Area Plan 2020 area. The unit is currently in use as a dental surgery on both floors and has a single storey rear extension on the ground floor with a flat roof. The streetscape in the immediate vicinity of the dwelling is characterised by units of similar form and appearance.

### **Proposal:**

The proposed development comprises of the following:

- Two storey rear extension.
- Store on ground floor.

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- Surgery and autoclave room on first floor.
- Replacement of existing roof slate tiles with matching new slate tiles.
- Proposed works measure c.32. 55sq.m as stated.

It is noted that the applicant has identified the structure on the subject site as a **Protected Structure which is incorrect.** The properties known as the TJ Byrne houses located along Main Street are located within the **Architectural Conservation Area (ACA)** Tallaght Village, they are **not protected structures** but contribute significantly to the ACA and provide streetscape character along Main Street.

### **Zoning:**

The subject site is subject to zoning objective VC - 'To protect, improve and provide for the future development of Village Centres'.

### **Consultations:**

Conservation – **Additional Information** recommended.

Surface Water Drainage – No objection subject to **conditions.**

Irish Water – No objection subject to **conditions.**

Environmental Health – Acceptable subject to **conditions.**

Roads Section – No objection subject to **conditions.**

An Taisce – Ensure ambiance of protected structure is not affected by works.

Arts Council – No response received to date.

Dept. Housing, Local Government & Heritage – No response received to date.

Heritage Council – No response received to date.

Fáilte Ireland – No response received to date.

### **SEA Sensitivity Screening**

Overlap identified with the following SEA screening tool layers.

- Architectural Conservation Area (ACA) 2016 (Tallaght Village)
- Areas of Archaeological Potential 2016
- Record of Monuments and Places 2016 (DU021-037, Tallaght Town)

### **Submissions/Observations /Representations**

None.

### **Relevant Planning History**

**88A/1609:** Change of use to dental surgery.

Decision: **GRANT PERMISSION.** (December 1988)

### *Adjacent sites*

**SD14A/0230:** 4, Main Street, Tallaght, Dublin 24.

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Change of use of existing two storey terrace office block into residential dwelling.  
Decision: **GRANT PERMISSION.**

### **Relevant Enforcement History**

S7954. Live case remains open.

### **Pre-Planning Consultation**

PP099/21.

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

*Policy ET2: Overarching*

*Policy ET3: Enterprise and Employment*

*Policy ET 5 Tourism Infrastructure*

*'ET5 Objective 2: To direct tourist facilities into established centres, in particular town and village centres, where they can contribute to the wider economic vitality of urban centres.'*

*Policy UC1 Urban Centres Overarching*

*Policy UC3 Village Centres*

*Policy R3 Tallaght Town Centre*

*Policy R7 Village Centres*

*Section 6.4.4 Car Parking*

*Policy TM7 Car Parking*

*Section 7.1.0 Water Supply & Wastewater*

*Policy IE1 Water & Wastewater*

*Section 7.2.0 Surface Water & Groundwater*

*Policy IE2 Surface Water & Groundwater*

*Section 7.3.0 Flood Risk Management*

*Policy IE3 Flood Risk*

*Section 7.5.1 Waste and Resource Policy and Legislation*

*Policy IE5 Waste Management*

*Section 9.1.0 Built Heritage and Architectural Conservation*

*Policy HCL 4 Architectural Conservation Areas*

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*Section 9.3.1 Natura 2000 Sites*  
*Policy HCL12 Natura 2000 Sites*

*Section 11.3.6 Retail Development*  
*Section 11.4.2 Car Parking Standards*  
*Section 11.5.3 Architectural Conservation Areas*  
*Section 11.6.1 (ii) Surface Water*  
*Section 11.6.3 Environmental Hazard Management*  
*Section 11.8.1 Environmental Impact Assessment*  
*Section 11.8.2 Appropriate Assessment*

### **The Tallaght Town Centre LAP 2020**

4.8.3 Future Land Use  
4.8.5 Future Access and Movement  
4.8.7 Future Built Form and Landscape  
4.8.8 Masterplan Outcome

5.0 Policies and Standards  
5.2 Buildings and their Settings  
5.2.2 Building Language  
5.2.3 Plot Ration and Building Height  
5.2.4 Landmark Opportunities and Gateways  
5.2.5 Street Interface  
5.2.7 Landscaping  
5.2.8 Parks and Open Spaces  
5.2.9 Communal or Semi-Private Open Space  
5.2.10 Private Open Space  
5.3 Quality of Life  
5.3.4 Dwelling Size and Layout  
5.3.6 Energy Efficiency, Passive Solar Design and Recycling  
5.3.7 Safety and Security  
5.4 Ease of Movement  
5.4.3 Surface Treatments  
5.4.4 Car parking Provision  
5.4.7 Cycle Parking Provision

6.0 Phasing and Implementation  
6.2.2 Architectural Conservation Areas

Objective CF5  
Objective ED1

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Objective HC 3

Objective HC2

### **Assessment**

The main issues for the assessment are:

- Zoning and Council Policy
- Tallaght Town Centre LAP 2020
- Visual Impact
- Conservation
- Archaeology
- Access & Parking
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

### ***Zoning and Council Policy***

The site is subject to zoning objective 'VC' – *'To protect, improve and provide for the future development of Village Centres'*. The proposed uses are considered consistent with the land-use zoning matrix associated with *the 'VC'* zoning objective.

There are a number of policies and objectives of relevance – such as HCL Policy 4 - contained within the County Development Plan with regard to the protection and enhancement of Architectural Conservation Areas. The proposed development is required to comply with the policies and objectives contained within the County Development Plan (CDP) with respect to the protection and enhancement of Architectural Conservation Areas. An assessment of the proposed development with respect to compliance with the aforementioned policies will be framed by the observations of the SDCC Conservation Officer (see below).

### ***Tallaght Town Centre LAP 2020***

The Tallaght Town Centre LAP encourages the further establishment of integrated mixed use development, and the proposal complies with the relevant policies and objectives set out in the LAP for Healthcare (Objective CF5), Tallaght Village (VL6) and Architectural Conservation & Archaeological Heritage (Objectives HC3 & HC2). In this context the proposed development is acceptable.

### ***Visual Impact***

The rear extension will have a pitched roof with a ridge height and an eaves height to match the existing unit. The extension will be built to the boundary with the immediate neighbour to the east and will be offset from the boundary to the west. At first floor level the extension will project outwards from the main rear building line by c.5m. It is noted that there are a number of

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two storey rear extension along this row of terraces. New windows and doors are proposed on the southern and western elevations. The proposal includes for the replacement of existing roof slate tiles with matching new slate tiles. However, the applicant does not provide a rationale for the justification for this work and does not provide details for the type of slate tiles that are proposed. This is covered further in the Conservation section of the report. As the extension would be to the rear and would not be visible from the main public street at the front, in principle the proposal would not cause any significant negative adverse visual impact on neighbouring properties in the vicinity or on the ACA.

### **Conservation**

A report was received from the Conservation Officer recommending **Additional Information** be requested. An extract taken from the Conservation Officers report states the following:

*Please see below comments re above planning application. It should be noted that the site notice refers to No. 5 Main Street as a 'Protected Structure' which is incorrect. The properties known as the TJ Byrne houses located along Main Street and are located within the Architectural Conservation Area (ACA) Tallaght Village, they are not protected structures but contribute significantly to the ACA and provide streetscape character along Main Street.*

*Please note that the undersigned was contacted by the Agent who was seeking pre-planning advice. The following comments were issued to the agent on the 3/12/2021.*

*With regard to the pre-planning request relating to the location of the Property (No. 5 Main Street, Tallaght), please see the following comments below;*

*The property is located within Tallaght Village Architectural Conservation Area (ACA), therefore any proposals to extend the property will need to address the specific policies relating to ACAs in our County Development Plan (2016-2022) and Draft CDP 2022-2028.*

*I would advise that the extension and any other works to the property are sensitive to the existing structure and the neighbouring properties with regard to minimal impact and good overall design and quality of the extension. A new rear extension would be acceptable in principle once the extension is not visible from the front and does not cause any negative visual impacts. Any works if proposed to the façade or exterior of the property will need to be fully detailed and all original architectural features should be retained as any proposed changes to the exterior of the property that would result in a negative impact to the character of the property or ACA would not be in line with Council Policy. I would recommend that an architectural impact statement and design rationale be included as part of the planning application in addressing any concerns for a new proposed rear extension in an ACA.*

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*Please note that any changes to commercial signage required for the use as the property as a dental surgery should also adhere to policies in the CDP in relation to appropriate signage within an ACA. Full details should be provided for any such signage requirements to ascertain if they are deemed appropriate in terms of overall location, scale and design.*

### ***Appraisal***

*This is an application for a rear first floor extension consisting of ground floor storage room and a surgery and autoclave room on the first floor. It is also proposed to replace the existing slate roof with matching new slate tiles. There are a number of rear two-storey extension to Main Street and by nature of their location they are not visible from the front site/streetscape. A rear two-storey extension in principle is acceptable as it will not cause any direct visual impact to the front of the property or adjoining properties, however as part of previous pre-planning advice it was advised that any extension should be of good quality. In order to improve the overall quality of the rear extension details of more appropriate finishes for the windows and door should be submitted.*

*Details have not been provided as to why the existing roof tiles are to be replaced and therefore this work is not justified with regard to the removal of original materials from a building within an Architectural Conservation Area. The existing TJ Byrne Houses along Main Street are an integral part of the architectural character within the Village and original materials and architectural design should be retained and any additions should be sensitive to the existing properties.*

*No works are proposed to the existing building; however, it is advised that the owner of the property should be encouraged to reinstate the original type windows (which can be found on neighbouring properties). The proposed windows and door type to the new extension should not be uPVC as this is not considered an appropriate material for use in an ACA.*

*It is considered that the following **Additional Information** be requested in order to clarify details and address the above items:*

- Details have not been provided as to why the existing roof tiles are to be replaced and therefore this work is not justified with regard to the removal of original materials from a building within an Architectural Conservation Area. The removal of the original slate tiles requires justification and further details. If deemed acceptable the replacement slate tiles must match the original type and details should be submitted stating the exact slate type in order to confirm it is the correct type.*
- No changes are proposed to the front elevation of the existing property; however, it is advised that the applicant of the property should be encouraged to reinstate the original type windows (timber sash windows examples of which can be found on neighbouring properties) in order to reinstate original architectural features and improve the property. It is proposed to insert uPVC windows and door type to the new extension, it*

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*should be noted that uPVC is not considered an appropriate material for use in an ACA and therefore the applicant should be requested to provide a more appropriate type as part of an RFI.*

Due to the sensitive location of the subject site within Tallaght ACA it is considered appropriate to request the above **additional information**.

### ***Archaeology***

The subject site is located within an existing building within the Zone of Archaeological Potential, established around the village of Tallaght, Recorded Monument DU021-037 (Tallaght Town). Having regard to this a condition regarding archaeological considerations should be imposed, relating to monitoring of foundations during construction.

### ***Access & Parking***

A report was received by the Roads Section stating no objections subject to **conditions**. An extract taken from the Roads Section states the following:

*Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.*

### **Description:**

*Rear extension to surgery.*

*The proposal is to increase the number of consulting rooms from 3 to 4.*

*Car parking is accessed via a side alleyway.*

*The applicant does not confirm the number of staff that are currently operating from the surgery and the number of staff that will operate from the existing and proposed extended surgery at any one time in order to clarify the demand for car and bicycle parking.*

*The proposal is to increase the number of car parking spaces from 1 to 2. This is deemed adequate by the Roads Dept. due to the location in the centre of Tallaght Village and the access to quality public transport and public carpark. The application makes no indication of bicycle parking.*



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### No Roads objections subject to the following conditions:

1. Applicant is required to provide adequate bicycle parking for staff and visitors. Please refer to **Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.**

Notwithstanding the report from the Roads Section, it is considered the above be dealt with by way of request for **Additional Information** in this instance whereby the applicant is requested to submit a revised drawing showing a revised layout of not less than 1:100 scale, showing provision for at least the minimum no. of secure and covered bicycling parking spaces.

### **Services and Drainage**

Both Irish Water and Surface Water Drainage have recommended no objections subject to **conditions**. An extract taken from the Irish Water report states the following:

#### *IW Observations:*

##### *1 Water*

*Prior to the commencement of development, the applicant or developer shall enter into water connection agreement(s) with Irish Water.*

*REASON: In the interest of public health and to ensure adequate water facilities.*

*2 Foul- Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.*

*REASON: In the interest of public health and to ensure adequate waste water facilities.*

It is considered appropriate to attach the above **conditions** in the event of a grant.

An extract taken from the Surface Water Drainage report states the following:

#### *Surface Water Report: No Objection Subject To:*

*1 Include SuDS in Proposed Development such as:*

- Permeable paving,
- Green roof
- Planter boxes
- Water butt/s

#### *Flood Risk No Objection*

*The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*

*All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

It is considered appropriate to attach the above **conditions** in the event of a grant.

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### ***Screening for Appropriate Assessment (AA)***

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

### ***Environmental Impact Assessment (EIAR)***

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### ***Other Considerations***

#### ***Development Contributions***

- Two storey rear extension.
- Storeroom on ground floor.
- Surgery and autoclave room on first floor.
- Proposed works measure c.32.55sq.m. as stated.
- Previous existing ground floor extension measures c.11sq.m.
- Assessable area is c.3.55sq.m.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential –Permission for extensions	32.55sq.m.
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.019

### **Conclusion**

Additional information is requested regarding the following items:

- Conservation requirements.
- Bicycle parking requirements.

### **Recommendation**

Request Further Information.

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### **Further Information**

- Further Information was requested on 04/04/2022.
- Further Information was received on 08/06/2022.

No submissions/observations on the further information have been made.

The following Further Information was requested.

### **Item 1: Conservation Requirements.**

The applicant is requested to submit the following further information in order to clarify details and address requirements for conservation:

(a) Details have not been provided as to why the existing roof tiles are to be replaced and therefore this work is not justified with regard to the removal of original materials from a building within an Architectural Conservation Area. The removal of the original slate tiles requires justification and further details. If deemed acceptable the replacement slate tiles must match the original type and details should be submitted stating the exact slate type in order to confirm it is the correct type.

(b) No changes are proposed to the front elevation of the existing property; however it is advised that the applicant of the property should be encouraged to reinstate the original type windows (timber sash windows examples of which can be found on neighbouring properties) in order to reinstate original architectural features and improve the property. It is proposed to insert uPVC windows and door type to the new extension, it should be noted that uPVC is not considered an appropriate material for use in an ACA and therefore the applicant should be requested to provide a more appropriate type as part of a request for further information.

### **Item 2: Bicycling parking requirements.**

The applicant is requested to submit a revised drawing showing a revised layout of not less than 1:100 scale, showing provision for at least the minimum no. of secure and covered bicycling parking spaces. The applicant is requested to provide adequate bicycle parking for staff and visitors. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.

### **Further Consultations**

Conservation – Grant with **conditions** with information to be attached prior to commencement of development.

Roads Section – No objection subject to **conditions**.

### **Further Submissions/Observations**

None received.

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### Assessment

#### Item 1: Conservation Requirements

The applicant has submitted a cover letter with photographs and drawings in an attempt to address the request for additional information. An extract taken from the cover letter states the following:

**1 (a) The applicants repaired the roof in September 2020 but leak did not stop. If new re-roofing is not done then potentially it will cause damage to the Architectural conserved building & its neighbouring buildings and also health and safety hazard to our staff and patients. Picture of leakage of the roof are attached as a justification.**

The applicants have the intention to match new slate/material with the original slate/material and expertise of the heritage/archaeological roofers will be taken on board before any work is undertaken. Following are the 2 options in case one becomes out of stock.

1- Manufacturer: Cedral World, Product: Torres Natural Slate, Size: 500x250mm



<https://www.cedral.world/en-ie/roofing/slates/torres/>

1 (b) The applicants do not intend to modify the front elevation of this building. If the county council puts a condition to change the front windows then the applicants will fulfil that condition. Applicants apply for the extension at the rear of the building. The applicant can use timber sash windows instead of uPVC windows. Applicants have sought quotation from the supplier in this regard. Please note that other properties in the same Terraced building/ TJ Byrne Houses had used uPVC windows in their rear extensions. Please see the pictures below.

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Following review of the additional information submitted a report was received from the Architectural Conservation Officer recommending a **condition** be attached in the event of a grant that specific information be submitted to the Planning Authority prior to commencement of Development. An extract taken from the Conservation report states the following:

*The following was recommended by the Councils Architectural Conservation Officer as part of an AI request;*

*It is considered that the following Additional Information be requested in order to clarify details and address the above items:*

- *Details have not been provided as to why the existing roof tiles are to be replaced and therefore this work is not justified with regard to the removal of original materials from a building within an Architectural Conservation Area. The removal of the original slate tiles requires justification and further details. If deemed acceptable the replacement slate tiles must match the original type and details should be submitted stating the exact slate type in order to confirm it is the correct type.*
- *No changes are proposed to the front elevation of the existing property; however, it is advised that the applicant of the property should be encouraged to reinstate the original type windows (timber sash windows examples of which can be found on neighbouring properties) in order to reinstate original architectural features and improve the property. It is proposed to insert uPVC windows and door type to the new extension, it should be noted that uPVC is not considered an appropriate material for use in an ACA and therefore the applicant should be requested to provide a more appropriate type as part of an RFI.*

**Item 1 - Additional Information Submission** - *The applicant has provided a response to the AI request by way of a statement which provides details on the existing roof and condition. The is evidence of water ingress and internal damage provided on the images included in the AI submission. However, it is considered that without having a detailed scope of works based on an inspection of the roof by a suitably qualified conservation contractor/roofer or a Method Statement from a Conservation Architect the condition of the roof cannot be fully determined.*

*It is therefore considered that a Method Statement and Schedule of Works should be completed by a Conservation Architect and submitted by way of condition. The works to the roof of No. 5 Main Street should be carried out in accordance with best conservation practice. The works should be carried out in accordance with traditional roofing methods and materials. The roof slates should match the original type in size and materials and therefore should be blue Bangor slates.*

*Details of the materials to be used and methods should be included in the Method Statement for Roof Works.*

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*In the AI submission it is stated that the neighbouring properties have used uPVC windows and doors for later extensions. It is noted however this does not negate or justify the used of uPVC at No. 5 Main Street. The use of uPVC is completely unacceptable as a material type for new addition within an Architectural Conservation Area.*

### **Recommendation**

*I would recommend the following conditions be attached to any grant of permission:*

- 1. It is considered that without having a detailed scope of works based on an inspection of the roof by a suitably qualified conservation contractor/roofer or a Method Statement from a Conservation Architect the condition of the roof cannot be fully determined. It is therefore considered that a Method Statement and Schedule of Works should be completed by a Conservation Architect and submitted by way of condition. The works to the roof of No. 5 Main Street should be carried out in accordance with best conservation practice. The works should be carried out in accordance with traditional roofing methods and materials. The roof slates should match the original type in size and materials and therefore should be blue Bangor slates and a breathable membrane should be provided.  
Details of the materials to be used and methods should be included in the Method Statement for Roof Works.  
Reason: To ensure the correct methods and materials are used for repairs/replacement of the existing roof at 5 Main Street, Tallaght which is located within an Architectural Conservation Area and a proper Method Statement and Schedule of Works is submitted by a suitably qualified conservation architect.*
- 2. The proposed materials for the new extension should match the existing roof finish and external render finish. The windows and door to the new rear extension should not be uPVC as this is an unacceptable material type of windows and doors within an ACA. It is therefore recommended that the applicant be requested to insert modern simple timber windows and door to the extension. It is also considered that as part of the planning application and to improve the overall quality and character of No. 5 Main Street that the inappropriate existing uPVC windows to the principal elevation of the existing cottage should be in keeping with traditional features/materials within an ACA. It is therefore recommended that the historical appropriate timber sash windows should be reinstated to match the original type based on the other TJ Byrne properties that have the original type of timber sliding sash windows by way of matching the correct materials, profile and overall design.*
- 3. A schedule of materials and finishes for the proposed development should be submitted for approval and agreement in addressing the above items and should include design, profile and material type for the reinstatement of historically correct timber sash*

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*windows to the front elevation of the existing cottage. A modern fenestration design using timber should be provided for the new proposed extension and details included in the schedule of materials and finishes.*

*The above conditions should be submitted for written approval and agreement with the Councils Architectural Conservation Officer (Ms. I. McLoughlin) prior to the commencement of development.*

Given the subject property is located within Tallaght Architectural Area (ACA) it is considered appropriate to attach the **conditions** recommended by the Conservation Officer in the event of a grant. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

### **Item 2: Bicycling parking requirements.**

The applicant has submitted a cover letter and a revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter states the following:

#### **Bicycle Parking Spaces.**

**2. With reference to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022, 4 No. secured and covered bicycle parking spaces are proposed (2 for staff members and 2 for visitors) at the rear of the site. Six copies of revised drawing on a scale of 1:100 are being submitted.**

Following review of the additional information submitted the Roads Department have issued a recommendation of no objections subject to **condition**. An extract taken from the Roads report states the following:

#### **Roads Department Assessment:**

*The applicant has submitted a drawing showing a revised parking layout with provision for 4 no. secure and covered bicycling parking spaces. This is considered acceptable by the Roads Department.*

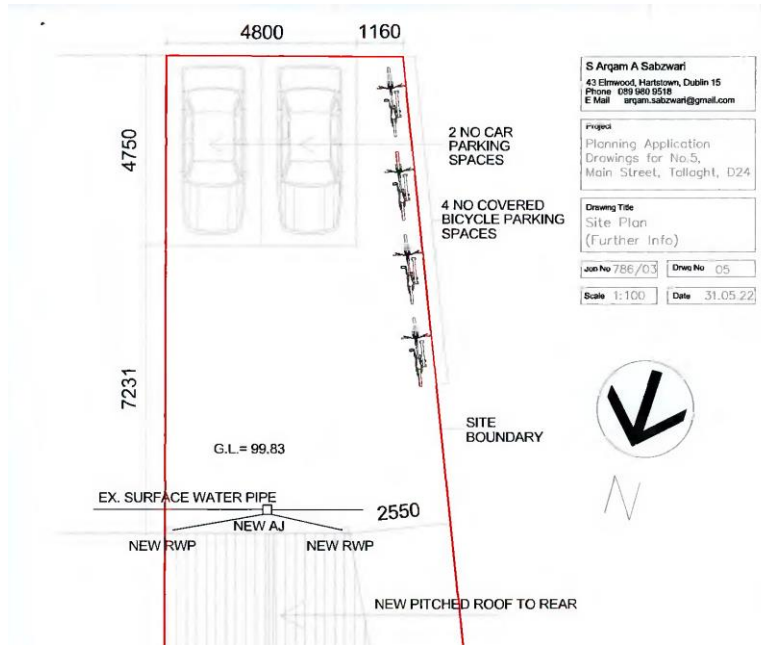
#### **No Roads objections subject to the following conditions:**

- 1. Covered bicycle parking spaces shall be constructed in line with National Cycle Manual standards.*

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The revised drawing submitted clearly shows the minimum requirements will be met for bicycle parking and this would comply with Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022. It is considered appropriate to attach the above **condition** from the Roads report in the event of a grant. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

### ***Other Considerations***

#### ***Development Contributions***

- Two storey rear extension.
- Storeroom and plant room (2.5sq.m.) on ground floor.
- Surgery and autoclave room and store on first floor.
- Proposed works measure c.32.55sq.m. as stated less 2.5sq.m. for plant room.
- Assessable area is c.30.05sq.m.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential –Permission for extensions	32.55sq.m.
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.019



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### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

### **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 08/06/2022, 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. Drainage - Irish Water.
  - (i) Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.
  - (ii) Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.
  - (iii) The applicant shall include SuDS in Proposed Development such as:
    - Permeable paving,
    - Green roof
    - Planter boxes
    - Water butt/s

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(iv) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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

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

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

### 3. Architectural Conservation Requirements.

a. Prior to the commencement of development, the applicant shall submit a Method Statement and Schedule of Works, undertaken by a Conservation Architect. Details of the materials to be used and methods should be included in the Method Statement for Roof Works. This shall be agreed in writing by the Planning Authority.

The applicant shall ensure that any works carried out:

- Shall be in accordance with best conservation practice
- Shall be in accordance with traditional roofing methods and materials;
- Roof slates shall match the original type in size and materials and shall be blue Bangor slates and a breathable membrane should be provided

b. Prior to the commencement of development, the applicant shall provide revised plans that indicate

- The proposed materials for the new extension match the existing roof finish and external render finish with modern simple timber windows and door to the extension. It should be noted that uPVC is not acceptable.
- existing uPVC windows to the principal elevation of the existing cottage shall be replaced with traditional features/materials and historical appropriate timber sash windows should be reinstated to match the original type based on the other TJ Byrne properties that have the original type timber sliding sash windows by way of matching the correct materials, profile and overall design.

The revised plans shall be fully implemented on site.

c. Prior to the commencement of development, a schedule of materials and finishes for the proposed development shall be submitted for written approval and agreement of the Planning Authority in addressing the above items and should include design, profile and material type for the reinstatement of historically correct timber sash windows to the front elevation of the existing cottage. A modern fenestration design using timber should be provided for the new proposed extension and details included in the schedule of materials and finishes.

REASON: To ensure the correct methods and materials are used for repairs/replacement of the existing roof at 5 Main Street, Tallaght which is located within an Architectural Conservation Area and a proper Method Statement and Schedule of Works is submitted by a suitably qualified conservation architect and to ensure works are in keeping with the

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character and appearance of the Architectural Conservation Area.

4. **Bicycle Parking.**

Covered bicycle parking spaces shall be constructed in line with National Cycle Manual standards.

Reason: In the interest of proper bicycle parking facilities and proper planning and sustainable development.

5. **Environmental Health.**

Construction Phase: Noise

(a). 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.

(b). **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.

(c). **Doctors Surgery/Clinical Waste.**

A suitable location for the storage of clinical waste shall be provided.

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. 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. To provide for the appropriate management of waste.

6. **Archaeological Monitoring.**

a). The applicant/developer shall employ a qualified Archaeologist, licensed to carry out Archaeological Monitoring of all sub-surface works carried out within the proposed development site. This will include the archaeological monitoring of the removal of topsoil, the excavation of trenches for foundations, services, access roadway, etc.

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associated with the proposed development.

b). Should archaeological material be discovered during the course of Archaeological Monitoring, the applicant shall facilitate the archaeologist in fully recording the material. The applicant shall also be prepared to be advised by the Department with regard to the appropriate course of action, should archaeological material be discovered.

c). The archaeologist shall prepare and submit a report, describing the result of the Archaeological Monitoring, to the Local Authority and the Development Application Unit of the Department of Environment, Heritage and Local Government within six weeks following completion of Archaeological Monitoring.

REASON: To facilitate the recording and protection of any items of archaeological significance that the site may possess.

### 7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,483.87 (one thousand four hundred and eighty three euros and eighty seven cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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

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

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

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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**REG. REF. SD22A/0030**

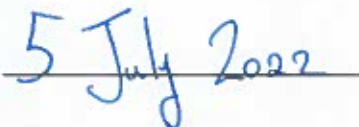
**LOCATION: 5, Main Street, Tallaght, Dublin 24**



**Sarah Watson,  
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:**



  
**Colm Harte,  
Senior Executive Planner**