

Comhairle Chontae Atha Cliath Theas

PR/0911/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0131 **Application Date:** 29-Mar-2022
Submission Type: Additional **Registration Date:** 27-Jun-2022
Information

Correspondence Name and Address: Declan Murphy 37, Woodford Downs, Clondalkin, Dublin 22.

Proposed Development: Single and two storey extension to the rear with pitched gable end roof and two dormers; new single storey extension with hip roof to the front; demolition of the existing shed to the rear; new vehicle access to the front with dished footpath; attic conversion for storage incorporating gable end distorted window at the side; dormer window and 'Velux' roof lights to the rear.

Location: 52, St. Joseph's Road, Greenhills, Dublin, 12

Applicant Name: Darren Farrell

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.028955 hectares.

Site Description:

The application site contains a two storey, end of terrace/semi-detached house, located on St Joseph's Road. The surrounding area is residential in nature, with community facilities nearby.

Site visited:

20 April 2022

Proposal:

Permission is sought for the following:

- Part single/part two-storey rear extension with pitched gable end roof and two dormers with distorted window at side and rooflights to facilitate attic conversion for storage
- Single storey front extension with part hipped/part pitched roof
- Demolition of rear shed
- New vehicular access to the front with dished footpath.

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Zoning:

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

Consultations:

Roads – **Additional information** recommended

Public Realm – **Additional information** recommended

Surface Water Drainage – **Additional information** recommended

Irish Water – No objection, **conditions** recommended

SEA Sensitivity Screening

No overlap with relevant sensitive layers.

Submissions/Observations /Representations

Submission expiry date – 02/05/2022

No submissions or objections received.

Relevant Planning History

None recorded for subject site.

Relevant Enforcement History

S5976: Potential use of shed at rear as habitable dwelling & erection of a large fence across the width & length of the rear garden, approx. 18ft high, all without the benefit of planning permission.

Pre-Planning Consultation

None recorded for subject site.

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

Section 2.4.1 Residential Extensions

Policy 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.

Section 11.3.3 Additional Accommodation

(i) Extensions

*The design of residential extensions should accord with the **South Dublin County Council House Extension Design Guide (2010)** or any superseding standards*

Section 6.4.4 Car Parking

Policy TM7 Car Parking

Section 11.4.2 Car Parking Standards

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Table 11.24: Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.

Section 8.0 Green Infrastructure

Policy G1 Overarching

Policy G1 Green Infrastructure Network

Policy G3 Watercourses Network

Policy G4 Public Open Space and Landscape Setting

Policy G5 Sustainable Urban Drainage Systems

Policy G6 New Development in Urban Areas

Section 9.3.1 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 11.6.1 (i) Flood Risk Assessment

Section 11.6.1 (ii) Surface Water

Section 11.6.1 (iii) Sustainable Urban Drainage System (SUDS)

Section 11.6.1 (iv) Groundwater

Section 11.6.1 (v) Rainwater Harvesting

Section 11.6.1 (vi) Water Services

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

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Relevant Government Guidelines

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

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

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Roads
- Public Realm
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal includes construction of a part single/part two-storey rear extension with pitched roof and dormers, single storey front extension, new vehicular entrance and demolition of existing shed. No other changes are noted from drawings.

Demolition

The demolition of the existing shed would facilitate the rear extension. This is considered acceptable.

Front Extension

A single storey front extension approximately 1.7m in depth would extend the full width of the property and would have a part hipped, part pitched roof. The extension would provide a protruding porch and square bay window serving the living room. The House Extension Design Guide states front extensions should not be in excess of 1.5m, especially where there is a uniform front building line. In this regard the applicant should be requested to submit **additional information**, reducing the depth of the front extension to a maximum of 1.5m.

Rear Extension and Attic Conversion

The rear extension would protrude approximately 8.4m from the rear building line of the main dwelling at ground floor level and 4.8m at first floor level. The existing dwelling is 8.247m in

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depth, with the ground floor extension double the ground floor area of the dwelling. As a general rule of thumb, the depth of a dwelling should not be increased by more than 50% of the depth of the original dwelling, in this instance a depth of approximately 4.1m would be considered more appropriate. However, while the depth of the ground floor extension is considered excessive, it is noted that most dwellings in the area have constructed ground floor extensions of a similar depth, albeit without planning consent, and therefore the proposed depth of the single storey rear extension would be acceptable.

It is noted that there is a large garden building located in the rear garden that has been the subject of previous enforcement proceedings. This is not shown on site layout plans. The applicant should be requested to submit completely accurate existing and proposed site layout plans to allow for a full assessment of the proposals by way of **additional information**.

The two-storey element of the extension would extend the full width of the existing dwelling and would provide 2 bedrooms. Side dormers, without windows, would be located on the roof slope of the pitched roof. There would be a concern about the impact this two-storey element with dormers would have on the property located to the north, given the location of the extension up to the common site boundary. The House Extension Design Guide recommends that for every 3m of height, there should be a separation distance of approximately 1m from the site boundary. In this instance, the maximum height of the extension is approximately 8m, therefore requiring a separation distance of 2.6m to the northern site boundary.

Having regard to this, it is considered that the first floor should be omitted as it would have an overbearing impact on the amenity of the attached dwelling. Revised drawings should be sought accordingly via **additional information**.

Roads

The Roads Department has reviewed the application and has recommended the following **additional information** is sought:

1. *Applicant to supply a text rationale re the pedestrian entrance, if it is to be relocated, stating what is being proposed.*
2. *Applicant to submit a revised drawing clearly detailing (with clear dimensions/offsets) what is proposed at the site entrance, including:*
 - a. *Proposed gate type with (1) opening/closing path and (2) gate mechanism details*
 - b. *Pier and wall heights/widths/etc*

To ensure a full assessment of the proposed access arrangements is undertaken, it is considered appropriate to request the recommended **additional information**. In preparing this submission, the applicant should note that it is important to the Planning Authority to maintain and protect grass verges insofar as is possible and there would be a preference to combine entrances, rather than separate pedestrian and vehicular accesses. In this regard, it is considered more appropriate to extend the existing pedestrian access to the southern site boundary to protect as much of the

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grass verge as possible and combining the accesses to ensure that a front boundary wall is maintained.

In the event of a grant, the Roads Department recommends the following **conditions**:

1. *The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
2. *The vehicular access point shall not exceed a width of 3.5 meters.*
3. *Any gates shall open inwards and not outwards over the public domain.*
4. *All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*
5. *The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.*

These **conditions** are considered appropriate except for no.4 which would be impossible to enforce.

Public Realm

The Public Realm Department has reviewed the application and has raised concerns regarding the reduction in the grass margin to provide for a driving entrance. Their report recommends the following **conditions** in the event of a grant:

1. *Landscape Plan*
There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations and detailed design of SUDs features. The landscape proposals to be prepared by a suitably qualified landscape architect.
2. *Reduction of grass margin to facilitate driveway entrance*
The Public Realm Section would not be in favour in allowing a resident to remove or reduce a grass margin which are in the public domain to accommodate the provision of a driving entrance. We believe this sets an unwanted precedent as grass margins should be retained where possible in the urban setting. Response should include revised layout and drawings.

To ensure the early consideration of these matters, and since there are other items of concern for which **additional information** is being recommended, it is considered appropriate to request the recommended conditions as **additional information**.

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Services, Drainage and the Environment

Water Services has reviewed the application and has recommended the following **additional information** is requested:

1.1 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to investigate the potential to incorporate a soakaway on site to manage surface water run off. The applicant is required to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- i. At least 5m from any building, public sewer, road boundary or structure.*
- ii. Generally, not within 3m of the boundary of the adjoining property.*
- iii. Not in such a position that the ground below foundations is likely to be adversely affected.*
- iv. 10m from any sewage treatment percolation area and from any watercourse / floodplain.*
- v. Soakaways must include an overflow connection to the surface water drainage network.*

This **additional information** should be sought to ensure the adequate provision of SuDS.

Irish Water has reviewed the application and has stated no objection, recommending standard **conditions** that all works comply with Irish Water Standards codes and practices.

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 a house extension. Having regard to:

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

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 proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the

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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.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, The House Extension Design Guide and the overall design of the development proposed it is considered that additional information is required before a final determination can be made. The applicant should be requested to submit the following:

- Revised plans incorporating a front extension of no more than 1.5m in depth.
- Accurate site layout plan showing all existing structures on the site to be demolished and retained.
- Revised plans omitting the first floor rear extension
- A revised drawing clearly detailing (with clear dimensions/offsets) what is proposed at the site entrance, including:
 - Proposed gate type with (1) opening/closing path and (2) gate mechanism details
 - Pier and wall heights/widths/etc
- Detailed landscape design for the proposed development
- Revised layout and drawings minimising the reduction in the grass verge, amending the proposed entrance arrangements
- Soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design and a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority

Recommendation

Request Further Information.

Further Information

Further Information was requested on 18/05/2022

Further Information was received on 27/06/2022

Consultations

Roads – No objection, **conditions** recommended

Water Services – No objection, **conditions** recommended

Irish Water – No objection, **conditions** recommended

Submissions/Observations

No further submissions/observations received.

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Further Information

The Further Information requested was as follows:

1. The front extension, at approximately 1.7m in depth, would not comply with the recommendations of the House Extension Design Guide to 'avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.' The applicant is requested to submit revised plans and elevations as relevant clearly showing a front extension no more than 1.5m in depth.
2. The site layout plan submitted does not clearly indicate all structures on the site. The applicant is requested to submit revised plans clearly showing all structures on the site, including the substantial rear shed, noting what structures are to be demolished and retained.
3. The proposed first floor rear extension is considered to be overbearing on the attached dwelling to the north. The applicant is requested to submit revised drawings which omit the first floor rear extension.
4. The provision of a separate pedestrian and vehicular entrance to the site is considered excessive and detrimental to the amenity of the area. The applicant is requested to revise these proposals, incorporating a shared access proximate to the southern boundary, thereby limiting the impact of the development on the grass verge. The applicant shall submit a revised drawing clearly amending the entrance proposals and detailing (with clear dimensions/offsets) what is proposed at the site entrance, including:
 - a. Proposed gate type with (1) opening/closing path and (2) gate mechanism details
 - b. Pier and wall heights/widths/etc.
5. There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. The applicant shall provide a fully detailed landscape plan with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscape details; including levels, sections and elevations and detailed design of SUDs features. The landscape proposals to be prepared by a suitably qualified landscape architect.
6. The Public Realm Section would not be in favour in allowing a resident to remove or reduce a grass margin which are in the public domain to accommodate the provision of a driving entrance. This sets an unwanted precedent as grass margins should be retained where possible in the urban setting. The applicant is requested to submit revised layout and drawings addressing these concerns and preserving as much of the existing grass verge as possible.
7. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to investigate the potential to incorporate a soakaway on site to manage surface water run-off. The applicant is requested to submit soil percolation test results,

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design calculations and dimensions to the Planning Authority to demonstrate that the soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- i. At least 5m from any building, public sewer, road boundary or structure.
- ii. Generally, not within 3m of the boundary of the adjoining property.
- iii. Not in such a position that the ground below foundations is likely to be adversely affected.
- iv. 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- v. Soakaways must include an overflow connection to the surface water drainage network.

Assessment

The applicant has submitted drawings as requested and a letter from the agent *Architectural Planning* date stamped 27 June 2022.

Item 1 – Front Extension

The depth of the front extension has been reduced to 1.5m. This now complies with the recommendations of the House Extension Design Guide and is considered acceptable.

Item 2 – Site Layout Plan

The applicant has provided a more detailed site layout plan, clearly indicating the rear shed, which is approximately 38 sq.m. A rear garden in excess of 60 sq.m would be retained as part of the works, despite the depth of the rear extension and the rear shed structure. In this regard, the private amenity space for the dwelling is considered to be acceptable.

Item 3 – First Floor Rear Extension

The applicant has revised the proposal for the first-floor extension, rather than omitting it as requested by the Planning Authority. The first-floor extension would have a flat roof and would be located approximately 1.8m from the northern site boundary and would protrude approximately 4.6m from the rear building line. The extension would comprise a bedroom and bathroom.

The House Extension Design Guide states the following of relevance in relation to 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.*

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The House Extension document is a Guide and not a mandatory requirement. Whilst a pitched roof on the first floor rear extension would be more in keeping with the existing roof, there are many examples of flat roof first floor rear extensions within the county. Furthermore, a detached two storey dwelling with a flat roof has been recently constructed to the rear of a nearby garden. Having regard to these issues and the fact that the first floor rear extension is to the rear and not very visible from the public street (and therefore not prominent from a nearby public road), the design is considered acceptable. For similar reasons the window on the rear elevation would be visually acceptable.

Due to the first floor rear extension, there would undoubtedly be some reduction in sunlight/daylight to the window of bedroom 2 of the dwelling to be extended. However, this reduction is not considered sufficient to warrant refusal of the first floor rear extension, particularly as there would be an offset of 1.8m from the common boundary to the attached property.

Thus, the applicant has satisfactorily responded to this item.

Items 4 and 6 – Entrance Arrangements

The applicant has revised the entrance arrangements to provide a shared access gate for vehicles and pedestrians. In doing so they have reduced the amount of public grass verge that would be impacted by the provision of a driveway at this location. The Roads Department have reviewed the additional information and have stated the revised entrance proposals are acceptable. In the event of a grant the following **conditions** are recommended:

- 1. The boundary walls at both vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
- 2. The vehicular access point shall be limited to a maximum width of 3.3m wide, as proposed.*
- 3. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.*
- 4. Any gates shall open inwards and not out over the public domain.*
- 5. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

These **conditions** are considered appropriate with the exception of No. 5 which would be impossible to enforce.

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Item 5 – Landscaping

The Public Realm Section have reviewed the additional information provided and have stated the submitted information is acceptable in principle. The following **condition** has been recommended in the event of a grant:

- 1. The submitted Landscape and Paving Plans (Dwg. No. A100-DR-A-D12-002) shall be implemented in full, within the first planting season following completion of the development (completion of works on site).*

This **condition** is considered appropriate to ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

Item 7 – Sustainable Urban Drainage Systems (SuDS)

Water Services have reviewed the additional information submitted and have stated no objection to the development. Irish Water have recommended **conditions** are included in the event of a grant requiring all works to comply with Irish Water Standards codes and practices.

Conclusion

The development subject to conditions, is considered to be consistent with the zoning objective 'RES' – 'To protect and/or improve residential amenity', and the relevant provisions in the County Development Plan 2016-2022 and is considered acceptable.

Development Contributions

Development Contributions

No existing extensions

Ground Floor Front Extension:	6.9 sq.m
Ground Floor Rear Extension:	45.7 sq.m
First Floor Rear Extension:	17.98 sq.m

Assessable Area:	30.58 sq.m
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SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	70.58 sq.m
Land Type:	Urban Consolidation
Site Area:	0.028955 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to **conditions** set out below, the proposed development would not seriously injure the amenities

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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 these works would be consistent with Council policy in relation to extensions to dwelling houses.

Recommendation: Grant permission

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 as amended by Further Information received on 27/06/2022, 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. (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.

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(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

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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. Entrance and Access Arrangements

A. The boundary walls at both vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

B. The vehicular access point shall be limited to a maximum width of 3.3m wide, as proposed.

C. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

D. Any gates shall open inwards and not out over the public domain.

REASON: In the interest of pedestrian and traffic safety.

4. Implementation of Landscape Plans

The submitted Landscape and Paving Plans (Dwg. No. A100-DR-A-D12-002) shall be implemented in full, within the first planting season following completion of the development (completion of works on site).

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €3,195.30 (three thousand one hundred and ninety five euros and thirty 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.

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

NOTE: The applicant 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 that in order to be used as a habitable room the attic must comply with the Building Regulations.

Comhairle Chontae Atha Cliath Theas

PR/0911/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0131

LOCATION: 52, St. Joseph's Road, Greenhills, Dublin, 12

jjohnston

Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for 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: 25/7/22

Eoin Burke

Eoin Burke, Senior Planner