

# Comhairle Chontae Atha Cliath Theas

**PR/0966/22**

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

**Reg. Reference:** SD17A/0159/EP      **Application Date:** 02-Jun-2022  
**Submission Type:** New Application      **Registration Date:** 02-Jun-2022

**Correspondence Name and Address:** Ross Cahill O'Brien 4 Crosthwaite Park South, Dun Laoghaire, Co. Dublin.

**Proposed Development:** Extension to the rear of the existing funeral home building totalling 16.7sq.m. The proposed works will include: (a) the addition of a new multi-purpose room, kitchen, wc and landscaped courtyard garden to the ground floor; (b) alterations and renovation works to the existing shop-front and main entrance to the building; (c) new signage to the west elevation of the existing building façade and (d) all ancillary site works.

**Location:** 186, Templeogue Road, Templeogue Village, Dublin 6W.

**Applicant Name:** Massey Brothers Funeral Home Ltd.

**Application Type:** Extension Of Duration Of Permission

(AOCM)

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

Site Area: stated as 0.0161 hectares

### **Site Description**

The application site comprises a two storey, commercial building located on the west end of Templeogue Village (Templeogue Road), set within a parade of shops and local services. The Templeogue Tennis Club is to the south and west. There is car parking to the forecourt directly outside the premises, and an unsignalled pedestrian crossing adjacent to it. A red brick two-storey house, 291 Templeogue Road, Protected Structure no. 418, is situated across the road.

### **Proposal**

The applicant is seeking to **extend the duration of permission of Reg. Ref. SD17A/0159 by a period of 5 years**, which relates to works for the following:

- Construction of a single-storey 17sq.m rear extension to provide additional ancillary accommodation,

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- Internal alterations,
- Alterations and renovations to the existing shopfront,
- New signage to the west gable at first floor level.

### **Proposal for Extension of Duration of Permission**

The final grant of permission for Reg. Ref. SD17B/0056 was issued on the 28 August 2017 and would have expired on 27 August 2022. Under S.254A of the Act, 56 days of this period are to be disregarded in the calculation of its length, corresponding to the length of the pandemic emergency measures undertaken in 2020. This effectively extends the effective period of that permission to 22 October 2022.

The application for Extension of Duration was received on the 2 June 2022, which was before the date of expiry of the permission, and not more than one year before this.

### **Zoning**

The site is subject to zoning objective - VC *'To protect, improve and provide for the future development of Village Centres'* under the South Dublin County Development Plan 2016-2022.

### **SEA Sensitivity Screening**

Indicates no overlap with relevant layers.

### **Consultations**

No referrals required.

### **Relevant Planning History on Subject Site**

**SD17A/0159:** Extension to the rear of the existing funeral home building totalling 16.7sq.m. The proposed works will include: (a) the addition of a new multi-purpose room, kitchen, wc and landscaped courtyard garden to the ground floor; (b) alterations and renovation works to the existing shop-front and main entrance to the building; (c) new signage to the west elevation of the existing building façade and (d) all ancillary site works. **Permission granted.**

### **Relevant Enforcement History**

None identified in APAS.

### **Legislation**

#### Terms

'The 2000 Act' means The Planning and Development Act 2000, as amended.

'The 2016 Act' means The Planning (Housing) and Residential Tenancies Act 2016, as amended.

'The 2018 Act' means the Planning and Development (Amendment) Act 2018.

'The 2021 Act' means the Planning and Development (Amendment) Act 2021.

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'The Regulations' means The Planning and Development Regulations 2001, as amended.

#### Summary of Recent Changes to Legislation

Previously, the Planning Authority was able under s.42(1)(a)(ii) of the 2000 Act to grant extensions of duration of permission for developments which had not commenced, where it was satisfied that there were considerations of a commercial, economic or technical nature beyond the control of the applicant which substantially militated against either the commencement of development or the carrying out of substantial works pursuant to the planning permission.

s.42(1)(a)(ii) was deleted from the 2000 Act by way of the commencement of s.28(1) of the 2016 Act. **This commencement took effect on the 9<sup>th</sup> of September 2021.** Therefore, extensions of permission under s42(1) of the 2000 Act can only be granted under s42(1)(a)(i), which lists as a requirement that works shall have commenced.

On the same day, s.7 of the 2021 Act was commenced which provided a new s.42B of the 2000 Act. Section 42B sets out a new section 42(1B) to temporarily appear in s42. It is noted that Section 42 was only construed in include (1A) until the 31<sup>st</sup> of December 2021 under s.28 of the 2016 Act.

Section 42(1B) provides for extensions of permission to December 2023 and various criteria for making such extensions. One of these criteria is that works have been commenced and substantial works carried out.

**There is therefore no facility in the 2000 Act for extensions of duration of permission where works have not commenced.**

#### Detail of Current Legislation

The power to extend the duration of a planning permission is governed by Section 42 of the 2000 Act and by Articles 40–47 inclusive of the Regulations.

Section 42 of the 2000 Act has been amended and has effect as per the following legislation:

- s.28 of the Planning and Development (Amendment) Act 2010;
- s.5(7) of the Local Government Act 2014;
- s.28(1) of the Planning and Development (Housing) and Residential Tenancies Act, 2016;
  - Itself amended by s.57(1) the Planning and Development (Amendment) Act 2018.
  - All commenced in August 2021.
- S. 7 of the Planning and Development (Amendment) Act, 2021.
  - Also commenced in August 2021.
- Reg. 2 of the European Union (Planning) (Habitats, Birds and Environmental Impact) Regulations 2021 (S.I. No. 456 of 2021).

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**NB:** Both s.28(1) of the 2016 Act (as amended by the 2018 Act) and s.7 of the 2021 Act amend provide for amendments to s42(4).

Subsequently, until the 31<sup>st</sup> of December 2023, section 42 of the 2000 Act has effect as if it reads as follows (this includes a reading as described in s42B)(emphasis added by author):

'42.

*(1) On application to it in that behalf, but subject to subsection (8), a planning authority shall, as regards a particular permission, extend the appropriate period by such additional period not exceeding 5 years as the authority considers requisite to enable the development to which the permission relates to be completed provided that each of the following requirements is complied with:*

*(a) (i) the authority is satisfied that—*

*(I) the development to which the permission relates was commenced before the expiration of the appropriate period sought to be extended,*

*(II) substantial works were carried out pursuant to the permission during that period, and*

*(III) the development will be completed within a reasonable time,*

*(b) the application is in accordance with such regulations under this Act as apply to it,*

*(c) any requirements of, or made under those regulations are complied with as regards the application, and*

*(d) the application is duly made prior to the end of the appropriate period.*

*(1B) Notwithstanding anything to the contrary in subsection (1), (1A) or (4) a planning authority shall—*

*(a) as regards a particular permission in respect of a development, and*

*(b) upon application being duly made to the authority setting out the reasons why the development cannot be reasonably completed within the appropriate period, further extend the appropriate period, as extended or further extended, by such additional period not exceeding 2 years or until 31 December 2023, whichever first occurs, but the authority shall only so extend that period where the authority—*

*(i) is satisfied that an environmental impact assessment or an appropriate assessment would not be required in relation to the proposed extension of the appropriate period,*

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- (ii) *considers that the extension is required to enable the development to which the permission relates to be completed,*
  - (iii) *is satisfied that the application is in accordance with such regulations under the Planning and Development Acts 2000 to 2021 as apply to the application,*
  - (iv) *is satisfied that any requirements of, or made under, those regulations are complied with as regards the application,*
  - (v) *is satisfied that the development to which the permission relates was—*
    - (I) **commenced, and**
    - (II) **substantial works were carried out, before the expiration of the appropriate period, as extended or further extended, and**
  - (vi) *is satisfied that in the case of a permission—*
    - (I) *where the expiry of the appropriate period as extended or further extended occurred or occurs during the period beginning on 8 January 2021 and ending on the day before the date on which section 7 of the Planning and Development (Amendment) Act 2021 comes into operation, the application is duly made within 6 months of the date on which the said section 7 comes into operation, or*
    - (II) *where the appropriate period, as extended or further extended, expires on or after the date on which section 7 of the Planning and Development (Amendment) Act 2021 comes into operation, the application is duly made within the period prescribed for the purposes of section 43(2).'*
- (2) *In extending the appropriate period under subsection (1) or (1B) a planning authority may attach conditions requiring the giving of adequate security for the satisfactory completion of the proposed development, and/or may add to or vary any conditions to which the permission is already subject under section 34(4)(g).*
- (3) (a) *Where an application is duly made under this section to a planning authority and any requirements of, or made under, regulations under section 43 are complied with as regards the application, the planning authority shall make its decision on the application as expeditiously as possible.*
- (b) *Without prejudice to the generality of paragraph (a), it shall be the objective of the planning authority to ensure that it shall give notice of its decision on an application under this section within the period of 8 weeks beginning on—*
- (i) *in case all of the requirements referred to in paragraph (a) are complied with on or before the day of receipt by the planning authority of the application, that day, and*
  - (ii) *in any other case, the day on which all of those requirements stand complied with.*

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- (4) *Except where subsection (1B) applies, a decision to extend the appropriate period of a permission shall be made not more than twice under this section and a planning authority shall not further extend the appropriate period. Where a second decision to extend an appropriate period is made under this section, the combined duration of the 2 extensions of the appropriate period shall not exceed 5 years.*
- (5) *Particulars of any application made to a planning authority under this section and of the decision of the planning authority in respect of the application shall be recorded on the relevant entry in the register.*
- (6) *Where a decision to extend is made under this section, section 40 shall, in relation to the permission to which the decision relates, be construed and have effect, subject to, and in accordance with, the terms of the decision.*
- (7) *Notwithstanding subsection (1) or (4), where a decision to extend an appropriate period has been made by a planning authority prior to the coming into operation of this section, the planning authority, where an application is made to it in that behalf prior to the expiration of the period by which the appropriate period was extended, may further extend the appropriate period provided that each of the following requirements is complied with—*
- (i) an application is made in that behalf in accordance with regulations under section 43,*
  - (ii) any requirements of, or made under, the regulations are complied with as regards the application, and*
  - (iii) the authority is satisfied that the relevant development has not been completed due to circumstances beyond the control of the person carrying out the development.'*
- (8) *A planning authority shall not extend the appropriate period under this section in relation to a permission if an environmental impact assessment or an appropriate assessment would be required in relation to the proposed extension concerned.*

NB: Subsection (7) of section 42 came into operation on 19<sup>th</sup> August 2010, as specified by S.I. No. 405/2010, which commenced s.28 of the Planning and Development (Amendment) Act, 2010.

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#### Assessment

The following applicant responses are noted from the application form:

- Section 9 (date development commenced) – *'this development didn't start'*
- Section 10 (particulars of substantial works carried out) – *'None – will start soon when we get extension (granted)'*
- Section 11 (period extension is sought) – not complete
- Section 12 (dated expected to be completed)– *'some time in 2023/2024'*
- Section 13 (details of circumstances beyond control of the applicant) – *'other commitments in the business, Covid-19, uncertainty'*

Noting recent changes to the 2000 Act (see “Summary of Recent Changes to Legislation” above), there are 2 subsections under which an extension of duration of permission can be granted. These are subsections (1) and (1B) of section 42 of the Act.

There are 3 criteria under subsection (1), listed under clause (a)(i). Criteria (I) and (II) require that the Planning Authority must be satisfied that the development “*was commenced before the expiration of the appropriate period sought to be extended*” and that “*substantial works were carried out pursuant to the permission during that period*”. This is not the case in relation to the subject application. The applicant states on the application form that the works have not commenced to date, therefore not complying with Criteria (I) or (II).

There are 6 criteria under subsection (1A), listed under clause (b). Criterion (v) requires that (I) works have commenced, and (II) substantial works were carried out prior to the expiration of permission. For the reasons stated above, it is considered this is not the case in relation to the subject application. No works have commenced on site to date and therefore an extension of permission cannot be granted as the requirements of the Act are not met.

#### Conclusion

The application was made after changes in the Planning and Development Act 2000 which have removed the statutory basis for an extension of duration of permission where works have not commenced, and no works have yet commenced on site. In precise terms, the criteria set down in s42(1)(a)(i) or s42(1B)(b)(v) are not met in this instance, and the Planning Authority therefore cannot grant permission for an extension of duration of permission.

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### **Recommendation**

I recommend that a decision to Refuse Ext of Duration Of Permission be made under the Planning and Development Act 2000 (as amended), for the following reason(s):-

#### **Reasons:**

1. The application was made after changes in the Planning and Development Act 2000 which have removed the statutory basis for an extension of duration of permission where works have not commenced. The applicant has confirmed on the application form that works have not yet commenced under the original permission to date. In precise terms, the criteria set down in s42(1)(a)(i) or s42(1B)(b)(v) of the Planning and Development Act 2000 (as amended) are not met in this instance, and the Planning Authority therefore cannot grant permission an extension of duration of permission.




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**REG. REF. SD17A/0159/EP**

**LOCATION: 186, Templeogue Road, Templeogue Village, Dublin 6W.**

  
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**Caitlin O'Shea,**  
**Executive Planner**

**ORDER:** A decision pursuant to Section 42 of the Planning and Development Act 2000 (as amended), for the application to extend the period for which the above mentioned planning permission has effect, is hereby made to refuse for the reason(s), as set out above.

**Dated:**

27/7/22

  
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**Eoin Burke, Senior Planner**