

Comhairle Chontae Atha Cliath Theas

PR/0976/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0262 **Application Date:** 08-Jun-2022
Submission Type: New Application **Registration Date:** 08-Jun-2022

Correspondence Name and Address: Ronan O'Halloran, O'Halloran & Rooney Architects
Ltd 3, The Beehives, Ballinaderry, Mullingar, Co.
Westmeath

Proposed Development: Permission for demolition of existing garage and
provision of new single storey extension (area
77.8m²) to east facing side of
house, with provision of new replacement
garage/garden store (area 23.7m²) to rear garden
area, provision of new access gate and
all associated site work.

Location: 103, Muckross Avenue, Perrystown, Dublin 12

Applicant Name: Fionnghula & Perry Haughton

Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.0582 Ha.

Site Description

The subject site is located within an established residential area at No. 103 Muckross Avenue, Perrystown, Dublin 12, D12 H766. The site is bounded to the north by Muckross Avenue, to the west by No. 101 Muckross Avenue, to the east by Muckross Green and by a laneway providing access to the rear of properties along Muckross Avenue and Rockfield Avenue the other side of which No. 46 Muckross Green is located and to the south by the same access laneway. The surrounding area is generally characterised by residential dwellings of a similar size and scale to the subject site, with a village centre containing a shop, dentist and salon located approximately 140m to the west of the subject site.

The subject site is comprised of a north-west facing 2-storey terraced house with pitched roof profile with a ridge height of approximately 8.2m, a front garden with off-street parking for 2 No. cars, a hardstanding yard area behind a 1.98m high block wall and adjacent to the eastern elevation of the dwelling, a single store garage structure (approximately 18.8 sq. m) and a rear south facing garden. The house contains an entrance hall, living room, family room, kitchen and dining area at ground floor level and 3 No. bedrooms and a family bathroom at first floor level. The house appears to have been subject to previous modification with a single storey rear

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extension with a pitched roof projecting approximately 2.34m out from the rear elevation and spanning the full width of the dwelling. The house is typical of the character of the surrounding streetscape and the wider area.

Proposal

Permission is sought for the following:

- Demolition of the existing single storey garage (approximately 18.8 sq. m).
- A single storey extension to the side and rear of the existing dwelling, projecting approximately 6m out from the existing side (eastern) elevation, measuring approximately 15.5m in length and with a flat roof profile that has an approximate height of 3.8m. The extension will provide a family room, accessible bathroom, utility room and living area. The extension extends approximately 400mm to the front of the existing building line to facilitate the creation of new entrance canopy above a Part M compliant entrance to the dwelling (in the same location as the existing entrance).
- The elevational treatment of the proposed single storey side and rear extension includes 3 No. rooflights, 2 No. large windows and a Part M compliant entrance to the front (north elevation), 2 No. windows in the west elevation and 1 No. recessed window and 1 No. large window in the south elevation. No fenestration is proposed to the side (eastern) elevation.
- A single storey flat roof garage (approximately 23 sq. m) located in the rear garden of the existing dwelling adjacent to the rear boundary wall. The proposed garage structure has 2 No. glazed patio doors in the north elevation and 1 No. glazed patio door in the east elevation. The south and west elevations directly adjoin the boundary walls of the property. The structure has a flat roof profile with an approximate height of 3.2m.
- Revisions to the existing site access arrangements consisting of a new 1.1m wide pedestrian entrance in the south eastern corner of the subject site, providing direct access onto the rear laneway.
- Soft landscaping works to the front and rear, the provision of a new bin store in the south eastern corner of the subject site and all ancillary site works above and below ground.

Zoning

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity' in the South Dublin County Development Plan 2016-2022.

Strategic Environmental Assessment Sensitivity

No overlap indicated with the relevant environmental layers.

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Submissions/Observations/Representations

Last date for Submissions/Observations – 12th July 2022.

None received.

Relevant Planning History

Subject Site

None recorded.

Neighbouring Sites

SD22A/0016 – No. 45 Muckcross Green, Perrystown, Dublin 12 (Site located to the east of the subject site).

Garden building to the rear of the property and the removal of existing piers, pedestrian gate and front wall replacing with a new driveway entrance consisting of new piers and wall forming a car parking area including a new crossover altered path verge with dished kerbs along with associated site works. **SDCC Decision:** Grant Permission, subject to conditions.

SD21B/0534 – No. 101 Muckcross Avenue, Perrystown, Dublin 12, D12 EW83 (Site located directly adjoining western boundary).

Construction of a new ground floor single storey extension with roof lights; proposed dormer window to the rear; converting of existing attic space; new window to first floor bathroom to rear elevation; new bay window and porch to front elevation at ground floor level; revised pedestrian and vehicular access with pillars and gates; all associated site works. **SDCC Decision:** Grant Permission, subject to conditions.

SD21B/0126 – No. 97, Muckcross Avenue, Perrystown, Dublin 12 (Site located to the west of the subject site).

First floor extension over existing ground floor room to the side of existing house; single storey extension to the rear of existing house and all associated site works. **SDCC Decision:** Grant Permission, subject to conditions.

SD21B/0050 – No. 100, Rockfield Avenue, Dublin 12 (Site located to the south east of the subject site on the other side of the access laneway)

Demolish garden shed to change use of existing garage to office/playroom; extend former garage, porch hall and living to front single storey extension; add new first floor gable extension and extend it 2m to rear; change new roof from hip to gable, to convert attic and extended attic over gable to store and add 2 'Velux' rooflights to front roof; construct new single storey extension to rear and form new garden gate to existing rear lane. **SDCC Decision:** Grant Permission, subject to conditions.

Relevant Enforcement History

None recorded for the subject site.

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Pre-Planning Consultation

None recorded.

Consultations

Water and Drainage Services Department – No Report received at time of writing this Report.

Irish Water – No Report received at time of writing this Report.

Roads Department – No objection.

Parks and Public Realm Department – No objection, subject to conditions.

Relevant Policy in South Dublin County Development Plan 2016-2022

Section 2.4.1 Residential Extension

Policy H18 Residential Extension

Objective 1

To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 2.4.2 Family Flats

A family flat refers to a temporary subdivision or extension of a single dwelling unit to provide semi-independent accommodation for an immediate family member (older parent or other dependent). The Council will consider family flat developments where an established need has been satisfactorily demonstrated.

H19 Objective 1: To favourably consider family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria outlined in Chapter 11 Implementation.

Section 6.3.0 Walking and Cycling

Policy TM3 Walking and Cycling

Objective 3

To ensure that all streets and street networks are designed to prioritise the movement of pedestrians and cyclists within a safe and comfortable environment for a wide range of ages, abilities and journey types.

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*Section 6.4.4 Car Parking
Policy TM7 Car Parking*

Objective 3

To ensure that car parking does not detract from the comfort and safety of pedestrians and cyclists or the attractiveness of the landscape.

*Section 7.1.0 Water Supply & Wastewater
Policy IE1 Water & Wastewater
Section 7.2.0 Surface Water & Groundwater
Policy IE2 Surface Water & Groundwater*

*Section 10.1.0 Energy Planning in South Dublin County
Policy E2 South Dublin Spatial Energy Demand Analysis*

Objective 2

To seek to reduce reliance on fossil fuels in the County by reducing the energy demand of existing buildings, in particular residential dwellings.

*Section 11.2.7 Building Height
Section 11.3.1 Residential
Section 11.3.1 (iv) Dwelling Standards
Section 11.3.1 (v) Privacy
Section 11.3.3 Additional Accommodation
Section 11.3.3 (i) Extensions
Section 11.3.3 (ii) Family Flat*

'A family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of a dwelling). A family flat is not considered to represent an independent dwelling unit and as such open space and car parking standards are not independently assessed. Proposals for family flat extensions should meet the following criteria:

- The applicant shall be required to demonstrate that there is a genuine need for the family flat,*
- The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house,*
- The family flat should be directly accessible from the main dwelling via an internal access door, and*
- The design criteria for dwelling extensions will be applied.*

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Section 11.7.2 Energy Performance in new Buildings

Section 11.8.0 Environmental Assessment

South Dublin County Council House Extension Design Guide, 2010

The House Extension Design Guide contains the following guidance on house extensions, including for porches and front extensions:

Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Side extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

Rear extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

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Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

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

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Planning Note

Drawing No. 13 - *Proposed Garage Plan* includes an annotation of the area adjacent to the proposed side and rear extension as 'Garden Area Granny Flat'. No reference is made in the remaining documents, drawings and statutory notices to the proposed side and rear extension as a Granny/Family Flat. The Cover Letter prepared by O'Halloran and Rooney Architects Limited makes no reference to an independent dwelling/family flat and outlines the rationale for the proposed development to facilitate the accessibility needs of a family member with mobility issues.

It is noted that the proposed side and rear extension does not appear to have independent access from the existing dwelling. It is therefore considered appropriate that, should the Planning Authority be minded to Grant Permission for the proposed development, a **CONDITION** should be attached preventing the use of the side and rear extension and garage structure as a dwelling which is independent of the existing dwelling at No. 103 Muckcross Avenue.

Assessment

The main issues for assessment are:

- Zoning and Council Policy.
- Visual Impact and Residential Amenity.
- Access and Parking.
- Drainage and Water Services.
- Parks and Public Realm.
- Environmental Impact Assessment.

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- Appropriate Assessment.

Zoning and Council Policy

The proposed development is permitted in principle under the land-use zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to compliance with the relevant provisions of the South Dublin County Development Plan 2016 - 2022 and the South Dublin County Council House Extension Design Guide 2010.

Visual Impact and Residential Amenity

An assessment of each of the key elements of the proposed development and their potential impact on the visual and residential amenity of the existing dwelling and adjoining properties is outlined below.

Single Storey Side and Rear Extension

The proposed development includes the provision of a single storey extension to the side and rear of the existing dwelling, projecting approximately 6m out from the existing side (eastern) elevation, measuring approximately 15.5m in length and with a flat roof profile that has an approximate height of 3.8m. The extension will provide a family room, accessible bathroom, utility room and living area. The extension extends approximately 400mm to the front of the existing building line to facilitate the creation of new entrance canopy above a Part M compliant entrance to the dwelling (in the same location as the existing entrance).

The proposed extension directly adjoins the eastern boundary of the subject site and sits approximately 5m forward of the front elevation of No. 46 Muckross Green to the east. However, having regard to the height and scale of the proposed structure, the 3.3m wide laneway between the two properties and the north facing orientation of the properties along Muckross Avenue and Muckross Green, it is considered that the proposed structure will not adversely impact the visual and residential amenity of adjacent properties and the surrounding streetscape.

Whilst it is preferable that passive surveillance of the adjacent laneway to the east be provided from the dwelling at No. 103 Muckross Avenue, it is accepted in this instance that it is not possible owing to the 1.9m high boundary wall and the single storey height of the proposal. It is also noted that there is some level of passive surveillance of the laneway provided by the first floor window in the eastern elevation of the existing dwelling and the first floor windows of No. 46 Muckross Green.

Having regard to the receiving context of the subject site which includes the length of the existing garden and the location of the subject site adjacent to an access laneway which runs along the side (eastern) and rear (southern) boundaries, it is not considered that the proposed single storey side and rear extension by way of its siting, depth and height would have an undue

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negative impact on the residential and visual amenity of the property in the vicinity of the site and is therefore generally acceptable.

As previously noted, there is an annotation on Drawing No. 13 which appears to indicate that the proposed structure is a Family Flat. However, no other reference is made in the remaining documents, drawings and statutory notices accompanying this Planning Application. As such, it is considered appropriate that, should the Planning Authority be minded to Grant Permission for the proposed extension, a **CONDITION** should be attached preventing the use of the side and rear extension and garage structure as a dwelling which is independent of the existing dwelling at No. 103 Muckcross Avenue.

Single Storey Garage Structure

The proposed development includes a single storey flat roof garage (approximately 23 sq. m) located in the rear garden of the existing dwelling adjacent to the rear boundary wall. The proposed garage structure has 2 No. glazed patio doors in the north elevation and 1 No. glazed patio door in the east elevation. The south and west elevations directly adjoin the boundary walls of the property. The structure has a flat roof profile with an approximate height of 3.2m.

The proposed garage structure directly adjoins the southern and western boundaries of the subject site, directly adjoining an outbuilding located in the rear garden of No. 101 Muckcross Avenue. It is noted that the structure sits approximately 2.18m behind the front building line and approximately 150mm below the parapet of the adjoining outbuilding. In this regard, it is considered that the proposed structure will not adversely impact the visual and residential amenity of the subject site, adjoining properties and surrounding streetscape.

It is noted that no internal detail is shown on Drawing No. 13 – *Proposed Garage*. The drawing does show 3 No. patio doors and a patio associated with the garage. As such, it is considered appropriate that, should the Planning Authority be minded to Grant Permission for the proposed development, a **CONDITION** should be attached ensuring that the garage is not occupied as a dwelling and remains ancillary to the main dwelling at No. 103 Muckcross Avenue.

Material Palette

It is noted that the material palette for the proposed development appears to be of a modern design.

The design and materials to be used in the proposed development appears to be of high quality and largely accords with the provisions of the House Extension Design Guide (2010) and would provide visual interest to the area.

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Access and Parking

The Roads have assessed the proposed development and indicated no objection.

It is noted that no amendments are proposed to vehicular access arrangements, driveway length and off-street parking provision at the subject site.

The provision of a new 1.1m wide pedestrian access gate in the south east corner of the subject site is considered appropriate.

Drainage and Water Services

The Irish Water Network map appears to indicate that the subject site is serviced by a public mains and sewer. Should permission be granted for the proposed development, it is considered appropriate that standard drainage **CONDITIONS** should be attached relating to water supply, surface water and foul water drainage.

Parks and Public Realm

The Parks and Public Realm Department have assessed the proposed development and indicated no objection, subject to the following **CONDITIONS**:

- The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.
- The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works pertaining to retention of the gate. Commencement of development should not be permitted without adequate protective fencing being in place. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan.

Screening for 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 likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

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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 a single storey rear and side extension and a garage structure. Having regard to:

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

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Other Consideration

Development Contributions

Development Contributions	
Building Use Type Proposed	Floor Area (sq m)
Residential Extension (Excluding non-habitable Garage Structure)	77.8 sq m
Previous Extension	16.1 sq m
Assessable Area	53.9 sq m

SEA Monitoring

SEA Monitoring Information	
Building Use Type	Floor Area (sq.m)
Residential (Extension)	101.5 sq m
Land Type	Site Area (Ha.)
Brownfield / Urban Consolidation	0.0582

Conclusion

The proposed development would generally accord with the South Dublin County Development Plan 2016-2022 and the South Dublin County House Extension Design Guide (2010), and it is considered that, subject to conditions, the proposal would adhere to the key principles of proper planning and sustainable development.

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)

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specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.
REASON: In the interest of visual amenity.
(b) Restriction on Use.
The house and the proposed extension and garage structure 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 and garage structure 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.
(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.

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(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 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.

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3. The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works pertaining to retention of the gate. Commencement of development should not be permitted without adequate protective fencing being in place. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan.
REASON: In the interests of protecting existing trees.

4. Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide available on South Dublin County Council's website for further information and guidance.

REASON: In the interest of sustainable drainage systems and the proper planning and sustainable development of the area.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5,632.01 (five thousand six hundred and thirty two euros and one cent), 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.

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

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

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22B/0262

LOCATION: 103, Muckross Avenue, Perrystown, Dublin 12

Colm Harte

Colm Harte

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:

2/8/22



Eoin Burke, Senior Planner