

Comhairle Chontae Atha Cliath Theas

PR/0987/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0565 **Application Date:** 04-Nov-2021
Submission Type: Additional **Registration Date:** 08-Jul-2022
Information
Correspondence Name and Address: Desmond J. Halpin 15 Carriglea Drive, Firhouse,
Dublin 24
Proposed Development: Single storey extension to the rear of existing
detached cottage with slate roof with rooflights; 2
rooflights to existing front slate roof; internal
alterations and associated site works.
Location: Piperstown, Bohernabreena, Tallaght, Dublin 24,
D24X275
Applicant Name: Michael Collins & Claire Phibbs
Application Type: Permission

(EW)

Description of Site and Surroundings

Site Visited 08/12/2021

Site Area 0.5589 hectares

Site Description

The site is located within the Dublin Mountains, with an address at Piperstown, Bohernabreena, at an isolated and well screened location with boundary tree planting across the landholding. The entrance to the site is located off a bend on a steep narrow road. The entrance access is off a steep decline from the main road. The front of the cottage is visible at a distance from the main entrance gates.

Proposal

The development consists of the following:

- Single storey extension to the rear of existing detached cottage with slate roof with rooflights;
- 2 rooflights to existing front slate roof; internal alterations and associated site works.

Zoning

The site is zoned Objective HA-DM in the South Dublin County Council Development Plan 2016-2022 which seeks *'To protect and enhance the outstanding natural character and amenity of the Dublin Mountain area'*.

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SEA Environmental Sensitivity Screening

The subject site is identified in the SEA monitoring system as overlapping with the layers 'High Amenity - Dublin Mountains' and in close proximity to the following:

Close proximity to:

- PFRA A 2016
- PFRA B 2016
- Protected Structure 2016

The County Development Plan Map also indicates that the site is within an area identified to 'Protect and Preserve Significant Views'

Glenasmole/Bohernabreena Study Area

It is noted that the site is located within the Glenasmole/Bohernabreena Study Area, as identified in the Development Plan 2016-2022, Schedule 4 indicates Slope Greater than 20% and part of the site located within 100m Zone from streams.

Consultations:

<i>Water Services Section:</i>	Further Information requested.
<i>Irish Water:</i>	No objection subject to conditions.
<i>Roads Department:</i>	No objection subject to conditions.
<i>Heritage Officer:</i>	No comments received at time of writing report
<i>Parks Department:</i>	No comments received at time of writing report.
<i>E.H.O:</i>	No comments received at time of writing report.
<i>Waste Management:</i>	No comments received at time of writing report
<i>Environmental Protection Agency:</i>	No comments received at time of writing report
<i>Inland Fisheries Ireland:</i>	Comments provided.

Submissions/Observations /Representations

None for subject proposal.

Planning History

None for subject site.

Adjacent sites

S01A/0761

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Piperstown, Bohernabreena, Tallaght, Dublin 24. Refuse Permission Demolition of 2 existing buildings, the construction of a dormer bungalow with adjoining garage, effluent treatment system, new site entrance and all associated site works.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded.

Section 2.5.0 Rural Housing

Policy H20 Management of Single Dwellings in Rural Areas

Policy H21 Rural Housing Policies and Local Need Criteria

Policy H22 Rural Housing in RU Zone

Policy H23 Rural Housing in HA – Dublin Mountains Zone

Section 2.5.5 Rural Housing In HA – Liffey Valley and HA – Dodder Valley

Policy H24 Rural Housing in HA – Liffey Valley and Dodder Valley

Section 2.5.6 Replacement Rural Dwellings

Policy H25 Replacement Dwellings in Rural and High Amenity Areas

Section 2.5.7 Rural Dwelling Occupancy

Policy H26 Occupancy Condition

Section 2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

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.

Policy H18 Objective 2:

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 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

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Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

Policy H27 Rural House and Extension Design

- It is policy of the Council to ensure that any new residential development in rural and high amenity areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape.

H27 Objective 1:

Ensure that all new rural housing and extensions within areas designated with Zoning Objective 'RU' (to protect and improve Rural Amenity and to provide for the development of Agriculture), Zoning Objective 'HA-DM' (to protect and enhance the outstanding natural character of the Dublin Mountains Area), Zoning Objective 'HA-LV' (to protect and enhance the outstanding character and amenity of the Liffey Valley) and Zoning Objective 'HA-DV' (to protect and enhance the outstanding character and amenity of the Dodder Valley):

- Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and
- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and
- Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and
- Retains and reinstates traditional roadside and field boundaries; and
- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and
- Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards; and
- Would not create or exacerbate ribbon or haphazard forms of development.

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Section 7.1.0 Water Supply & Wastewater
Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater
Policy IE2 Surface Water & Groundwater

Section 8.1.0 Green Infrastructure Network
Policy G2 Green Infrastructure Network

Section 9.1.0 Built Heritage and Architectural Conservation
Policy HCL 1- Overarching

Section 9.1.1 Archaeological Heritage
Policy HCL 2 Archaeological Heritage

Section 9.1.3 Architectural Conservation Areas
Policy HCL 4 Architectural Conservation Areas

Section 9.2.0 Landscapes
Policy HCL7 Landscapes

Section 9.2.1 Views and Prospects
Table 9.2: Prospects to be Preserved and Protected
Policy HCL8 Views and Prospects

Section 9.7.0 Sites of Geological Interest
Table 9.6 County Geological Sites for Protection
Policy HCL19 Geological Sites

Section 11.3.4 Rural Housing
Section 11.3.4 (i) Housing Need

Section 11.3.4 (iii) Wastewater Treatment

Domestic effluent treatment plants and percolation areas serving rural houses or extensions shall comply with the requirements of the Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards. Such details should be included with applications for new or replacement houses and extensions to existing dwellings where there would be an increase in demand on the treatment capacity of any existing wastewater treatment system.

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Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Table 11.20: Minimum Space Standards for Houses

Section 11.3.1 (v) Privacy

Section 11.3.2 Residential Consolidation

Section 11.3.3 (iii) Backland Development

Section 11.3.4 Rural Housing

Section 11.3.4 (i) Housing Need

Section 11.3.4 (ii) Rural Housing Design

Section 11.3.4 (iii) Wastewater Treatment

Policy HCL1 Heritage, Conservation and Landscapes

Policy HCL2 Archaeological Heritage

Table 11.20: Minimum Space Standards for Houses

Section 11.4.1 Bicycle Parking Standards

Table 11.22: Minimum Bicycle Parking Rates

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

11.5.1 – Archaeological Heritage

11.5.3 – Architectural Conservation Areas

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 11.8.2 Appropriate Assessment

Policy HCL1 Heritage, Conservation and Landscapes

Policy HCL2 Archaeological Heritage

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*Section 9.2.0 Landscapes
Policy HCL7 Landscapes*

*Section 8.1.0 Green Infrastructure Network
Policy G2 Green Infrastructure Network*

*Section 8.2.0 Watercourses Network
Policy G3 Watercourses Network*

*Section 9.2.1 Views and Prospects
Table 9.2: Prospects to be Preserved and Protected
Policy HCL8 Views and Prospects*

*Section 9.2.3 Dublin Mountains
Policy HCL9 Dublin Mountains*

*Section 9.2.4 Liffey Valley and Dodder Valley
Policy HCL10 Liffey Valley and Dodder Valley*

*Section 9.3.0 Natural Heritage Sites
Section 9.3.1 Natura 2000 Sites
Table 9.3 Natura 2000 Sites
Policy HCL12 Natura 2000 Sites
Section 9.3.2 Natural Heritage Areas
Table 9.4 Proposed Natural Heritage Areas
Policy HCL13 Natural Heritage Areas*

*Section 9.3.5 Non-Designated Areas
Policy HCL15 Non-Designated Areas*

*Section 9.4.0 Public Rights of Way and Permissive Access Routes
Policy HCL16 Public Rights of Way and Permissive Access Routes*

*Section 7.8.2 Weston Aerodrome
Policy IE9 Weston Aerodrome*

*Section 9.7.0 Sites of Geological Interest
Table 9.6 County Geological Sites for Protection
Policy HCL19 Geological Sites*

Section 11.7.2 Energy Performance in New Buildings

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Section 11.8.2 Appropriate Assessment

Schedule 1: Record of Monuments and Places

Schedule 4: Restricted Areas for Development Glenasmole Bohernabreena

South Dublin County Council House Extension Design Guide (2010)

Respect of the appearance and character of the house and the local area:

- Many extensions are designed to match the style and materials of the original house; however, the Council does not wish to prevent innovation and is willing to consider creative and modern architectural approaches to design where they are of a high standard and is complementary to the house and its context.

Relevant Government Policy & Guidelines

Sustainable Rural Housing Guidelines for Planning Authorities DoEHLG (2005).

Wastewater Treatment and Disposal Systems Serving Single Houses Environmental Protection Agency (November 2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy
- Rural Extension
- Visual Amenity
- Residential Amenity
- Site Topography
- Heritage, Conservation and Landscapes
- Services and drainage
- Environmental Health;
- Roads
- Screening for appropriate assessment
- Screening for Environmental Impact Assessment

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Zoning/Land Use

The site is zoned Objective HA-DM in the South Dublin County Council Development Plan 2016-2022 which seeks *'To protect and enhance the outstanding natural character and amenity of the Dublin Mountain area'*. The use class 'Residential' is 'open for consideration' under this zoning objective subject to accordance with Council policy for residential development in rural areas and in existing premises.

Residential development that accords with Council policy for development in rural areas is listed as open for consideration under the 'HA-DM' zoning objective of the application site. Therefore, such proposals may be permitted only if they do not conflict with the policies and objectives of the Development Plan and if they are consistent with the principles of proper planning and sustainable development and relevant Ministerial guidelines.

Policy H23 Policy 23 Rural Housing in HA – Dublin Mountains Zone states: *"It is the policy of the Council that within areas designated with Zoning Objective 'HA-DM' (to protect and enhance the outstanding natural character of the Dublin Mountains Area) new or replacement dwellings will be only be considered in exceptional circumstances"*. The proposal is for an extension and, as such, is not contrary to this policy.

The site is located within the Bohernabreena Restricted Area Policy H23 Objective 2 is *"To generally prohibit development within restricted areas identified on the Bohernabreena/Glenasmole Reservoir Restricted Areas Map contained in Schedule 4"*. Whilst the site is within these restricted areas, the proposal is to extend an existing property and, is therefore considered acceptable in principle, subject to the impacts of the proposal being acceptable.

Rural Extension

Policy H27 seeks to ensure that all new rural housing and extensions within areas designated with Zoning Objective 'RU' (to protect and improve Rural Amenity and to provide for the development of Agriculture), Zoning Objective 'HA-DM' (to protect and enhance the outstanding natural character of the Dublin Mountains Area), Zoning Objective 'HA-LV' (to protect and enhance the outstanding character and amenity of the Liffey Valley) and Zoning Objective 'HA-DV' (to protect and enhance the outstanding character and amenity of the Dodder Valley):

- Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and

*It is noted that the ridge height of the new extension will be behind the existing cottage roof and will not be viewed from road level at the eastern point of the site. Further details of landscape impact required via **additional information**.*

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- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and

From the submitted drawings the applicant appears to retain existing trees and plants on the site and therefore will not have a negative impact on the environment including flora, fauna, soil on the existing site.

- Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and

*From the submitted drawings it noted that the Surface Water Drainage department require **Additional Information** regarding plan & cross-sectional views, dimensions, and location of proposed soakaway drainage systems for the proposed extension and how it will impact on the site's natural contours and natural drainage features.*

*The Planning Authority also request **Additional Information** on Levels/contours.*

- Retains and reinstates traditional roadside and field boundaries; and

From the submitted drawings the applicant appears to retain traditional roadside and field boundaries. The existing site entrances are to be retained from the original house that exists on this site as well as the field site south of the main entrance.

- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and

*It is not apparent that these have been clearly outlined on the submitted drawings. The Planning Authority also request **Additional Information** on site Levels/contours and clarification on intrusive engineered solutions.*

- Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards; and

An existing septic tank is due to be retained located south east of the existing bungalow dwelling. The EHO Department considered the proposal acceptable and require a maintenance contract for the lifetime of the septic tank.

- Would not create or exacerbate ribbon or haphazard forms of development.

The proposed rear extension of a 58 sq.m to the existing cottage, shall not negatively impact on the landscape and or create or exacerbate ribbon or haphazard forms of development.

Having regard to the above, **additional information** is required to ensure the proposed development would be in keeping with the above objectives.

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Visual Amenity

Rear Extension

Having regard to the proposed works as described as an extension to the existing 112sq.m cottage-type dwelling, it is noted that the proposed structure as an extension is subservient in nature of the original structure with the proposed rear extension reaching 58.60sq.m. The rear extension projects 10m westerly and 4.3m in width for an additional bedroom, ensuite dress room and studio. The proposed height of the rear extension reaches 4.3m, that is notably higher than the front east facing cottage porch entrance at 3.5m however, the roof imbalance is deemed cohesive with the gable bay front side elements of the existing cottage.

There is scope on this site to accommodate a bungalow extension and it is considered the size and scale are appropriate at this location. In this context it is considered the proposal would have an acceptable impact on visual amenity.

Two rooflight windows

The proposed two front rooflights are considered to be consistent to the recommendations of the Council's House Extension Design Guide in relation to design of extensions and as such, would be in accordance with the proper planning and sustainable development of the area.

Residential Amenity

In terms of residential amenity, the proposed dwelling would be single storey only and would not result in any adverse impacts on the amenity of the adjacent occupiers. The dwelling is situated on a large plot that is highly screen with large trees and hedging and a significant level of private amenity space would remain following the proposed development. It is considered the provision would be consistent of the Council's minimum standards. It is considered the impact on residential amenity would be acceptable.

Site Topography

Having regard to the sloping topography elements of the subject site, it is council policy to ensure that development on lands with a steep and/or varying topography is designed and sited to minimise impacts on the natural slope of the site.' While the proposed structure is set into the slope to minimise the impact visually from the east, significant cutting into the existing slope would be required to facilitate the rear extension.

This would not accord with Policy H16 Objective 1 which is '*To avoid the use of intrusive engineered solutions, such as cut and filled platforms, embankments or retaining walls on sites with steep or varying topography*'. The Planning Authority has concerns regarding this element of the design proposal and it is noted that this application cannot be fully assessed as it is lacking in basic detail, regarding levels and contours. No levels are shown on the Site Layout plan – this is very serious as the extended 'structure' is highly likely to have a severe impact on the sloping land in proximity on lands zoned High Amenity.

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The applicant has failed to demonstrate that the proposed development would accord with Policy H27 Objective 1 in that -

- It requires intrusive engineered solutions and significant cutting into the sloping terrain;

Having regard to the above, the applicant should note that severe cut and fill at this location to provide infrastructural elements will not be acceptable, it is considered that for a full assessment of the proposed development and how it would accord with Council Policy H16 Objective 1 the following shall be requested by way of **Additional Information:**

- (i) Levels/contours across the entire lands, seek spot levels taken across the site and using an ordnance datum level from the adjoining road
- (i) seek multiple cross sections for the extension/house (existing and proposed)

Heritage, Conservation and Landscapes

Impact on Landscape Character

Policy HCL8 states “*It is the policy of the Council to preserve Views and Prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County*”.

HCL8 Objective 1 is “*To protect, preserve and improve Views and Prospects of special amenity, historic or cultural value or interest including rural, river valley, mountain, hill, coastal, upland and urban views and prospects that are visible from prominent public places*”.

A Landscape Character Assessment for South Dublin County, was updated as part of the preparation of the South Dublin County Council Development Plan 2016-2022 and informs the policies and objectives therein. Section 2.5.1 of the Development Plan states that the Landscape Character Assessment should be ‘**read in parallel with this Plan**’ and **Objective HCL7-2** reaffirms this as it seeks ‘to ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the Landscape Character Assessment for South Dublin County (2015)...’

The **Dodder and Glenasmole Character Area**, within which the development is proposed, is one of the five Character Areas which comprises the Character Assessment.

The Character Assessment recommends that the Dublin Mountains, ‘*which form an important backdrop to the urban...should be protected by exclusion of inappropriate developments...that would diminish their landscape and visual value*’ (Chapter 6). In addition to this it is the policy of the Council (Policy HCL7 Landscapes) to preserve and enhance the character of the County’s landscapes, particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development. Dodder and Glenasmole Valley is deemed to be within an area with a high landscape value and sensitivity and a Landscape Capacity which is negligible. This means that the key characteristics of the landscape are highly vulnerable to development and that development would result in a significant change in landscape character

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and should be avoided if possible. Therefore, any increase in development in this area will have a negative impact on both the landscape value and sensitivity of this area. In addition to this, Paragraph 11.3.4 of the South Dublin County Development Plan 2016-2022 states:

'A comprehensive site analysis and character appraisal should be submitted with all applications for houses and extensions in rural and high amenity zones (see also Section 11.5.5 (i) Ecological Protection and (ii) High Amenity and Sensitive Landscapes). The analysis and appraisal should provide a rationale for the design and siting of the proposed development including form, building finishes, height, and massing based on the local and natural context. Such development should generally be low rise. The shape and form of residential development in rural and high amenity areas, including roof structures, should be compact and simple with external building finishes that reflect the local character of the area including vernacular buildings and traditional building materials. Dormer extensions should be minimised and should not obscure the main features of a roof.'

It is not apparent that any such assessment has been undertaken.

It has not been demonstrated that the proposal would be in keeping with Objective HCL7-1 'To protect and enhance the landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, taking full cognisance of the Landscape Character Assessment of South Dublin County (2015)'. The character assessment states:

'This is a rich and distinctive landscape of national importance. Its values embrace history, archaeology, ecology, culture, landscape form, and scenery. It is highly visible with extensive views and landmarks. It forms a significant backdrop to the greater Dublin area, and is a remarkable landscape in its wildness and remoteness so close to heavily urbanised areas. Its character and integrity is of importance to local residents, and it is a very significant resource for recreation users and for tourism. The objectives of managing this LCA is to preserve its overall character and the features and values that contribute to its uniqueness. 'Continued agricultural activities should be encouraged' and 'inappropriate developments including commercial scale wind energy, and other developments that would be highly visible and intrusive should not be permitted. Their impact on the unique character of the landscape would be significant and give rise to negative impacts on landscape character and visual amenity.'

Given the lack of landscape character and visual impact assessment and the sensitivity of the landscape, it is considered that the **applicant has not adequately demonstrated that the proposed development would not adversely impact on the landscape character of the area.** Further information should be sought on this issue.

9.1.4 OLDER BUILDINGS, ESTATES AND STREETSCAPES

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'Modest rural, urban and suburban houses and groups of houses that date from the late 19th century and early to mid-20th century can contribute to the historic character and visual setting of a place. Such structures can also have a distinctive planned layout, architectural detailing or collective interest that contributes to architectural interest, historic character and visual amenity throughout the County'.

HCL5 Objective 1:

To retain existing houses that, while not listed as Protected Structures, are considered to contribute to historic character, local character, visual setting, rural amenity or streetscape value within the County.

HCL5 Objective 2:

To ensure that the redevelopment of older buildings, including extensions and renovation works do not compromise or erode the architectural interest, character or visual setting of such buildings including surrounding housing estates or streetscapes.

HCL5 Objective 3:

To encourage the retention, rehabilitation, renovation and re-use of older buildings and their original features where such buildings and features contribute to the visual setting, collective interest or character of the surrounding area.

The applicant shall be requested to submit a Photographic Survey of the existing cottage dwelling and submit a supporting Engineering Report and survey of the house that deems it suitable for extension by way of **Additional Information**. This is considered appropriate to ensure that the applicant is consistent with the above objectives under the South Dublin County Council Development Plan 2016-2022.

Services & Drainage

Water Services Section: **additional information** recommended. The report from Water Services recommends the following;

- 1.1** There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- 1.2** The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - At least 5m from any building, public sewer, road boundary or structure.
 - Generally, not within 3m of the boundary of the adjoining property.

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- Not in such a position that the ground below foundations is likely to be adversely affected.
 - 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- 1.3 The applicant shall include additional SuDS (Sustainable Drainage Systems) features for the proposed development such as but not limited to the following:
- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
 - Permeable Paving
 - Grasscrete

Flood Risk Report:

- 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.

The above conditions shall be applied in the event of grant of permission.

Irish Water: No objections by Irish Water; standard conditions shall apply.

Environmental Health

The EHO Department has no objections and a standard condition shall apply that the proposal shall require a maintenance contract for the lifetime of the septic tank.

Inland Fisheries has stated "*Wastewater Treatment must be in compliance with the EPA Wastewater Treatment and Disposal Systems for Domestic Wastewater Treatment Systems 2021. Therefore the applicant should submit evidence to show the adequacy of the existing system to treat the wastewater generated from the development. Any discharge to groundwater must comply with the European Communities Environmental Objectives (Groundwater) Regulations 2010*". As stated, the EHO has no objections to the proposal in this regard.

Roads

Roads Department has no objections and has no recommendations. This is noted.

Appropriate Assessment

No screening report for appropriate assessment has been submitted by the applicant. This application site is within the zone of influence of the Wicklow pNHA, the Wicklow SPA

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(Special Protection Area) and the Wicklow SAC. In addition to this, the site is within 100m of a stream, which is connected to the Bohernabreena Reservoir drinking water and the Glenasmole Valley SAC. No information has been submitted on the possible ecological impacts on the Natura 2000 sites. Further information should be sought on this issue.

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

Development Contributions

Residential Extension: 58.60sq.m.

Assessable area: 18.60sq.m

SEA Monitoring

Building Use Type Proposed: Residential extension.

Floor Area: 58.60sq.m

Land Type: Brownfield/Urban Consolidation

Site Area: 0.5589 hectares

Conclusion

Having regard to the Development Plan policies and the subject proposal compliance with the Rural Housing Policy for the HA-DM, it is considered that additional information is necessary to ensure compliance with Council policies and that the proposal is in keeping with the sustainable planning and development of the area.

Recommendation

Further Information

Further Information was requested on 07th Jan 2022

Further Information was received on 08th Jul 2022

Consultations:

Surface Water Drainage –	Clarification of Information requested.
Irish Water	No report received at time of writing.
Roads	No objections.
Parks	No objections subject to conditions.

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Submissions/Observations

None received for this application.

The Further Information requested is as follows:

1. The Planning Authority requires further clarification drawings to adequately assess the impact of the proposed development on this sensitive rural site.
The applicant is requested to submit the following drawings:
 - (a) revised site plan showing the levels/contours across the entire lands .
 - (b) Include spot and contour levels from the north to south of the site.
 - (c) Include an ordnance datum level from the adjoining road.
 - (d) Include multiple cross sections for the extension/house (existing and proposed)
 - (e) Include multiple cross sections for the water treatment infrastructure.

1. The Surface Water Drainage Department requires the following:
 - (a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 - Soakaway Design.
 - (b) a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. 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.
 - (c) The applicant shall include additional SuDS (Sustainable Drainage Systems) features for the proposed development such as but not limited to the following:
 - (i) Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
 - (ii) Permeable Paving
 - (iii) Grasscrete.

2. The Planning Authority requests a Photographic Survey of the existing cottage dwelling and a supporting Engineering Report and survey of the house that deems it habitable and suitable for the proposed extension, having regard to Section 9.1.4 Older Buildings, Estates and Streetscapes objectives under the South Dublin County Council Development Plan 2016-2022.

3. It is an Objective of the South Dublin County Council Development Plan 2016-2022 (HCL7-2) 'to ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the Landscape Character Assessment for South Dublin County (2015)...'. The proposed development is located in the Dodder and Glenasmole Valley, which has been designated as an area with a high landscape value and

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sensitivity and a Landscape Capacity which is negligible.

The applicant is requested to submit a landscape character and visual impact assessment which sets out the impact of the proposed development on the landscape. This assessment shall include appropriate visuals/photomontages.

4. The applicant is requested to submit an Appropriate Assessment Screening undertaken by a suitably qualified ecologist. If necessary, a Stage 2 Assessment should also be undertaken.

Item 1

The Planning Authority requires further clarification drawings to adequately assess the impact of the proposed development on this sensitive rural site.

The applicant is requested to submit the following drawings:

- (a) revised site plan showing the levels/contours across the entire lands .
- (b) Include spot and contour levels from the north to south of the site.
- (c) Include an ordnance datum level from the adjoining road.
- (d) Include multiple cross sections for the extension/house (existing and proposed)
- (e) Include multiple cross sections for the water treatment infrastructure.

Assessment

The applicant has submitted the following drawing by *Desmond J Halpin & Associates Planning & Building Design Consultants* in response to Item 1 as follows:

- (a) The applicant has submitted revised site plans showing the levels/contours across the entire land titled '*Proposed site plan*' drawing number 17.11.21 dated May 2022.
- (b) The applicant has included spot and contour levels from the north to south of the site under drawing number 19.11.21, titled *Proposed Site Plan spot levels* dated May 2022.
- (c) The applicant has included an ordnance datum level from the adjoining road, underdrawings number 20.11.21 titled *Proposed site plans levels*, indicating the specific OS Datum levels.
- (d) The applicant has included multiple cross sections for the extension/house (existing and proposed) underdrawings titled '*Site Section AA*' '*Site Section BB*' '*Site Section CC*', and '*Site Section DD*.'
- (e) The applicant has included multiple cross sections for the water treatment infrastructure via '*Proposed site plan*' drawing number 17.11.21 and titled *Proposed Site Plan spot levels*.

The applicant has demonstrated by the submitted contour, spot level drawings and site section drawings that are cut and filled at this location to provide infrastructural elements that will not be over severe or invasive on the landscape and are considered to accord with Council Policy *To avoid the use of intrusive engineered solutions, such as cut and filled platforms, embankments or retaining walls on sites with steep or varying topography*'. The applicant has addressed the requirements of Item 1; this is now regarded as acceptable.

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Item 2

The Surface Water Drainage Department requires the following:

- (a) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 - Soakaway Design.
- (b) a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. 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.
- (c) The applicant shall include additional SuDS (Sustainable Drainage Systems) features for the proposed development such as but not limited to the following:
 - (i) Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
 - (ii) Permeable Paving
 - (iii) Grasscrete.

Assessment

The applicant has submitted a Stormwater Soakaway Report by *Desmond J Halpin & Associates Planning & Building Design Consultants* dated 18th February 2022 in response to Item 2, and testing has been carried out at the proposed soakaway location. Soakaway testing and design were carried out in accordance with BRE Digest 365.

The report from the Surface Water Drainage department requested Clarification of Information:

- 1.1** The applicant is required to submit a soakaway design report with greater detail on the site percolation tests carried out. Details to be included in this report include but are not limited to:
 - i) Which individual had carried out the site test.
 - i) When the test was carried out
 - ii) Which location was the test carried out at exactly
 - iii) The report shall include the time, date and location of percolation tests. Show the start and end time the test started and length of time it took for the trial hole to drain 50% within 24 hours.

- 1.2** The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

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- i) At least 5m from any building, public sewer, road boundary or structure.
- i) Generally, not within 3m of the boundary of the adjoining property.
- ii) Not in such a position that the ground below foundations is likely to be adversely affected.
- iii) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

The above requests are noted by the Surface Water Drainage Department; however, notwithstanding this, it is deemed that the applicant shall be **conditioned** to obtain the above requirements prior to the commencement of development and in the event of a grant of permission. Item 2 is now considered acceptable.

Item 3

The Planning Authority requests a Photographic Survey of the existing cottage dwelling and a supporting Engineering Report and survey of the house that deems it habitable and suitable for the proposed extension, having regard to Section 9.1.4 Older Buildings, Estates and Streetscapes objectives under the South Dublin County Council Development Plan 2016-2022.

Assessment

The applicant has submitted a photographic survey of the existing cottage which includes an Engineering Report and survey of the house that deems it habitable and suitable for the proposed extension by *Michael Moore, Chartered Engineering on the 26th June 2022*.

The report states in conclusion:

The property is an honest example of a traditional farm cottage that would greatly benefit from some sympathetic modernisation of the original cottage and bringing the extension up to modern standards.

However, overall, the property was habitable and in good condition for its age, and no evidence of structural damage or subsidence was evident.

Having regard to Section 13.2.8 Vernacular and Historic / Older Buildings, Estates and Streetscapes objectives under the South Dublin County Council Development Plan 2022 -2028.

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Proposals to extend and/or renovate older buildings and houses should seek to retain original features and finishes that contribute to their architectural or collective interest.

(i) All planning applications affecting vernacular and historic buildings should be accompanied by a Written Report including a description, historical background, photographs and methodology for the proposed works, which should be carried out by a suitably qualified professional with appropriate conservation expertise.

- The applicant has submitted a photographic survey of the existing cottage by *Michael Moore, Chartered Engineering on the 26th June 2022.*

(ii) Development proposals to demolish a dwelling/building that is not a Protected Structure or in an ACA but is considered to be of historic character or architectural interest will be carefully considered. In such cases, a strong justification for the demolition of the dwelling/building will be required, addressing the potential impact on the historic character and visual setting of the area.

- The applicant does not intend to demolish the cottage building, nor is the building protected or within an ACA.

(iii) Life Cycle Costing will be required for all planning applications relating to demolition of older buildings that are not Protected Structures in order to ascertain the true economic and embedded carbon value of the building.

- The applicant does not intend to demolish the cottage building, nor is the building protected or within an ACA.

(iv) Where demolition of older buildings and ground works is proposed in whole or in part, the application submitted should include an audit of the existing materials on site and a method statement regarding salvage, reuse or disposal.

- The applicant does not intend to demolish the cottage building.

(vii) Where permission is sought to demolish a historic or traditional building on the grounds of structural defects or failure, or that it is not reasonably capable of being made structurally sound, such a contention must be convincingly demonstrated through a detailed report on the existing condition produced by a professional with appropriate conservation expertise and, preferably, an understanding of vernacular buildings. As part of such justification, details will be required of remedial works normally used in similar circumstances and setting out why these would not be appropriate or feasible.

- The applicant does not intend to demolish the cottage building.

The applicant has addressed the requirements of Item 3; this is now considered acceptable.

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Item 4

It is an Objective of the South Dublin County Council Development Plan 2016-2022 (HCL7-2) 'to ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the Landscape Character Assessment for South Dublin County (2015)...'. The proposed development is located in the Dodder and Glenasmole Valley, which has been designated as an area with a high landscape value and sensitivity and a Landscape Capacity which is negligible.

The applicant is requested to submit a landscape character and visual impact assessment which sets out the impact of the proposed development on the landscape. This assessment shall include appropriate visuals/photomontages

Assessment

Having regard to Section 13.5.9 Rural Housing / Rural Housing Design under the South Dublin County Council Development Plan 2022 -2028.

A comprehensive site analysis and character appraisal should be submitted with all applications for houses and extensions in rural and high amenity zones (see also Section 13.2.1 Landscape Character Areas, High Amenity and Sensitive Landscapes, and Section 13.2.2 Ecological Protection.

- The applicant has submitted a *Landscape & Visual Impact Appraisal Report* by *Gannon & Associates* dated 24th June 2022.

The analysis and appraisal should provide a rationale for the design and siting of the proposed development including form, building finishes, height, and massing based on the local and natural context. Such development should generally be low rise.

- The proposed development is a single storey extension with pitched roof (typical of this area).
 - The proposed development has been designed having regard to its surrounding context. Its scale and massing relate appropriately to the existing building. Existing tree planting will provide screening and enable the proposed extension to be concealed within the existing environment.

The shape and form of residential development in rural and high amenity areas, including roof structures, should be compact and simple with external building finishes that reflect the local character of the area including vernacular buildings and traditional

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building materials. Dormer extensions should be minimised and should not obscure the main features of a roof.

- *As noted from the submitted Landscape & Visual Impact Appraisal report by Gannon & Associates, Landscape Architecture & Masterplanning dated 24th June 2022.*
 - *The materials and façade treatment proposed have been carefully considered to provide a building/structure that appear neutral and assimilate inot the surrounding context. This will be accomplished through: uncomplicated design to provide clarity in the broader landscape; and us of appropriate tones, colour and materials.*
 - *The site is at an isolated and well screened location with boundary tree planting across the landholding. The entrance to the site is located off a bend on a steep narrow road. The entrance access is from the main road. The subject site accommodate a single storey residential dwelling.*
 - *The likely effect of the proposed development on the character of the area is considered to be negligibile.*
 - *During the operational phase, the landscape and visual impact of the proposed development will generally have a neutral effect on the landscape, respecting the existing landscape characteristics and values.*
 - *The different views submitted with the report show that the potential impact of the proposed development on the surrouning landscape would be minimal.*

The existing 112sq.m cottage-type dwelling, it is noted that the proposed structure as an extension is subservient in nature of the original structure with the proposed rear extension reaching 58.60sq.m.

The proposed height of the rear extension reaches 4.3m, that is notably higher than the front east facing cottage porch entrance at 3.5m however, the roof imbalance is deemed cohesive with the gable bay front side elements of the existing cottage.

There is scope on this site to accommodate a bungalow extension and it is considered the size and scale are appropriate at this location. In this context it is considered the proposal would have an acceptable impact on visual amenity.

It is deemed that Item 4 is now considered acceptable.

Item 5

The applicant is requested to submit an Appropriate Assessment Screening undertaken by a suitably qualified ecologist. If necessary, a Stage 2 Assessment should also be undertaken.

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Assessment

A report to inform Screening for Appropriate Assessment was submitted by *Gannon & Associates, Landscape Architecture & Masterplanning* dated July 2022.

As noted in the submitted report:

In conclusion, upon the examination, analysis and evaluation of the relevant information including, in particular, the nature of the proposed development and the likelihood of significant effects on any European site, in addition to considering possible in-combination effects, and applying the precautionary principles, it is concluded by the authors of this report that, on the basis of objective information, the possibility may be excluded that the proposed development will have a significant effect on any European sites.

Conclusion

The Planning Authority considers that the submitted Additional Information is now consistent with the requirements of the existing County Development Plan 2022-2028 and the guidance set out in the South Dublin County Council House Extension Design Guide (2010) in respect of rear extensions. Therefore, the proposed design is deemed to be acceptable. Accordingly, a grant of planning permission is recommended.

Development Contributions

Residential Extension: 58.60sq.m.

Assessable area: 18.60sq.m

SEA Monitoring

Building Use Type Proposed: Residential extension.

Floor Area: 58.60sq.m

Land Type: Brownfield/Urban Consolidation

Site Area: 0.5589 hectares

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.

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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 8th July 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 - Surface Water.
Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:
 - 1.1 a soakaway design report with greater detail on the site percolation tests carried out. Details to be included in this report include but are not limited to:
 - i) Which individual had carried out the site test.
 - ii) When the test was carried out
 - iii) Which location was the test carried out at exactly
 - iv) The report shall include the time, date and location of percolation tests. Show the start and end time the test started and length of time it took for the trial hole to drain 50% within 24 hours.
 - 1.2 a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. 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.
- All works shall comply with the Building Regulations -Technical guidance document-

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Part H Drainage and Wastewater disposal

- 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.

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

3. A maintenance contract for the lifetime of the treatment system shall be entered into with the suppliers of the wastewater treatment system or with an appropriate maintenance firm. Documentary evidence of an on-going maintenance agreement shall be submitted to the Planning Authority within 4 weeks of the installation of the wastewater treatment system.

REASON: In the interest of public health in order to ensure adequate drainage provision.

4. (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.

- (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

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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.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,943.51 (one thousand nine hundred and forty three euros and fifty one 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).

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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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REG. REF. SD21B/0565

LOCATION: Piperstown, Bohernabrenna, Tallaght, Dublin 24, D24X275

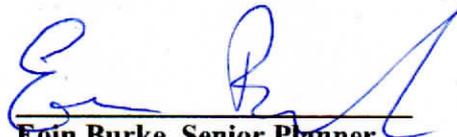
Colm Harte

**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