

Comhairle Chontae Atha Cliath Theas

PR/0995/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0268 **Application Date:** 13-Jun-2022
Submission Type: New Application **Registration Date:** 13-Jun-2022

Correspondence Name and Address: Joe Fallon Design 1A, Ryland Street, Bunclody, Co. Wexford

Proposed Development: Removal of garage to side of existing dwelling; construction of 2 storey extension to side of existing dwelling maintaining front roof slope and existing ridge height; single storey extension with new entrance porch to ground floor to front of dwelling plus alterations to existing fenestration; widening of existing dormer window to front of dwelling; part single storey part 2 storey extension to rear of dwelling with rooflights; widening of existing vehicular entrance to 3.5m; provision for solar panels to west facing slope of rear extension and all associated site works.

Location: 13, Wainsfort Avenue, Dublin 6W, D6W X974

Applicant Name: Brian and Breda Kearney

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site visit: 20/07/2022

Site Area

Stated as 0.043 Hectares.

Site Description

The property is located in a residential estate off the Wainsfort Road (R817). The property is a semi-detached, 2 storey dormer bungalow with a pitched roof. The area is characterised by units of similar architectural design with a relatively uniform building line.

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Proposal:

The development will consist of:

- Removal of garage to side of existing dwelling.
- Construction of 2 storey extension to side of existing dwelling maintaining front roof slope and existing ridge height.
- Single storey extension with new entrance porch to ground floor to front of dwelling plus alterations to existing fenestration.
- Widening of existing dormer window to front of dwelling.
- Part single storey part 2 storey extension to rear of dwelling with rooflights.
- Widening of existing vehicular entrance to 3.5m.
- Provision for solar panels to west facing slope of rear extension and all associated site works.
- Total area of works is 90.6sqm.

Zoning:

The site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'.

Consultations:

Irish Water - No report received at time of writing.

Water Services – No report received at time of writing.

Roads – No objection subject to conditions.

Parks - No objection subject to conditions.

SEA Sensitivity Screening

No overlap with relevant layers.

Submissions/Observations /Representations

None.

Relevant Planning History

Subject Property

None

Adjacent Properties

SD22B/0183 – 9, Wainsfort Crescent, Dublin 6w – **Permission Granted** for single storey extensions to the side and rear elevations; new dormer window to the front elevation; first floor extension to the rear elevation of the existing dwelling along with minor alterations to all elevations; widen existing vehicular entrance and all associated site works.

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SD21B/0109 - 32, Wainsfort Park, Terenure, Dublin 6W. – **Permission Granted** for Construct first floor level side extension, rear dormer window, internal & external alterations & new single storey rear detached playroom & shed.

SD21B/0038 - 2, Wainsfort Avenue, Dublin 6w – **Permission Granted** for extension and alterations to the existing dormer style semi-detached dwelling comprising of the demolition of the existing 23.74sq.m single storey garage structure to the side; renovation of existing single storey extension comprising of a reduction in size of 7sq.m; renovation and extension of existing rear dormer creating an additional 5sq.m of floor area; construction of an 111sq.m part sunken split level extension to the side of the existing dwelling with 4 roof lights; internal alterations and all associated site and landscaping works.

SD19B/0437 - 24, Wainsfort Avenue, Dublin 6w – **Permission Granted** to demolish existing rear single storey extension and rear dormer extension; erect two storey extension and single storey extension at rear; 'Velux' rooflight to front.

SD18B/0498 - 17, Wainsfort Avenue, Dublin 6w – **Permission Granted** to erect a 2 storey and single storey extension at rear; new pitched roof to an existing rear dormer extension.

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

Relevant Policy in South Dublin County Council Development Plan 2022 - 2028

6.8.2 Residential Extensions

Policy H14: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.

H14 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 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Policy G11: Overarching

G11 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

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

Side Extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*

Porches

- *A porch with a solid appearance (i.e., a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.*

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 at roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained*

Attic conversions and dormer windows

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch.*
- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *Relate dormer windows to the windows and doors below in alignment, proportion and character.*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*
- *Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.*

Front extensions

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g., window location, shape, type, proportion and sill details.*
- *Reflect the roof shape and slope of the main house.*

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- *Match or complement the materials used in the main house.*
- *Try to maintain a minimum driveway length of 6m.*
- *Avoid extensions that are dominant or overlarge in relation to the scale and appearance of the house.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

Overlooking and loss of privacy

- *Where a new window could result in overlooking or loss of privacy to neighbouring properties, consider alternative design solutions (but always ensure the design complies with necessary fire regulations)*
- *reposition the window so it is not facing directly into a window in the adjoining property,*
- *insert a high-level window with a sill level of 1.7m or higher above the internal floor level of the room,*
- *use angled windows with directional views*
- *if the window is at ground floor level, provide a fence or wall to screen it.*

Relevant Government Guidelines

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

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

Assessment

The main issues for assessment are

- Zoning and Council policy,
- Residential and Visual amenity
- Drainage
- Roads
- Parks
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

A development comprising of a two-storey side extension, part single storey and part 2 storey rear extension, front extension and porch, and widening a vehicular entrance would be consistent

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in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2022-2028 and the House Extension Design Guide.

Residential and Visual Amenity

Front Dormer Extension

The proposed development includes the extension of the existing flat roofed front dormer from a width of 3.635m to approximately 8.08m. The House Extension Design Guide states "Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof" but given the established development pattern in the area, the proposal is considered acceptable. The application entails a change in the façade of the dormer from timber clad to a painted render which would be out of character for the area, and it should be **conditioned** that the materials of the proposed development matches that of the existing dormer. The front dormer extension would not seriously injure the visual or residential amenities of the area subject to conditions.

Front Extension with Porch

The front extension protrudes past the existing building line by 1m to the west of the southern elevation and the front porch extends 1.5m in depth and are consistent with the House Extension Design Guide. The remaining driveway would be 6m at the proposed extended area which is considered acceptable. The area to the front is marked as driveway on both the existing and proposed plans whereas, on inspection, the area was mostly in grass with a tarmacked driveway leading to the garage to the eastern side. The revised surface treatment should be a permeable material which can be ensure by **condition**.

The proposed design also proposes a flat roof with a parapet that extends past the eaves of the existing roof which would be visually obtrusive, and it should be **conditioned** that the roof will not extend beyond past the eaves line.

The external finishes of the proposed front extension are proposed as smooth render whereas the existing property is pebble dashed but this and the revised fenestration are considered acceptable. The proposed front extension and porch would not seriously injure the visual or residential amenities of the area subject to conditions.

2 Storey Extension to Side of Existing Dwelling

The proposed development of the side extension requires the demolition of the existing garage which is acceptable. The application site is such that eastern boundary is at a slight angle which is narrower to the front of the site and widens to the rear (north). The 2-storey side extension follows the line of the site boundary and leaves a 1.225m distance to the boundary wall which is consistent with the House Extension Design Guide. The ridge line of the proposed roof will continue that of the existing roof which is appropriate.

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The pitch of the roof to the rear is significantly shallower than the existing to allow for the extension of bedroom 4 and although this is out of character in general terms, there are examples of similar developments in the immediate vicinity and as such is considered acceptable. The first-floor bedroom window on the eastern elevation is positioned so that it may overlook the neighbouring bedroom window to the east where the existing windows are offset from each other. To remedy this an angled window facing toward the street should be constructed and this can be secured by **condition**.

Part Single Storey Part 2 Storey Extension to Rear

The ground floor element on the eastern elevation will be flat roofed with a parapet turning to a two-storey extension with a pitched roof extending 4.05m from the rear wall. This will require the demolition of the existing rear dormer which is acceptable. The ridge of the two-storey rear extension will be set below the ridge line of the roof of the main dwelling which is appropriate and is set in from the attached unit to the west by approximately 3m. The two-storey element would not lead to any overshadowing of the attached unit as they have a single storey rear extension of the same depth, and no habitable room is affected due to the separation.

The further ground floor rear extension has a flat roof and a parapet, and it is intended that this will protrude approximately 1.665m past the rear building line of the attached property to the west (which has a single storey rear extension). The height of the proposed extension will be approximately 3.625m which is considered acceptable. The proposed rear extension is considered acceptable.

Drainage

There was no report received from Water Services or Irish Water at the time of writing, but it is considered appropriate that **conditions** relating to surface water drainage solutions and the inclusion of SuDS etc are applied. This shall include the surface treatment of the parking area to the front of the property.

Roads

The Roads Department have no objection to the proposed development subject to the following conditions:

- 1. Boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
- 2. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.*
- 3. Any gates shall open inwards and not out over the public domain.*

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4. *All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

Condition 4 is not enforceable as a planning condition but is noted. The applicant has not indicated the inclusion of gates but condition 3 shall be included in the interest of public safety.

Parks

The Public Realm Section have no objections to the proposed development subject to the following conditions:

1. *Protection of Street Trees in Grass Margins*

*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. **HCL15 Objective 3***

1. *Proposed Removal/Reduction of grass margin to facilitate the widening of driving entrance*

While the Public Realm Section have no issues with the rest of the proposal, we would not be in favour in allowing a resident to remove or reduce a grass margin which are in the public domain to accommodate the provision of widening a driving entrance. It is the opinion of the Public Realm Section that reduction/removal of the grass margin in order to facilitate the widening of the entrance driveway will negatively impact/impinge on the existing street tree. The tree survey should be in line with BS 5837:2012 Trees in relation to design, demolition and construction. Street Trees play an extremely important role in mitigating the impacts of climate change and every effort should be made to protect and retain our existing street trees in urban areas.

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Grass margins in urban areas also provide a full range of ecosystem services such as regulating the water cycle by promoting infiltration, thus facilitating regeneration of ground-water stocks and evapotranspiration. In addition, they mitigate the heat-island effect through transpiration and evaporation and provide cooler. Another important ecosystem service is habitat provision for some urban fauna species.

It is of the opinion of the Public Realm Section that granting this part of the application would set an unwanted precedent and will have a negative impact on the adjacent street tree and will also result in a reduction in the adjacent grass margin.

It is considered reasonable that **Condition 1** is implemented in order to ensure that the street tree on the grass verge is protected. Condition 2 is noted but given the size and scale of the works required on the grass verge, is not deemed necessary.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a two-storey side extension, part single storey and part 2 storey rear extension, front extension and porch, and widening a vehicular entrance.

Having regard to:

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

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

Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the 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.

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Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Extension:	90.6sqm
Previous Extension:	0sqm
Area for Demolition:	12.8sqm
Assessable Area:	50.6sqm

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	90.6sqm
Land Type: Urban Consolidation.	
Site Area:	0.043Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022 – 2028 and the overall design and scale of the development proposed it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 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 in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully 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

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that effective control be maintained.

2. (a) External Finishes.

All external finishes shall harmonise in colour or texture that is complementary to the house or its context.

REASON: In the interest of visual amenity.

(b) Restriction on Use.

The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

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

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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

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

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank

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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.

3. Front Dormer

The front dormer shall be timber clad as per the existing dormer window.

REASON: In the interest of visual amenity.

4. Front Porch and Front Extension

The roof of the front porch and front extension shall not extend past the eaves of the existing roof.

REASON: In the interest of visual amenity.

5. Gable Window

The gable window on the first floor of the eastern elevation shall be angled towards the street. Prior to the commencement of development revised drawings showing this shall be submitted to the planning authority for written agreement.

REASON: In the interest of residential amenity, proper planning and sustainable development.

6. Drainage - Surface Water.

The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

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(a) Fully detailed foul and surface water drainage plans for the proposed development as approved showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,

(b) 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.

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

(d) The soakaway design to be submitted shall be certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance and shall include documented evidence of infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365.

The revised plans shall provide for a soakaway to be located within the curtilage of the property and this shall be:

(i) at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.

(ii) at least 5m from the nearest road boundary and not within 3m of the boundary of the adjoining site.

(iii) a minimum of 10m from any sewage treatment percolation area.

(iv) at least 10m from any stream / river / flood plain.

In addition only rainwater shall be discharged to soakaways.

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.

7. Vehicular entrance.

i) Boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

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

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

REASON: In the interests of public safety and the proper planning and sustainable development of the area

8. Protection of Street Trees in Grass Margins

The applicant shall 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,

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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 interest of proper planning and sustainable development.

9. Sustainable Urban Drainage Systems (SuDS)

Prior to the commencement of development, the applicant shall submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, including as follows:

a) The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Rain gardens
- Swales
- Permeable Paving
- Grasscrete
- Channel Rills
- Planter Boxes water butts

b) The proposed car parking area shall be constructed using a permeable surface such as Permeable Paving, Grass Paving or Porous Asphalt as part of SuDS (Sustainable Drainage System).

REASON: In the interest of providing suitable SuDS measures

10. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5,287.19 (five thousand two hundred and eighty seven euros and nineteen cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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

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

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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/0268

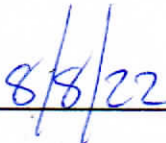
LOCATION: 13, Wainsfort Avenue, Dublin 6W, D6W X974



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: _____





Eoin Burke, Senior Planner