

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0273 **Application Date:** 14-Jun-2022
Submission Type: New Application **Registration Date:** 14-Jun-2022

Correspondence Name and Address: Adam Rachwal, Naan Architects 17, Glenalua Road, Killiney, Co. Dublin, A96 XW01

Proposed Development: Construction of a single storey flat roof and double pitch slope roof extension to the rear of existing dwelling; Internal & Elevational alterations to the existing house; New off-street parking; New landscaping, boundary fencing, drainage and associated site works

Location: 13, Saint Brigid's Cottages, Dublin 22, D22DT21

Applicant Name: Tomasz Inglot

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.0619 Hectares on the application form.
Site Visit: 20th of July 2022.

Site Description

The subject site is located on St. Brigid's Cottages a road off a slip road adjacent to the N7. These group of cottages site to the south and west of industrial type uses. The site consists of a single storey, semi-detached dwelling. The street consists of housing of a similar form and character immediately on the street with some housing of a different form setback but accessed from this street.

Proposal

Permission is being sought for the construction of a single storey flat roof and double pitch slope roof extension to the rear of existing dwelling; internal & elevational alterations to the existing house; new off-street parking; new landscaping, boundary fencing, drainage and associated site works.

Zoning

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2022-2028.

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

Consultations

Water Services – no report received at the time of writing this report.

Irish Water – no report received at the time of writing this report.

Roads Department – no objection subject to conditions.

Public Realm – no objection subject to conditions.

Architectural Conservation Officer

SEA Sensitivity Screening – the following layers are noted:

The site is located within the St Brigid's Cottages Architectural Conservation Area.

At the end (north) of St. Brigid's Cottages is a Site of Geological Interest Monastery Road Quarry – Limestone Quarry including cliffs.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site

SD16A/0200

Construction of 24 new houses at lands facing Knockmeenagh Lane and to the rear of No. 13, 15 & 16 St. Brigid's Cottages with 20 of the units being accessed from Knockmeenagh Lane and 4 being accessed from St. Brigid's Cottages. The development consists of 12 three bedroom, three storey dwelling (107sq.m) and 12 two bedroom, two storey dwellings (86sq.m) with private amenity space, off street parking, public open space, footpaths, proposed widening of Knockmeenagh Lane and all associated site works necessary to facilitate the development.

Permission refused due to massing and height, overdevelopment, substandard form of development, road unsuitable to carry increased traffic, prejudice future road objectives, premature prior to provision of pedestrian connections, inadequate public open space, cannot be served by water or wastewater infrastructure at present, and no site analysis provided.

SD10A/0064 & ABP Ref. PL06S.237700

10 year permission for a mixed use development. All associated site development and ancillary works, including demolition of 2 no. habitable dwellings (nos. 13 & 15 St. Brigid's Cottages).

Permission granted by SDCC and ABP.

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

Adjacent and surrounding sites

S00B/0276 No. 6 St. Brigid's Cottages

Single storey extension to side of house. **Permission granted.**

S97B/0002 No. 4 St. Brigid's Cottages

Single storey extension to side and rear of dwelling. **Permission granted.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

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

Policy NCBH20: Architectural Conservation Areas

Preserve and enhance the historic character and visual setting of Architectural Conservation Areas and carefully consider any proposals for development that would affect the special value of such areas.

NCBH20 Objective 1:

To avoid the removal of distinctive features that positively contribute to the character of Architectural Conservation Areas including building features, shop fronts, boundary treatments (including walls), street furniture, landscaping and paving.

NCBH20 Objective 3:

To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.

NCBH20 Objective 8:

To ensure that all planning applications for new developments within or immediately contiguous to an ACA include an Architectural Impact Assessment and Design Rationale addressing design considerations such as urban structure and grain, density and mix, scale, height, materials, landscape, views and landmarks and historic development.

Policy NCBH23: Architectural Conservation and Design

Encourage appropriate design of new-build elements and interventions in historic buildings and environments.

NCBH23 Objective 1:

To ensure that designs to reimagine historic buildings are based on conservation principles such as minimal intervention, reversibility, and respectful alteration and repair, in order to conserve the historic fabric.

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

NCBH23 Objective 2:

To ensure that new buildings in historic settings and Architectural Conservation Areas are appropriately designed and create a harmonious relationship with their surroundings.

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.

G12 Objective 4:

To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

G14 Objective 1:

To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

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

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.3.8 Architectural Conservation Areas

12.3.2 Green Infrastructure and Development Management

12.5.3 Density and Building Heights

12.6.7 Residential Standards

12.6.8 Residential Consolidation

12.7.4 Car Parking Standards

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

Table 12.26: Maximum Parking Rates (Residential Development)

12.11.1 Water Management

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including rear extensions.

Elements of Good Extension Design

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

Rear extensions

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

Relevant Government Guidelines

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

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage 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, (2009).

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

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

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

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for assessment relate to:

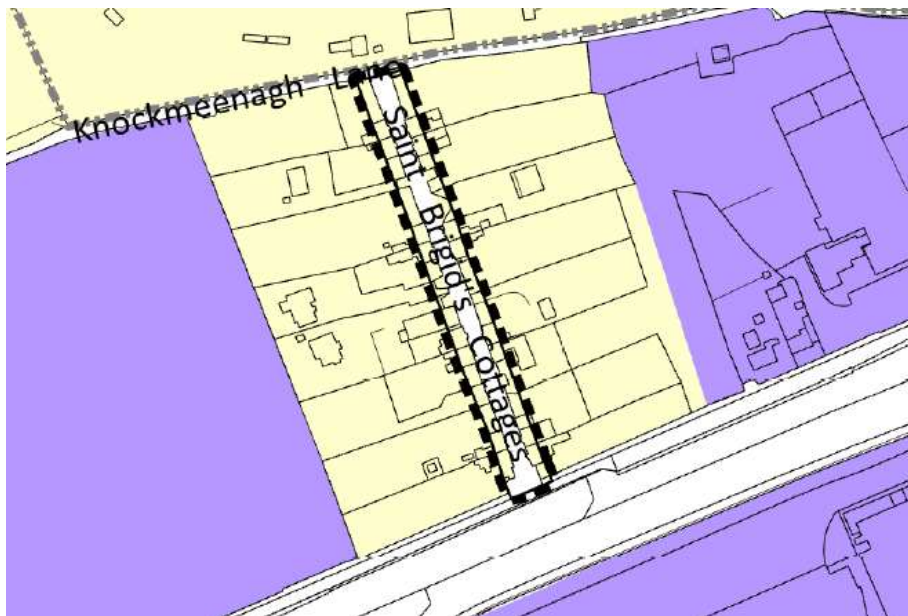
- Zoning and Council Policy;
- Architectural Conservation;
- Visual and Residential Amenity;
- Access and Parking;
- Green Infrastructure,
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective 'RES': *'To protect and/or improve residential amenity'*. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

Architectural Conservation

Under the new 2022-2028 CDP, under which this application is assessed, St. Brigid's Cottages has been made an Architectural Conservation Area (black dash line on below figure).



Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

Extract from South Dublin County Development Plan 2022-2028 maps.

The St. Brigid's Cottages Architectural Conservation Area is described in the CDP as:

This group of single-storey, semi-detached, three-bay houses is situated on the north side of the present N7 road on a square plot of land between the road and a quarry which has operated at this location south-east of the historic core of Clondalkin village since before the early nineteenth century. The brick-built houses, some of which are painted or rendered, and some retain the original exposed surface finish have pitched slate roofs, slightly overhanging eaves with timber eaves detail and projecting gabled entrance porches with round-headed front entrance door openings, granite plinths to the brick corners and entrance steps where the slope of the street requires. There is low, rendered replacement walls which form a solid edge to the street between the incorporate gateways to rear plots, some of which have been developed with extensions to the original house or sub-divided to provide separate residential sites behind the street-fronting dwelling.

SDCC's Architectural Conservation Officer has reviewed the proposed development and states the following:

Having assess the above planning application, I feel that the new extension is of good architectural quality and provides an addition which adds architectural interest to the newly designated ACA. The extension is kept below the ridge line of the existing cottage and the overall design is contemporary, therefore clearly reading as a modern addition. It is considered that the proposed development does not cause any negative visual impact and does not materially affect the character of the ACA.

I would recommend that the following conditions be attached to a grant of permission:

The existing cottage No. 13 St. Brigid's Cottage is located within the Architectural Conservation Area - St. Brigid's Cottages which is designated under the CDP (2022-2028) as such the following information is required by way of condition.

(1). A schedule of materials should be submitted for the proposed new windows and door to the existing cottage. It is considered that the new windows and door should match the correct historical type. Details should be submitted on the proposed profile, design and material type for the windows and door with regard to the correct and proper reinstatement of architectural features.

(2). A brief method statement should be provided detailing all works to the existing cottage in accordance with good conservation principles in particular works to the exterior of the property. The method statement should include details on how the new side opening to the existing cottage will be inserted and made good to minimise any damage to the original built fabric. It is considered that although a new large picture window ope is proposed in the side elevation it is

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

deemed acceptable as it does not cause any negative visual impact and therefore is deemed acceptable.

(3). A schedule of materials and finishes should also be submitted for the new proposed extension.

The above conditions should be submitted to the Councils Architectural Conservation Officer for written agreement and approval prior to the commencement of works.

The report is noted. The conditions should be included in the event of a grant of permission.

Visual and Residential Amenity

The proposed development would provide for the construction of a single storey flat roof and double pitch slope roof extension to the rear of the dwelling.

The existing dwelling is approx. 4.4m in overall height. The proposed extension would have a flat roof in the middle then a pitched roof that matches the existing dwelling to the rear. The extension would be approx. 5.0m in overall height (the rooflight element being the highest element). This element would be visible from the streetscape, above the original dwelling. Given this it is considered that this element should be reduced in height.

The flat roof element would be approx. 4.3m in height (excluding the rooflight element) and the pitched roof element would be approx. 4.5m in overall height (roof ridge). It is setback from the streetscape and existing dwelling so that this would not appear visually obtrusive when viewed from the streetscape. The flat roof part of the extension should be reduced in height due to its proximity to the site boundary with No. 15 St. Brigid's Cottages. **These revisions should be addressed via condition.**

The extension would extend approx. 9.7m along the site boundary with No. 15 St. Brigid's Cottages (from the rear elevation of the extension on this adjoining property). Due to the use of different forms, this would break up the bulk and massing of the extension. The sites also have long rear gardens. With a reduction in height of the flat roof part of the extension, it would not appear overbearing to the neighbouring site.

The extension would provide for a significant increase to the existing dwelling (approx. 127.83sq.m); however, it is noted that the existing dwelling is not of a sufficient size (approx. 36.63sq.m). Proposed Bedrooms 1 and 2 meet the minimum floorspace requirements for a bedroom under the CDP. The master bedroom is undersized, however, only slightly and it is noted that an ensuite and walk in wardrobe are proposed for this room. Sufficient rear amenity space would remain.

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

The exterior of the existing dwelling would be changed to a brick façade that is inkeeping with the other cottages along this road. The proposed materials and finishes for the proposed extension are not specified. These should be agreed via condition with SDCC's ACO and Planning Authority.

In summary, the proposed development is considered to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and would have an acceptable impact in terms of residential and visual amenity subject to conditions.

Access and Parking

The site has an existing vehicular access. It is proposed to provide a car port off this access to provide parking for 2 no. cars. The Roads Department have reviewed the proposed development and have no objection subject to the following conditions:

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

This report is noted and should be conditioned as such.

The proposed vehicular access is approx. 4.6m wide. The access and the car port should be redesigned so that the access is no more than 3.5m wide for reasons of pedestrian safety and visual amenity. **This should be addressed via condition.**

It is not considered that the condition relating to vehicles exiting the site in a forward direction is enforceable and should therefore not be included in the event of a grant permission.

Green Infrastructure

The subject application provides for an increase in the footprint of the subject house on an established suburban residential site. The site is not located within a Primary GI Corridor or Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the CDP 2022-2028).

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

It is noted that the application includes for SuDS measures including a proposed soakaway. Further information would be required in relation to soil testing to confirm suitability of the soakaway. It is considered that this testing can be carried out and submitted via compliance in the event of a grant of permission. If the testing fails, the applicant will be required to provide alternative SUDS measures.

Public Realm have reviewed the proposed development and have no objections:

In general terms the Public Realm Section has no objections in principle to this proposed development but wish to make the following comments:

Landscape Plan

Ideally a landscape scheme shall be provided as part of the development proposals which helps to integrate the development into the local landscape and through suitable boundary planting provides visual screening, mitigation of negative visual effects and which improves local biodiversity and green infrastructure links. The Landscape Plan should be prepared by a suitably qualified landscape consultant/designer. The landscape Plan shall include details of hard and soft landscaping, in addition the applicant is requested to submit a fully detailed Planting Plan for the development.

Arboricultural Impact

The applicant has not provided any information as to the impacts of the proposed development on the existing trees within the development area. The applicant should submit a tree survey report for the trees within the proposed development area. This tree survey should be undertaken by a suitably qualified arborist. The report should provide detailed information on the condition and health of the existing trees and should also provide an arboricultural impact assessment.

SUDS

There is a lack of SuDS (Sustainable Drainage Systems) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022.

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following:

(1). Landscape Plan

Prior to the commencement of Development, a landscape plan and associated planting plan shall be submitted to the Planning Authority. The Landscape Plan shall include details of hard and soft landscaping. The Landscape Plan shall be implemented in full, within the first planting season following completion of the development. The Landscape Plan to include a detailed Planting Plan and Planting Schedule stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes should contain pollinator-friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020).

REASON: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022.

(2). Tree Survey

No work shall be commenced on site until a detailed tree survey of the site comprising a plan and schedule indicating the precise location, species, spread, height and condition of each tree accurately plotted and showing those trees to be retained and those to be felled with a reason for felling has been submitted to the Planning Authority.

The following are required by the Public Realm Section and shall be contained within the Tree Survey Report submitted by the applicant:

(i). Tree Survey should be carried out in accordance with BS 5837: 2012

(ii). Tree Survey must be undertaken by a qualified arboriculturist;

(iii). Plans should be at 1:500, 1:200 or lower scale;

(iv). A 1:200 or 1:500 scale plan(s) showing the location of all existing trees on or adjacent to the site (both tree trunk and extent of crown spread), along with all existing hedgerows, prominent shrubs and woodland (plotted with at least boundary trees shown). Trees should be individually numbered (e.g., T1, T2, etc).

(v). Details of tree specifications: species, age range, health/ condition, height, diameter at 1.5m above ground level (DBH) and existing ground level at the base of the tree;

(vi). The desirability for retention (including the landscape potential), from an arboricultural point of view, of each tree, or group of trees, designated as per the requirements of BS 5837 (1991) Section 5.2.2, and any tree surgery that would need to be undertaken.

REASON: To provide for the retention and protection of existing trees in the interests of visual amenity and biodiversity, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

(3). Sustainable Drainage System (SuDS)

No development shall take place until details of the implementation; maintenance and management of the sustainable drainage scheme have been submitted to and approved by the Planning Authority.

The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective

Having regard to the extent of private amenity retained, the scale of the footprint increase, and the provision of SuDS measures, it is considered that the subject development has incorporated Green Infrastructure and will protect, manage and enhance the GI resources on the subject site. As such, the proposal is in accordance with GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the CDP 2022 – 2028.

Services and Drainage

No reports were received from Water Services and Irish Water. Standard conditions should apply in the event of a grant of permission. There is an existing foul water pipe to the east of the site. The proposed extension would be sufficiently setback from this.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves a rear extension and car port.

Having regard to:

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

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

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.

Development Contributions

Residential extension 127.83sq.m

No previous extensions

40sq.m exemption applies

Assessable area = 87.83sq.m

SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 127.83sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0619 Hectares.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- St. Brigid's Cottages Architectural Conservation Area,
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, 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.

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

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 that effective control be maintained.
2. Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit for the written agreement of the Planning Authority revised plans that reduce the height of the rooflight and flat roof part of the extension. The rooflight shall be reduced so that it is not visible from the streetscape.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. Architectural Conservation
Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority, following consultation with SDCC's Architectural Conservation Officer if needed, the following:
 - (a) A schedule of materials shall be submitted for the proposed new windows and door to the existing cottage. It is considered that the new windows and door should match the correct historical type. Details should be submitted on the proposed profile, design and material type for the windows and door with regard to the correct and proper reinstatement of architectural features.
 - (b) A brief method statement shall be provided detailing all works to the existing cottage in accordance with good conservation principles in particular works to the exterior of the property. The method statement should include details on how the new side opening to the existing cottage will be inserted and made good to minimise any damage to the original built fabric. It is considered that although a new large picture window opening is proposed in the side elevation it is deemed acceptable as it does not cause any negative visual impact and therefore is deemed acceptable.
 - (c) A schedule of materials and finishes shall be submitted for the new proposed extension.

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

REASON: In the interests of protecting the ACA and in accordance with the 2022-2028 CDP.

4. Access

Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority, following consultation with SDCC's Roads Department and Architectural Conservation Officer if needed, a revised design for the vehicular access and car port so that:

- (a) The vehicular access point is limited to a width of 3.5 meters.
- (b) The boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
- (c) Footpath and kerb dished and widened, and the dropped crossing constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

(d) Any gates shall open inwards and not out over the public domain

The impact of these changes on the St. Brigid's Cottages Architectural Conservation Area shall be considered.

REASON: In the interests of traffic and pedestrian safety and visual amenity.

5. SUDS

(a) Prior to commencement of development, the applicant/developer is required to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the proposed soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- vi) At least 5m from any building, public sewer, road boundary or structure.
- vii) Generally, not within 3m of the boundary of the adjoining property.
- viii) Not in such a position that the ground below foundations is likely to be adversely affected.

ix) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

x) Soakaways must include an overflow connection to the surface water drainage network.

(b) In the event that the proposed soakaway is not feasible in accordance with BRE Digest 365 – Soakaway Design, the applicant shall submit the following for the written agreement of the Planning Authority:

- i) Soil percolation test results demonstrating a soakaway is not feasible
- ii) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

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

6. (a) 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.

(b) 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.

(c) 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.

(d) 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,

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

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.

7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €9,177.36 (nine thousand one hundred and seventy seven euros and thirty six 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.

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

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: 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.

Comhairle Chontae Atha Cliath Theas

PR/1000/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0273

LOCATION: 13, Saint Brigid's Cottages, Dublin 22, D22DT21

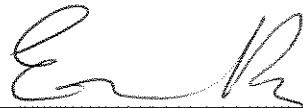
Colm Harte

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:

8/8/22



Eoin Burke, Senior Planner