

Comhairle Chontae Atha Cliath Theas

PR/1024/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0281 **Application Date:** 17-Jun-2022
Submission Type: New Application **Registration Date:** 17-Jun-2022
Correspondence Name and Address: Tony Mullen Architects 10/11 Marine Terrace, Dun Laoghaire, Co Dublin
Proposed Development: Flat roofed single storey extension to side incorporating gym and general storage space. All associated site works.
Location: 4, Hunters Meadow, Hunters Wood, Dublin 24
Applicant Name: Tariq Tajuddin and Samar Zayed
Application Type: Permission

(SW)

Description of Site and Surroundings

Site Area: stated as 0.02

Site Description

The subject site is a detached dwelling in an established area. The dwelling has a side facing gable roof and is 3 storeys. The area is characterised by a mix of dwelling type in terms of height and roof profile.

Proposal

Flat roofed single storey extension to side incorporating gym and general storage space.
All associated site works.

Zoning

The subject site is subject to zoning objective RES – *'To protect and/or improve residential amenity'*.

Consultations

Water Services – no report received at time of writing.
Roads – No objections.
Irish Water - no report received at time of writing.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

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CDP Maps indicate the site is located within an area of 'bird hazards' and outer horizontal surface (Casement)

Submissions/Observations /Representations

None.

Relevant Planning History

Subject site

SD03A/0527 Planning permission to raise the roads and finished floor levels to site No's. 467-655 inclusive on already approved planning permission Reg. Ref. S00A/0920 and to add a velux rooflight to the front elevation and make minor internal modifications to all house types E included in above site no's. **Grant Permission**

SD02A/0620 To add velux rooflight to front elevation and minor internal modifications to house type E of already approved planning permission Reg Ref. S00A/0920 on site no's 045-052, 156-159, 165-168, 173-182, 237-247, 251-255, and 258-261 inclusive and retention of same alterations to site no's 107 and 108. **Grant Permission**

SD02A/0535 To comply with condition No. 6 of Reg. Ref. S00A/0920 for Change of house type on site no's 13-17 inclusive from 5 no. house type E1 (3 bed 3 storey to front, and 2 storey to rear) to 3 no. house type E3 (2 bed 2 storey to front and single storey to rear). **Grant Permission**

SD02A/0463 Planning permission in accordance with condition No. 10 at Reg Ref. S00A/0920 for modifications to the existing approved block F1 to provide 10 in lieu of 12 apartments with expanded creche facilities in lieu of two apartments at ground floor level and 12 no. additional carparking spaces. **Grant Permission**

S02A0151 Accordance with Condition No. 5 of Reg. Ref. S00A/0920 for change of 6 no. house type E2 on site No's. 98-103 inclusive to 6 no. house type E3 (2 bed, 2 storey with single storey to rear), and change of house type B2 and A on sites 104-105 respectively to 1 no. house type A1 (3 bed 2 storey with single storey extension adjacent to the existing dwelling on Ballycullen Road). **Grant Permission**

S02A/0055 Change of house types and minor boundary modifications on sites no's. 106 to 117 incl. of existing grant of permission Reg. Ref. S00A/0920. Change of house type from 4 no. type B (4 bed, 3 storey houses) and 3 no. type D1 (3 bed, 3 storey houses with integral garage) to 3 no. type E (3 bed storey houses) 2 no. type C (2 bed 2 storey houses) and 2 no. type D (3 bed 3 storey houses with integral garage). The remainder 4 no. type A and 1 no. type B houses to have slight boundary modifications. **Grant Permission**

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S00A/0920 Construction of 655 no. residential units consisting of 141 no. 3 bed 2 storey houses, 152 no. 3 bed 3 storey houses, 63 no. 4 bed 3 storey houses, 12 no. 2 bed 2 storey houses, 1 no. 2 bed 1/2 storey house, 29 no. 3/4 bed 3 storey houses with integral garage, 8 no. 4-bed 2-storey semi-detached houses, 7 no.1-bed and 35 no. 2-bed apartments in 3 store blocks, 2 no.1-bed and 10 no. 2-bed apartments in 4 storey block with 150m2 creche at ground floor level, 130 no. 2-bed duplex units, 5 no. 3-bed, 36 no. 2-bed and 24 no. 1-bed apartments in 3 and 4 storey over ground level linear apartment block; total provision for 1181 no. car parking spaces; associated landscaping and site development works; the construction of an East/West distributor road in accordance with the Ballycullen-Oldcourt Road Area Action plan linking Ballycullen Road with Old Court/Daletree Road; the upgrading of that portion of the Ballycullen Road adjacent to the site; open space of 2.52 hectares (6.2 acres); all on site of 18 hectares (44.5 acres) An Environmental Impact Assessment accompanies this application. **Grant Permission (SDCC and ABP)**

Adjacent sites

SD19B/0204 Construction of a single storey ground floor extension to the rear and side along with the associated site works. **Grant Permission**

SD16B/0009 Construction of proposed single storey ground floor extensions to the side and rear of the dwelling with 1 rooflight, amendments to the front, rear and side elevations, proposed dormer window to the front existing roof including internal alterations and all associated site works. **Grant Permission**

Relevant Enforcement History

None recorded for subject site according to APAS.

Pre-Planning Consultation

None recorded for subject site according to APAS.

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

Policy QDP7: High Quality Design – Development General Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

Policy QDP11: Materials, Colours and Textures Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

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Policy H11: Privacy and Security Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

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.

GI2 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.

GI4 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 E3: Energy Performance in Existing and New Buildings Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

Policy E4: Electric Vehicles Promote the delivery of EV charging facilities in accordance with relevant regulations and national and regional policy and guidance. (See also Chapter 7: Sustainable Movement and Chapter 12: Implementation and Monitoring)

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Policy SM7: Car Parking and EV Charging Implement a balanced approach to the provision of car parking with the aim of using parking as a demand management measure to promote a transition towards more sustainable forms of transportation, while meeting the needs of businesses and communities.

Policy IE1: Overarching Policy Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

Policy IE8: Environmental Quality

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management All planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission:

Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones', Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.

Green Space Factor (GSF)

The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments. Minimum scoring requirements are based on the land-use zoning of a site (See GI5 Objective 4), this applies to all development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m.

12.4.3 Riparian Corridors (not within an identified area)

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12.5 Quality Design and Healthy Placemaking

12.6 Housing - Residential Development

12.6.7 Residential Standards

12.6.8 Residential Consolidation

Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the *South Dublin County Council House Extension Guide* (2010) or any superseding standards.

12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

12.11.1 Water Management

(i) Flood Risk Assessment

Proposals for minor development to existing buildings (for example, extensions or change of use) in areas of flood risk should include a flood risk assessment of appropriate detail.

(ii) Surface Water

Development proposals should provide suitable drainage measures in compliance with the *South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022*.

(iii) Sustainable Urban Drainage System (SuDS)

In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS).

(iv) Groundwater

(v) Rain Water Harvesting

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*
- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*

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For side extensions:

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:
 - o *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
 - o *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
 - o *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.**
- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *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.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*

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- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end of half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

For 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).

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

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).

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Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- 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.

Council Policy

In accordance with 12.4.2 Green Infrastructure and Development Management. Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. It states *"Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones', Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.*

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- *tree and hedgerow removal;*
- *tree and hedgerow retention;*
- *new tree and hedgerow planting.*

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time".

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It is noted from aerial imagery, that there are three trees to the rear of the application property. These trees have been clearly identified on the proposed site plan for retention. A condition is recommended seeking the submission of details of the trees to be retained in digital format, prior to the commencement of development.

The closest local GI objective is 'Ballycullen Stream – Dodder link'. The objectives in this area are:

- To protect the hedgerow and planting that mark the banks of the Ballycullen Stream in Ballycragh Park.
- To promote the daylighting of the Ballycullen Stream as it passes through public open space at Killinenny Road / Ballycullen Drive.
- To enhance the planting of the banks at the Ballycullen Stream where it re-emerges in Dodder Riverbank Park, particularly at its northern bank where planting is currently deficient.

The application site is located centrally within an existing housing estate and there is limited potential to connect to GI corridors or stepping stones. The retention of the existing trees on site is considered acceptable in terms of GI provision in this instance.

Green Infrastructure

The subject application results in any 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 South Dublin County Development Plan 2022-2028).

It is recommended that a condition regarding SuDS be applied in this instance.

Having regard to the extent of private amenity grassland and trees retained, as well as the proposed condition, 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 South Dublin County Development Plan 2022 – 2028.'

Visual and Residential Amenity

Extension

The extension is situated to the side elevation of the property, it extends beyond the rear elevation and meets the boundaries of the properties to the south and west.

The proposed development would remove the existing side gate and the development would, therefore be visible. It is noted that the extension is narrow towards the front (less than 1m), widening to the rear. A door into a storage area would be provided at the front. The proposal

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would be 3.28m high and would have a flat roof. Given the proposal is not generally visible, the overall design is considered acceptable.

In terms of residential amenity, it is noted that the proposal would be connected to the main dwelling. A condition is recommended in the event of grant restricting the use of the extension to the main dwelling. It is noted that storage and a gym would be provided and there are no prescribed standards for this.

The proposal would extend the length of the boundary of the dwelling to the south. It is noted that this site (6 Hunters Meadow) is situated at a higher level than the application site and planning permission was granted in 2016 (SD16B/0009) for extensions to the side and rear. It is noted from the plans for SD16B/0009, that there are no windows facing the proposed extension. Given the existing adjacent extension, it is considered the impact on No4 is acceptable. The proposal would also about the boundary of No5 Hunter's Lane and part of No3 Hunter's Lane (to the west). It is noted that the gardens are relatively shallow and, with a height of 3.28m, the proposal could have an overbearing impact. It is therefore considered that revised plans should be submitted via condition, lowering the height along the rear (i.e., west) boundary by 0.5m. A revised roof design is therefore required, this may be flat roof or monopitch or a mix of these if appropriate.

It is noted that 40sq.m rear garden space would be provided following the development. This is considered acceptable.

Services and Drainage

Water Services has not provided comments. There are no pipes close to the rear extension. Standard conditions are recommended.

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

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

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it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Development Contributions

Extension 27sq.m

Previous extension 36.5sq.m

40sq.m exemption (3.5sq.m remaining)

Assessable area = 23.5sq.m

SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 27sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.02 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),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that the proposed development would be in compliance with Council policy in relation to extensions to dwelling houses, 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 -

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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 the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments-
(a) The rear (west) elevation shall be reduced in height by 0.5m along the rear boundary. The revised design shall be monopitch, flat roof or a combination. No element of the roof shall increase in height.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit the following in electronic format to the Planning Authority:
(a) details of trees and other notable green infrastructure on the site.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
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

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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 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

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- 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. 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:

- (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) Water butts shall be included as part of the proposed development;
- (d) If a soakaway is required, 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.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2,455.52 (two thousand four hundred and fifty five euros and fifty two 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.

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.

Comhairle Chontae Atha Cliath Theas

PR/1024/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0281


LOCATION: 4, Hunters Meadow, Hunters Wood, Dublin 24

pp. S. Watson

**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: 11/8/22


Eoin Burke, Senior Planner