

Comhairle Chontae Atha Cliath Theas

PR/1052/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0220 **Application Date:** 17-May-2022
Submission Type: Additional **Registration Date:** 21-Jul-2022
Information

Correspondence Name and Address: Stephen Mulhall 10, Merton Avenue, Dublin 8

Proposed Development: Replacement of the existing hipped roof with a gable roof to provide accommodation at attic level, including a dormer roof, roof-light and solar/PV panels to the rear; removal of the existing chimney to the front; Other works include a replacement porch canopy to the front entrance, modifications to windows openings on the west-facing side gable (including provision of a new landing window); provision of a new ground floor door on the east-facing gable; external insulation to the sides and rear of the property, internal modifications to the existing house, external landscaping, Shed and miscellaneous other works; to the ground floor rear, the existing pitched roof kitchen will be demolished and a mono-pitch extension built to the rear/side.

Location: 18, Berryfield, Finnstown Priory, Lucan, Co. Dublin

Applicant Name: Viorel & Natalia Russuleac

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: 0.028 ha

Site Description:

The subject site is located within the established residential estate of Finnstown Cloisters, Lucan and contains existing semi-detached houses with hipped roof profiles. The streetscape is characterised by dwellings of similar form and nature. Modifications to hip roof structures are evident in the surrounding area.

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Proposal:

- Replacement of the existing hipped roof with a gable roof to provide accommodation at attic level,
- including a dormer roof, roof-light and solar/PV panels to the rear;
- removal of the existing chimney to the front; Other works include
- a replacement porch canopy to the front entrance,
- modifications to windows openings on the west-facing side gable (including provision of a new landing window);
- provision of a new ground floor door on the east-facing gable;
- external insulation to the sides and rear of the property,
- internal modifications to the existing house,
- external landscaping, Shed and miscellaneous other works; to the ground floor rear,
- the existing pitched roof kitchen will be demolished, and a mono-pitch extension built to the rear/side.

Zoning:

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

Consultations:

Surface Water Drainage –	No report received; standard conditions apply.
Irish Water-	No report received; standard conditions apply.
Roads-	No objections, conditions apply.
<i>SEA Sensitivity Screening</i> –	No overlap indicated.

Submissions/Observations /Representations

None recorded for subject site.

Relevant Planning History

None for subject site.

Adjacent sites

SD22B/0068 - 12, Berryfield, Finnstown Priory, Lucan, Co. Dublin. Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window and dutch hip, new access stairs and flat roof dormer to the rear.

SD21B/0024 - 20, Finnsview, Finnstown Cloisters, Lucan, Co. Dublin SDCC **Granted Permission** for Conversion of existing attic space comprising of modifications of existing roof structure, raising of existing gable c/w window, 'Dutch' hip and new access stairs.

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SD20B/0522 -10, Finnsview, Finnstown Cloisters, Lucan, Co. Dublin. SDCC **Granted Permission** for the conversion of existing attic space comprising of modification of existing roof structure; raise existing gable c/w 'Dutch' hip and window; new access stairs and flat roof dormer to the rear.

SD16B/0420 - 5, Finnswalk, Finnstown Priory, Lucan, Co. Dublin– SDCC **Granted Permission** for the conversion of attic as storage, half hip roof to replace hip to side which includes sky-light for light and all associated ancillary site works.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

- It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Policy H18 Objective 2:

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

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (I) Extensions

Section 11.4.2 Car Parking Standards

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Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

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

Overlooking and loss of privacy:

- Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.

Side extensions:

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

Rear Extensions:

- *Match 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.*

For attic conversions and dormer windows:

- *Use materials to match the existing wall of roof materials of the main house;*
- *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 3 tile courses);*
- *Relate dormer windows to the windows 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.*

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Relevant Government Guidelines

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).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity
- Services and drainage.

Zoning and Council Policy

The modification of a roof and extension to a dwelling is consistent in principle with zoning objective 'RES' and would generally be in compliance with Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the Development Plan.

Residential & Visual Amenity

Roof Modifications

Regarding the proposed modification of the existing roof structure, it is considered that the proposed pitched roof would be prominent on this end of the road site adjacent to a corner location. It is noted that concurrent development for similar proposals at 12 Berryfield (northwest of the site) and nearby dwellings, notably No. 20 Finnsview, No. 10 Finnsview and No. 5 Finnswalk. Predominant permission for half-hipped roof profiles has been granted to balance with the prevalent hipped roofs in the Berryfield area. It is considered that the proposed modification of the existing roof structure to a complete pitched roof profile on both sides of the roof would create a visual imbalance and detract from the current symmetry of this established road. The proposal would not be in keeping with the overall design of the dwellings in the vicinity of the site. The applicant shall be requested to modify by **Additional Information** the fully pitched roof profile to both sides of the roof to a half-hipped roof profile due to its visually prominent end of road adjacent to a corner site. It is noted that the dominant character of the streetscape remains fully hipped. The removal of the existing chimney to the front is considered acceptable.

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Rear Dormer

To the rear of the dwelling, a flat roofed dormer structure is proposed under the ridgeline level and is above three tile courses of the main dwelling. The dormer structures contain windows that broadly matches the existing rear windows. The proposal is consistent with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010.

Attic Conversion

The proposed development provides for the conversion of the existing attic into an attic room with new access stairs. The conversion is proposed as habitable space; a **note** should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations. The proposal is consistent with the guidance set out in the 'House Extension Design Guide 2010' and a grant of permission is recommended.

Windows / Door openings on the west-facing side gable / provision of a new ground floor door on the east-facing gable/ Solar Panels / Roof light

The rear solar panels, roof light, proposed attic window and the two-side gable would not adversely impact on the residential amenity of adjacent dwellings by way of overlooking; it is noted that the proposed side window would be frosted glass by **condition**.

The provision of a new ground floor door on the east-facing gable is considered acceptable to the visual and residential amenities of the area.

External insulation to the sides and rear of the property

The sides and rear are currently rendered, and the insulation would not have any significant impact on visual or residential amenity.

Front Extension

It is noted from the drawings submitted that the minor replacement front porch alterations integrate with the dwelling cohesively. Therefore, the proposal does not exceed the projection recommendation and is consistent with the guidance in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010). It is noted that there would not be any significant changes to the driveway length as a result of the proposed extension.

Side / Rear Extension

The proposed single-storey side extension projects from the gable elevation of 1.5m to the east of the site. The modest side proposal is appropriately recessed back from the front building line, reflects a contemporary design and character of the existing house, and is considered to integrate cohesively with the visual and residential amenities of the area. The proposal is a flat parapet roofed at 3.4m in height and is considered seamless in scale, size, and context to the main dwelling.

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The proposal shall cause no overbearing impact or overshadowing to the neighbouring properties to the east regarding the ample distance between the subject dwelling on-site and the rear garden orientation of the houses east of the site, creating an appropriate recess. The proposal is considered consistent with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010)

In the interests of completeness, the applicant is requested to submit a front elevation, including the side extension but omitting boundary treatments / gates. **Additional information** is therefore requested.

Rear Extension

The rear proposal is built within a portion of the existing footprint of the demolished rear extension. The proposed single storey rear extension would be located away from the shared boundary with the neighbouring property to the east and west of the site. Projects 4.7m from the rear building line and forms a 7.5m projection (combined with side eastern extension proposal). It is considered the mono pitched roof proposal is set back appropriately and would not be significantly injurious to the amenities of the adjacent properties. The pattern of development in the area has a prevalence of rear extensions. No undue issues of overshadowing are envisaged. The minimum private open space requirement is comfortably achieved and considered to provide sufficient residential amenity for future occupants and therefore would be consistent with the Development Plan provisions. Therefore, this element of the proposal is considered acceptable.

Rear Shed

The Planning Authority notes that an existing shed already exists in the rear garden to the west of the site and considered that the submitted drawings for the rear shed lack details on the impact on the existing rear amenity space. The lack of elevational/contiguous drawing also does not detail the impact of the proposed shed with No. 9 Finnswalk to the south of the site and with No. 4 woodscape to the east of the site. In addition, the shed, as noted by the submitted drawings, has not clarified if it is connected to water or foul drainage or what type of render /cladding is proposed.

Drwg ref *071_PL_04* – Titled *Proposed Site Plan* is noted as the only submitted drawing indicating the proposed rear shed that is 18 sq.m and 3.1m in height and is built adjacent to the neighbouring properties boundary walls. In the absence of accurate and sufficient information such as 'contiguous elevations' and 'sections' that accurately detail the existing rear garden and the impact of the adjoining properties, a full assessment cannot be carried out. The Planning Authority considers that the applicant has not substantially demonstrated that the proposed development would not adversely impact residential amenity and/or the visual amenity of the area. A full suite of contiguous and sectional drawings shall be requested by **Additional Information** with views from north to south and east to west to clarify if the development would be consistent with the Residential zoning objective, the policies of the current South Dublin

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County Council Development Plan 2016 - 2022 and the area's proper planning and sustainable development.

Services & Drainage

No drainage report was submitted however standard conditions will attached for the development in the event of a grant of permission. It is noted there are no pipes in the vicinity of the proposed side / rear extension.

No report was issued from Irish Water, standard conditions will apply.

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 side / rear extension, attic conversion, dormer window and change of roof profile.

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

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.

Development Contributions

Development Contributions Assessment Overall Quantum

Attic Conversion:	22 sq.m (habitable)
Rear / Side	23.83 sq.m
Assessable Area:	5.83

SEA Monitoring Information

Building Use Type Proposed:	Residential- Extension
Floor Area:	51sq.m

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Land Type: Brownfield/Urban Consolidation.
Site Area: 0.024

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, existing permissions for similar type development, the location of the site away from a prominent and highly visible site, the overall design and scale of the development proposed it is considered that, subject to a satisfactory response to the Additional Information request, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, in this instance, be in accordance with the proper planning and sustainable development of the area.

Recommendation

Further Information

Further Information was requested on 11th July 2022
Further Information was received on 21st July 2022

Consultations:

None Requested.

Submissions/Observations

None received for this application.

The Further Information requested is as follows:

1. The Planning Authority considers that the applicant has not demonstrated fully the proposed rear shed development and that it will not adversely impact the residential amenity of neighbouring properties in the area. In this regard, the applicant is requested to submit a full suite of contiguous and sectional drawings (looking north to south and east to west), which indicate the subject shed proposal with the adjoining properties. In addition, the revised plans shall also outline the entire context of the rear garden, including any other structures on the subject site and detail the quantum of rear amenity space remaining following the development.
2. It is considered that the proposed two-sided pitched roof profile would not be in keeping with the surrounding area's character and would not accord visually with this location. Therefore, the applicant is requested to redesign the roof profile, which may include and incorporate a 'Dutch' half-hipped roof. As a result of any changes to the proposed roof profile, the applicant should ensure that the proposed rear dormer extension is appropriately located on

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the roof. Revised elevational drawings, floor plans, cross-sectional drawings, and site layout plans shall be submitted.

3. The applicant is requested to submit a revised front elevation drawing, that clearly details the appearance of the side extension in the context of the existing dwelling. This revised drawing should not include any boundary treatments or gates.
4. Note: The applicant is advised that the South Dublin County Development Plan 2022 - 2028 was made by resolution by the Elected Members on June 22nd and will come into effect on August 3rd 2022. In accordance with Section 34 (2) of the Planning and Development Act 2000 (as amended), the Planning Authority will have regard to the South Dublin County Development Plan 2022-2028 as the development plan for the area when making decisions in relation to applications from August 3rd 2022. In this context, the applicant is requested to provide a report demonstrating that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028.

Item 1

The Planning Authority considers that the applicant has not demonstrated fully the proposed rear shed development and that it will not adversely impact the residential amenity of neighbouring properties in the area. In this regard, the applicant is requested to submit a full suite of contiguous and sectional drawings (looking north to south and east to west), which indicate the subject shed proposal with the adjoining properties. In addition, the revised plans shall also outline the entire context of the rear garden, including any other structures on the subject site and detail the quantum of rear amenity space remaining following the development.

Assessment

The applicant has submitted a cover letter and drawings from *Nineteeneighy* dated the *19th of July 2022*.

In response to the AI request, the applicant has submitted drawings titled '*proposed Rear Shed I*' Dwg Ref 071_AI_01 and '*proposed Rear Shed II*' Dwg Ref 071_AI_02.

The applicant has now demonstrated the proposal in the context of the subject dwelling on site and has clearly demonstrated the proposal in full context with north-southerly, east-westerly and southwest-northeast section views of the proposal with the surrounding dwellings.

The proposal complies with the guidance in the existing Development Plan provisions and the 'House Extension Design Guide 2010'. It would not negatively impact the amenity of the surrounding area to the north, east and south. The shed size is considered proportional at 18 sq.m and 3.1m in height and in this instance and having regard to the size of the host property, the design and visual impact of this structure is considered acceptable.

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Item 2

It is considered that the proposed two-sided pitched roof profile would not be in keeping with the surrounding area's character and would not accord visually with this location. Therefore, the applicant is requested to redesign the roof profile, which may include and incorporate a 'Dutch' half-hipped roof. As a result of any changes to the proposed roof profile, the applicant should ensure that the proposed rear dormer extension is appropriately located on the roof. Revised elevational drawings, floor plans, cross-sectional drawings, and site layout plans shall be submitted.

Assessment

In response to the AI request, the applicant has submitted drawings titled:

- '*existing / proposed Front Elevation*' Dwg Ref 071_AI_03 and
- '*existing / proposed Rear Elevation*' Dwg Ref 071_AI_04 and
- '*Proposed Side Elevation I (East)*' Dwg Ref 071_AI_06 and
- '*Proposed Side Elevation II (West)*' Dwg Ref 071_AI_07.

The applicant has redesigned the roof profile that now includes a 'Dutch' half-hipped roof to both gables ends, ensuring that the proposed rear dormer extension is appropriately located on the roof. The applicants indicated the amendments on the resubmitted drawings titled '*existing / proposed Rear Elevation*' Dwg Ref 071_AI_04.

The proposal now complies with the guidance set out in the 'House Extension Design Guide 2010' and would be in keeping with the surrounding area's character and would accord visually at this location. Therefore, the proposal is considered acceptable.

Item 3

The applicant is requested to submit a revised front elevation drawing, that clearly details the appearance of the side extension in the context of the existing dwelling. This revised drawing should not include any boundary treatments or gates.

Assessment

In response to the AI request, the applicant has submitted drawings titled '*existing / proposed Front Elevation*' Dwg Ref 071_AI_03. This now clearly details the appearance of the side extension in the context of the existing dwelling without any boundary treatments or gates.

The proposal complies with the guidance set out in the 'House Extension Design Guide 2010' and would be in keeping with the surrounding area's character and would accord visually at this location. Therefore, the proposal is considered acceptable.

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Item 4

Note: The applicant is advised that the South Dublin County Development Plan 2022 - 2028 was made by resolution by the Elected Members on June 22nd and will come into effect on August 3rd 2022. In accordance with Section 34 (2) of the Planning and Development Act 2000 (as amended), the Planning Authority will have regard to the South Dublin County Development Plan 2022-2028 as the development plan for the area when making decisions in relation to applications from August 3rd 2022. In this context, the applicant is requested to provide a report demonstrating that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028.

Assessment

The applicant has submitted compliance with the South Dublin County Development Plan 2022-2028 as outlined on the cover letter from *Nineteeneighy* dated the *19th of July 2022*.

Notably as per changes made in Items 1 and Items 2 and the following:

- **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 (2010) or any superseding standards.
- **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).

Green Infrastructure

The proposal is not overlapping with a Primary GI Corridor and incorporating GI as an integral part of the design and layout concept for the rear extension is not considered feasible for the subject proposal.

In this context, the applicant has provided a report demonstrating that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028 and the House Extension Design Guide, 2010 (or any superseding guidelines).

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Conclusion

The Planning Authority considers that the proposal is now consistent with the requirements of the County Development Plan 2022-2028 or the guidance set out in the South Dublin County Council House Extension Design Guide (2010) in respect of attic conversion, dormer window and change of roof profile and side /rear extensions. Therefore, the proposed design is deemed to be acceptable. Accordingly, a grant of planning permission is recommended.

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 an attic conversion, dormer window and change of roof profile and side /rear extensions.

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.

Development Contributions

Development Contributions Assessment Overall Quantum

Attic Conversion:	22 sq.m (habitable)
Rear / Side	23.83 sq.m
Assessable Area:	5.83

SEA Monitoring Information

Building Use Type Proposed:	Residential- Extension
Floor Area:	51sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.024

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, in this instance, be in accordance with the proper planning and sustainable development of the area.

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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 to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 21st July 2022, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. The following amendment to the design shall be carried out:
The side attic window on the gable elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.
REASON: In the interest of residential amenity.
3. (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) 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
- 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.

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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.

4. (a) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.
- (b) The applicant shall include water butts as part of Sustainable Drainage Systems (SuDS) for the development.
- (c) 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, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €609.18 (six hundred and nine euros and eighteen 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.

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.

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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: 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: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

Comhairle Chontae Atha Cliath Theas

PR/1052/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0220

LOCATION: 18, Berryfield, Finnstown Priory, Lucan, Co. Dublin

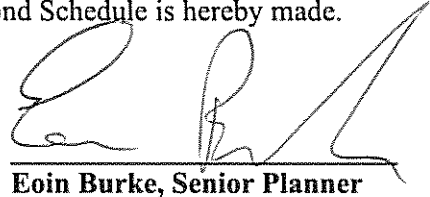
Colm Harte

**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:

17/8/22



Eoin Burke, Senior Planner