

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0303 **Application Date:** 28-Jun-2022
Submission Type: New Application **Registration Date:** 28-Jun-2022

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

Proposed Development: 1) Demolition of existing single storey garage/store to the side of the dwelling, 2) Demolition of existing chimney to the side of the dwelling, 3) Construction of a two-storey extension to the side of the dwelling, 4) Construction of a single storey extension to the front of the dwelling, 5) Erection of external wall insulation (approx. 150m) to the entire dwelling with associated elevational changes, 6) Widening of existing entrance gate to 3.3m and all associate site works.

Location: 16, Ashfield, Templeogue Village, Dublin, 6W

Applicant Name: Mary & John Doherty

Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.056 Hectares.

Site Description

The subject site is located on the easter side of a cul-de-sac known as 'Ashfield Close', within the established residential area of Ashfield and is comprised of a detached two storey dwelling with a hardstanding area to the front with off-street car parking and a rear and side garden.

The wider surrounding context of the subject sites is largely residential in nature, with Templeogue village located approximately 250m to the east.

The existing dwelling is comprised of an entrance hall, living and dining area, kitchen, utility room, store, and playroom at ground floor level and 4 No. bedrooms (one of which is ensuite) and a family bathroom at first floor level. The subject site also includes a single storey garage structure (approximately 22 sq m) which appears to be connected to the eastern elevation of the existing dwelling and contains a garage, a store, and a utility.

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

Proposal

Permission is sought for development comprised of:

- Demolition of the existing single storey garage structure (approximately 22 sq m).
- Removal of the existing chimney affixed to the western elevation of the existing dwelling.
- A proposed two storey side extension projecting approximately 5.24m out from the eastern elevation of the dwelling and running for an approximate length of 6.6m. The proposed two storey side extension has a pitched roof profile with an approximate ridge height of 7.55m to match the existing dwelling. The extension provides an enlarged kitchen and utility room at ground floor level and a new en-suite master bedroom with a walk-in wardrobe at first floor level.
- A single storey extension to the front of the dwelling with an approximate width of 2.2m and a projecting approximately 2.6m out from the existing dwelling, providing an extended entrance hallway replacing the existing covered entrance.
- Elevational amendments in the form of:
 - All elevations – Application of external wall insulation with an approximate 150mm thickness.
 - Front Elevation – 3 No. new windows and a new door (providing access to the 2 No. storey side extension) at ground floor level and 3 No. additional windows at first floor level.
 - Side (east) Elevation – No fenestration is proposed to the side (eastern) elevation of the proposed two storey side extension and proposed single storey front extension.
 - Side (west) Elevation – 2 No. windows and a new front door at ground floor level. No fenestration is proposed at first floor level.
 - Rear Elevation – 1 No. centrally located glazed sliding patio doors and 1 No. new window at ground floor level and 2 No. new windows at first floor level.
- Widening of the existing vehicular entrance onto Ashfield Close from the existing 2.8m width to the proposed 3.3m width.
- A new timber fence adjacent to the western elevation of the dwelling with an approximate height of 2m, with a gate providing access to the rear garden.
- All ancillary works above and below ground.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity' in the South Dublin County Development Plan 2022-2028.

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

Consultations:

Drainage and Water Services Department – No report received at time of writing.

Irish Water – No report received at time of writing.

Roads Department – No objection, subject to conditions.

Parks and Public Realm Department – No objection, subject to conditions.

SEA Sensitivity Screening

No overlap indicated with the relevant environmental layers.

Submissions/Observations /Representations

Final date for submissions/observations – 1st August 2022.

None received.

Relevant Planning History

Subject Site

None recorded for the subject site.

Adjacent sites

SD15A/0036 – Ashfield College, Templeogue Road, Dublin 6W

Residential development which will consist of the demolition of existing Ashfield College building, associated ancillary buildings and 'Palmville House'; construction of 16 dwellings comprising 6 no. 4 bed and study, two and a half storey semi-detached/terraced houses; 5 no. 4 bed two and a half storey semi-detached/terraced houses; 2 no. 3 bed and study, two and a half storey terraced houses; 2 no. 3 bed two storey semi-detached houses and 1 no. 2 bed one and a half storey semi-detached house. The residential development will include all associated site development works, car parking and landscaping; access to the development is via the existing vehicular access at Templeogue Road, which is to be widened as part of the works all on 0.46 hectare site bounded to the south by Templeogue Road, to the north by Ashfield Close, to the east by 'Burnsley House' and to the west by 'Ashfield House'. **SDCC Decision:** Grant Permission, subject to conditions.

SD06B/0072 – No. 14 Ashfield, Templeogue, Dublin 6W

Alterations and additions to include demolition of existing single storey family room to rear (south elevation), detached outbuildings and carport at eastern and southern boundaries and the construction of 2 storey extension to rear (south elevation), 2 storey extension to side (east elevation), front porch (north elevation) and the provision of additional vehicular entrance at south-western boundary. **SDCC Decision:** Grant Permission, subject to conditions.

Relevant Enforcement History

None on record.

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

Pre-Planning Consultation

None on record.

Relevant Policy in South Dublin County Development Plan 2022-2028

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GII 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.

Section 4.2.1 Biodiversity

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.

Section 4.2.2 Sustainable Water Management

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.

Section 6.8.2 Residential Extensions

Policy H14: 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).

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Chapter 12 Implementation and Monitoring

Section 13.5.8 Residential Consolidation

Extensions

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

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.

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side 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.'*

Front Extensions

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g., window location, shape, type, proportion and sill details.*
- *Reflect the roof shape and slope of the main house.*
- *Match or complement the materials used in the main house.*
- *Try to expose and complement rather than hide or cover original distinctive features of a house such as bay windows.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

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.*

Overlooking and loss of privacy

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

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

Overbearing Impact

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.

- *Use light coloured materials on elevations adjacent to neighbouring properties.*

Overlooking and loss of privacy

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

Overbearing Impact

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- *Use light coloured materials on elevations adjacent to neighbouring properties.*

Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

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

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

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/1066/22

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy
- Residential and Visual Amenity
- Green Infrastructure
- Water Supply and Wastewater
- Vehicular Entrance and Parking
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity'*. A house extension (residential development) is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out in the South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide 2010.

Visual Impact and Residential Amenity

Each element of the proposed development shall be assessed individually below, in the context of the potential impact on the residential and visual amenity of adjacent properties and the wider streetscape. The proposed development shall also be assessed against the relevant policy, including but not limited to the South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide (2010).

Single Storey Front Extension

The proposal includes a single storey front extension with an approximate width of 2.2m and projecting approximately 2.6m out from the existing dwelling, providing an extended entrance hallway

The proposal essentially amounts to the replacement of the existing covered opening with a newly created entrance. As such, the Planning Authority is satisfied that the proposed single storey front extension would not have significantly alter the appearance of the existing dwelling and would not have an adverse impact on the visual and residential amenity of the subject site, adjacent properties and the surrounding streetscape.

Two Storey Side Extension

A two storey side extension projecting approximately 5.24m out from the eastern elevation of the dwelling and running for an approximate length of 6.6m. The extension provides an enlarged kitchen and utility room at ground floor level and a new en-suite master bedroom with a walk-in wardrobe at first floor level.

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

The proposed two storey side extension has a pitched roof profile with an approximate ridge height of 7.5m to match the existing dwelling. The proposed fenestration of the extension is considered to integrate cohesively with the existing house and the surrounding area and would not have a negative impact on the visual and residential amenities of the area.

In general, the proposed two storey side extension adheres to the content of the South Dublin County Council House Extension Design Guide (2010). However, the following extracts are of note:

'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.'

'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.'

Having regard to the above outlined extracts from the House Extension Design Guide (2010), it would appear that the separation distance between the proposed two storey side extension and the adjacent site boundary which ranges from 1.35m to 1.57m does not adhere to the guidelines. However, in this particular instance, considering the lack of fenestration on the side (eastern) elevation and the 4m wide laneway directly adjacent to the eastern boundary which provides access to outbuildings, a slight reduction in the separation distance is considered appropriate.

According to the drawings provided by the Applicant, the remaining private amenity space is significantly above the minimum standard for a house of this size as outlined in Table 3.20 of the Development Plan. Overall, it is considered that the proposed single storey front extension and two storey side extension would not have an adverse impact on the visual and residential amenity of the subject site and adjacent properties.

Widening of Existing Vehicular Entrance

The proposal includes the widening of the existing vehicular entrance onto Ashfield Close from the existing 2.8m width to the proposed 3.3m width and the provision of a new rendered block pier to match the existing.

In relation to alterations to existing vehicular entrances, the below extract from Section 12.7.6 of the South Dublin County Development Plan 2022-2028 is of relevance:

'Proposals to widen driveways to accommodate in-curtilage parking will be considered having regard to the following:

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

- *A width of 3.5m between gate pillars shall not normally be exceeded. This is for reasons of pedestrian safety and visual amenity and to retain on-street parking spaces;*
- *Proposals to widen driveways that would result in the removal of, or damage to, a street tree will not generally be permitted and where permitted must be mitigated;*
- *Where a hard surface is proposed to accommodate parking in a front garden area, permeable paving shall be used, in the interest of sustainable drainage.'*

The Roads Department have assessed the proposed alterations to the existing vehicular entrance and have indicated no objection, subject to conditions which are outlined further in the relevant Section of this Report. However, it is noted that there is an existing street tree adjacent to the existing entrance. As the street tree has not been clearly shown on the drawings provided by the Applicant, it is difficult to fully assess whether or not the proposal would result in the removal or damage to the tree. In this regard, should the Planning Authority be minded to Grant Permission, an appropriate **CONDITION** should be attached to ensure the protection of the existing street tree.

Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the subject house on an established suburban residential site. The site is located within the Dodder River Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4) and Table 4.1.

The applicant has not indicated any detailed design of Sustainable urban Drainage Systems. In this regard, should the Planning Authority be minded to Grant Permission for the proposed development, a **CONDITION** should be attached requiring the applicant to submit SuDS proposals (including plan and cross-sectional drawings) for the written agreement of the Planning Authority prior to the commencement of development.

Drainage and Water Services

The Irish Water Network map appears to indicate that the subject site is serviced by a public mains and sewer. Should permission be granted for the proposed development, it is considered appropriate that standard drainage **CONDITIONS** should be attached relating to water supply, surface water and foul water drainage.

Parks and Public Realm

The Parks and Public Realm Department have assessed the proposed development, with the following concerns noted in relation to the potential impact to the existing street tree:

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

'It is the opinion of the Public Realm Section that reduction/removal of the grass margin in order to facilitate the widening of the entrance driveway will negatively impact/impinge on the existing street tree. Street trees are an important element of local Green Infrastructure and should be retained. We would recommend refusal of this section.'

As previously outlined, it is unclear from the drawings provided by the Applicant whether or not the existing street tree would need to be removed to facilitate the proposed widening of the existing vehicular entrance. In this regard, the Parks and Public Realm Department have recommended the following **CONDITIONS** should the Planning Authority be minded to Grant Permission:

Tree Bond

A tree bond of €1,500 (one thousand five hundred euros) for both street trees shall be lodged with the Planning Authority to ensure the protection of the existing street tree in the grass margin during the course of the development works. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the trees proposed for retention are alive, in good condition with a useful life expectancy.

REASON: *In the interest of tree protection and the proper planning and sustainable development of the area.'*

It is considered that, should the Planning Authority be minded to Grant Permission for the proposed widening of the vehicular entrance, the above **CONDITIONS** should be attached to protect the existing street tree.

Vehicular Entrance and Parking

The Roads Department have assessed the proposed widening of the vehicular entrance to approximately 3.3m and have indicated no objection, subject to the following **CONDITION:**

'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.'

As previously indicated a concern arises in relation to the potential impact to the existing street tree. However, this concern can be addressed by way of condition.

It is noted that the proposed development will not result in a reduction in the in-curtilage car parking associated with the existing dwelling.

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

Environmental Impact Assessment

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

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 an extension to an existing dwelling. 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.

Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension	58.7 sq m
Previous Extension	0 sq m
Assessable Area	18.7 sq m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension	58.7 sq m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.056 Ha

Conclusion

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

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

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, 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. Prior to the commencement of Development the Applicant is required to submit the following information regarding the Drainage and Water Services Infrastructure to the Planning Authority:
 - (i) A report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
 - (ii) Revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - At least 5m from any building, public sewer, road boundary or structure.
 - Generally, not within 3m of the boundary of the adjoining property.
 - Not in such a position that the ground below foundations is likely to be adversely affected.
 - 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - Soakaways must include an overflow connection to the surface water drainage network.
 - (iii) Should a soakaway prove not to be feasible, then the applicant shall submit the following:
 - Soil percolation test results demonstrating a soakaway is not feasible
 - A revised surface water layout drainage drawing for the development showing the

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

inclusion of alternative SuDS (Sustainable Drainage Systems) features
(iv) Demonstrate the inclusion of water butts as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development.

The above information shall be submitted for the written agreement of the Planning Authority, prior to the commencement of development.

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

3. i) The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works pertaining to retention of the gate. Commencement of development should not be permitted without adequate protective fencing being in place in line with BS 5837 Trees in relation to Construction . This fencing, enclosing the tree protection area must be installed prior to any development on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan.

ii) Prior to the commencement of development a tree bond of €1,500 (one thousand five hundred euros) for both street trees shall be lodged with the Planning Authority to ensure the protection of the existing street tree in the grass margin during the course of the development works. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the trees proposed for retention are alive, in good condition with a useful life expectancy.

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

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

REASON: In the interests of traffic and pedestrian safety.

5. (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.

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

(c) Drainage - Irish Water.

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

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

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

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

(d) Minimise Air Blown Dust.

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

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

(e) Construction Noise and Hours.

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

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

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.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,953.96 (one thousand nine hundred and fifty three euros and ninety 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.

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.

Comhairle Chontae Atha Cliath Theas

PR/1066/22

Record of Executive Business and Chief Executive's Order

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/1066/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0303

LOCATION: 16, Ashfield, Templeogue Village, Dublin, 6W

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:

22/8/22


Eoin Burke, Senior Planner