

Comhairle Chontae Atha Cliath Theas

PR/1158/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0641 **Application Date:** 21-Dec-2021
Submission Type: Additional **Registration Date:** 19-Aug-2022
Information

Correspondence Name and Address: Graham McNevin 3, Kilakee Gardens, Firhouse,
Dublin 24

Proposed Development: Domestic extension to side and rear of existing property including first floor extension partially over existing ground floor extension to rear and two storey extension to side of existing dwelling with internal alterations and all associated site works.

Location: 32, St. Patrick's Cottages, Rathfarnham, Dublin 14

Applicant Name: Gail & Ronan Carey

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.02 hectares

Site Description:

The application site contains a two storey, semi-detached house, located on St Patrick's Cottages in a row of similar dwellings. St Patrick's Cottages comprise a street of similar small cottages with varying sizes and styles of rear extensions. The surrounding area is residential in nature.

Site visited:

31 January 2022

Proposal:

Permission is sought for the following:

- Construction of a 2-storey side and rear extension (59sq.m) with a flat roof, approximately 6m in height
- Internal alterations to layout including relocation of stairs

Zoning:

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

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SEA Sensitivity Screening

The subject site is located within the St Patrick's Cottages, Grange Road, Rathfarnham Architectural Conservation Area (ACA).

Consultations:

Surface Water Drainage – Further information recommended

Irish Water – No objection, conditions recommended

Submissions/Observations /Representations

Submission expiry date – 02/02/2022

1 submission received including as follows:

- Overshadowing and loss of privacy at rear of neighbouring dwelling
- Negative effect on character and appearance of St. Patrick's Cottages

Relevant Planning History

None recorded for subject site.

It is noted that a similar property on St Patrick's Cottages to the south has constructed a two-storey extension however, **there is no planning history for this development.**

To the north, there is planning history for a similar dwelling, summarised as follows:

SD13B/0188: Permission refused for demolition of a single storey extension and the construction of a two-storey pitched roof extension providing kitchen, living area, bathroom and two bedrooms, with pedestrian side access.

Relevant Reasons for Refusal

- *The proposed development by virtue of its depth (12 m.), height (7.3 m.) its proximity/set back of 1.4 metres from the southern side common boundary shared with the adjoining dwelling No. 30 would have a significant adverse impact on the residential amenity of adjoining dwelling No. 30 by way of overbearing impact and loss of outlook. Such development would be contrary to the requirements of the House Extension Design Guide - Appendix 5 of the Development Plan 2010 – 2016. Thus, the proposed development would seriously injure the amenities of property in the vicinity.*
- *The proposed development by virtue of its depth (10.7 m.), height (7.3 m.) and location built along the northern boundary of the site, would (i) have an overbearing impact on the pedestrian amenity of the adjoining footpath and (ii) would have a negative impact on the character and visual amenity of the surrounding streetscape of St. Patrick's Cottages which contains a number of Protected Structure dwellings (listed as ref. no. No. 259 in Schedule 2 of the South Dublin County Development Plan 2010 – 2016).*

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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.

Section 9.1.3 Architectural Conservation Areas

Policy HCL4 Architectural Conservation Areas

It is the policy of the Council to preserve and enhance the historic character and visual setting of Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of such areas.

HCL4 Objective 2:

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

Section 11.3.3 Additional Accommodation

(i) Extensions

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

Rear extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Make sure enough rear garden is retained*

Side Extensions

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
 - *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;*
 - *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;*

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- *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 minimize 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.*
- *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 or 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*

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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)

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

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

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

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and Visual Amenity
- Architectural Conservation
- Services, Drainage and the Environment
- 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 residential extension is 'Permitted in Principle' under this zoning objective.

The subject site is located within the St Patrick's Cottages, Grange Road, Rathfarnham Architectural Conservation Area (ACA).

HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 4 Architectural Conservation Areas states *'it is the policy of the Council to preserve and enhance the historic character and visual setting of Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of such areas.'*

HCL4 Objective 2 states it is an objective of the Council *'to ensure that new development, including infill development, extensions and renovation works within or adjacent to an*

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Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.'

The proposed development will be visible from the street and there could be an impact on the visual setting of the ACA. The Architectural Conservation Officer has recommended **additional information** is sought to allow an informed assessment of the impact on the ACA.

Residential and Visual Amenity

The proposal is for construction of a two-storey rear and side extension, incorporating existing ground floor rear extension, internal layout alterations and all associated site works. The extension would be flat roofed and have a maximum height of approximately 6m. The extension would protrude approximately 8m from the existing rear building line at first floor level, and approximately 10m from the rear building line at ground floor level. A rear garden in excess of 70sq.m would be retained.

Ground floor extension

The ground floor extension would be constructed to the side of the existing dwelling, setback approximately 5.4m from the existing front building line of the house. This setback is considered acceptable. A separation distance of approximately 1m would be retained to the southern site boundary. This separation distance is considered acceptable.

The extension would facilitate internal layout alterations at ground floor level, providing a new entrance lobby, accessed from the side extension. The existing rear extension, which currently comprises a bedroom and bathroom, would be converted to provide an open plan living area, combined with the side extension including kitchen and utility area.

The ground floor extension is acceptable in principle.

First floor extension

The first-floor extension would provide 2 bedrooms to the rear and a family bathroom at the front to the side. The extension would be setback 1.4 m from the northern site boundary and 1 m from the southern site boundary. An observation has been received raising concerns about the proximity of the extension to the northern site boundary and the impact this would have on daylight and views.

The House Extension Design Guide states that extensions should be located away from neighbouring property boundaries, particularly if higher than one storey. The Guide states that *'as a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.'* In this instance, 6m of height is achieved and therefore a separation distance of 2m from the site boundary should be maintained as a minimum. The current proposal would retain a distance of 1.4m to the site boundary. It is noted that part of the reasons for

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refusal of SD13B/0188 included that the extensions *'proximity/se back of 1.4 metres from the side common boundary shared with the adjoining dwelling... would adversely impact on the residential amenity of the adjoining dwelling...'*. The same issue arises in this instance.

Given the location of windows at first floor level of the existing cottages, the setback of 1.4m from the common boundary to the south is not considered acceptable. The applicant should be requested to revise the size of the first-floor extension, to ensure a distance of no less than 2m is retained between the wall of the extension and the site boundary. This should be sought as **additional information**.

The Development Plan requires a minimum distance of 22m between opposing above ground floor windows. A distance in excess of 30m is provided between the opposing windows of the bedrooms and neighbouring properties to the rear and this is considered acceptable.

Based on the above, the principle of the extension is considered acceptable however, **additional information** should be sought to address concerns in regard to the scale of the first-floor extension and the impact this might have on neighbouring properties.

Architectural Conservation

The SDCC Architectural Conservation Officer has reviewed the application and has provided consultation via email. An extract from this correspondence states *'any two-storey extension and in particular a side extension at this location needs to be justified and should be of high architectural quality and design.'*

The ACO recommends **additional information** should be sought as follows:

- *In order to fully assess the proposed development, it is considered that an architectural impact assessment should be provided to include a design rationale.*
- *Consideration should be given to the new proposed rear and side extension and the impact of the two-storey elements on the existing building and the neighbouring properties and overall character of the ACA. Consideration should also be given to how the new extension connects to the existing dwelling and any impacts on the original built fabric and materials.*
- *The applicant should also consider any changes to the design and scale of the proposed 2-storey extension in order to less any visual impacts identified in the Architectural Impact Assessment.*

Given the sites location within the ACA and the heritage value attached to St Patrick's Cottages, it is considered appropriate to request the recommended **additional information** to ensure the special character of the ACA and neighbouring properties are not negatively impacted by the proposed development.

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Services, Drainage and the Environment

Water Services has reviewed the application and has recommended **further information** be sought as follows:

- 1.1 *There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
- 1.2 *The applicant is required to submit a revised drawing showing plan & 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:*
 - i) *At least 5m from any building, public sewer, road boundary or structure.*
 - ii) *Generally, not within 3m of the boundary of the adjoining property.*
 - iii) *Not in such a position that the ground below foundations is likely to be adversely affected.*
 - iv) *10m from any sewage treatment percolation area and from any watercourse / floodplain.*
 - v) *Where practical soakaways must include an overflow connection to the surface water drainage network.*
- 1.3 *The applicant is required to include Water Butts as part of additional Sustainable Drainage Systems (SuDS) features for the proposed development.*

It is considered that this **further information** should be requested to ensure the inclusion of sufficient SuDS features for the development.

Irish Water has reviewed the application and stated no objection subject to **conditions**.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

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.

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that the applicant should submit **additional information** in relation to the following:

- The first-floor extension should be revised to ensure a suitable separation distance is achieved between the extension and the site boundary to the south.
- An architectural impact assessment should be provided to include a design rationale.
- Consideration should be given to the new proposed rear and side extension and the impact of the two-storey elements on the existing building and the neighbouring properties and overall character of the ACA. Consideration should also be given to how the new extension connects to the existing dwelling and any impacts on the original built fabric and materials.
- The applicant should also consider any changes to the design and scale of the proposed 2-storey extension in order to less any visual impacts identified in the Architectural Impact Assessment.
- A report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
- A revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway.

Recommendation

Request Further Information.

Further Information

Further Information was requested on 23/02/2022

Further Information was received on 19/08/2022

Consultations

Architectural Conservation Officer (ACO) – No objection, **conditions** recommended

Water Services – No objection

Submissions/Observations

No further submissions/observations received.

Assessment of Further Information

The Further Information requested was as follows:

1. *The applicant is requested to amend the size of the first floor rear extension to ensure that 2m is maintained to the southern site boundary, in the interests of protecting the residential amenity of the neighbouring property.*

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2. *In order to fully assess the proposed development it is considered that an architectural impact assessment should be provided to include a design rationale. The applicant should also consider any changes to the design and scale of the proposed 2-storey extension in order to less any visual impacts identified in the Architectural Impact Assessment.*
3. *Consideration should be given to the new proposed rear and side extension and the impact of the two-storey elements on the existing building and the neighbouring properties and overall character of the ACA. Consideration should also be given to how the new extension connects to the existing dwelling and any impacts on the original built fabric and materials.*
4. *There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
5. *The applicant is requested to submit a revised drawing showing plan & 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:*
 - (i) *At least 5m from any building, public sewer, road boundary or structure.*
 - (ii) *Generally, not within 3m of the boundary of the adjoining property.*
 - (iii) *Not in such a position that the ground below foundations is likely to be adversely affected.*
 - (iv) *10m from any sewage treatment percolation area and from any watercourse / floodplain.*
 - (v) *Where practical soakaways must include an overflow connection to the surface water drainage network.*

Assessment

The applicant has submitted drawings and reports as requested date stamped 19th August 2022.

Item 1 – First-Floor Rear Extension

The applicant has addressed the first floor of the rear extension, to provide a 2m gap between the extension and the northern boundary. This is considered more appropriate than the previous gap and would comply with the recommendations of the House Extension Design Guide. This is considered acceptable.

Items 2 and 3 – Architectural Impact Assessment and Connection of Extension with Dwelling and ACA

The SDCC Architectural Conservation Officer (ACO) has reviewed the additional information submitted and is satisfied that the requirements of the additional information request have been addressed.

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The ACO has stated:

The proposed design of the extension has been amended following the AI request to ensure a 2-metre separation from the adjoining property and the overall area of the extension has been reduced. The visual impact and direct impact to the original built fabric on the existing building has been reduced. Although the new extension is to the side of the existing dwelling, it is set back, and the overall form has been reduced. Details of the works proposed in order to address the current condition of the existing dwelling and the proposed necessary upgrades have been included in the Architectural Impact Assessment. It is considered that the overall simple and contemporary design and use of contemporary materials continue to be acceptable in ensuring that the new addition to the existing property and streetscape adds architectural interest and quality. With regard to how the extension connects to the existing dwelling, connection details have been submitted.

It is considered that the Additional Information items recommended by the Councils Architectural Conservation Officer have been addressed as detailed above.

The ACO has stated no objection to the development, recommending the following **conditions** in the event of a grant:

1. *A Method Statement should be submitted for agreement and approval with the Councils Architectural Conservation Officer prior to the commencement of works to include;*
 - *Roof repairs/replacement detailing the works required, methodology and materials*
 - *Method for the removal of exterior paint from original brick and repointing of brick using lime mortar*
 - *Repair of original render and making good all areas and repainting*
 - *Proposed work to address rising damp – It should be noted that chemical injection is proposed, this is not recommended and therefore should be reconsidered. It is advised that the cause of the rising damp should be fully investigated i.e., ground level, exterior finishes etc in order to provide an overall solution to address the problems in a more traditional manner adhering to good conservation practice.*
 - *All works should adhere to best conservation practice, methodologies and principles.*
2. *It is considered that the overall simple and contemporary design and use of contemporary materials continue are acceptable in ensuring that the new addition to the existing property and streetscape adds architectural interest and quality. A Schedule of Materials should be submitted for the new proposed extension in order to confirm the final materials and finishes ensuring high quality.*

These **conditions** are considered appropriate given the developments location within an established Architectural Conservation Area, to ensure that any development at the site is constructed to an acceptable standard.

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Items 4 and 5 – Soil Percolation Test Results & Soakaway

Water Services have reviewed the additional information and are satisfied with the submission. They have not recommended any **conditions**; however, standard conditions should be included in the event of a grant of permission.

South Dublin County Development Plan 2022 – 2028

A new Development Plan came into effect for South Dublin on the 3rd of August 2022. As a result, the development has been reassessed against the plans and policies of this new plan. With regard to house extensions and Architectural Conservation Areas, the development appears to be largely compliant with relevant policies and objectives. There is an increased focus on green infrastructure within the new plan and therefore an additional assessment of the application against these policies and objectives has been undertaken below.

Green Infrastructure

From a site visit, and google earth, it appears that the area where the extension is proposed is already hardstanding and does not include any green infrastructure assets. In this regard, the development would not significantly impact green infrastructure at the site or the wider area.

Conclusion

The development subject to conditions, is considered to be consistent with the zoning objective 'RES' – *'To protect and/or improve residential amenity'*, and the relevant provisions in the County Development Plan 2022-2028 and is considered acceptable.

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Other Considerations

Development Contributions

Existing extension: 38.5 sq.m

Proposed extension: 54.8 sq.m (additional floor area)

Assessable area: 53.3 sq.m

Summary of permission granted & relevant notes:	Residential Extension - 54.8 sqm. 38.5 sqm previous extension.
Are any exemptions applicable?	Yes
If yes, please specify:	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). This exemption will not apply to development for which retention permission is sought.
Is development commercial or residential?	Residential
Standard rate applicable to development:	104.49
% Reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€104.49
Area of Development (m2)	54.8
Amount of Floor area, if any, exempt (m2)	1.5
Total area to which development contribution applies (m2)	53.3
Total development contribution due	€5,569.32

SEA Monitoring Information

Building Use Type Proposed:

Residential extension

Floor Area:

54.8 sq.m

Land Type:

Urban Consolidation

Site Area:

0.02 Hectares.

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed it is considered that, subject to 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 proposal would be consistent with Council policy in relation to extensions to dwelling houses.

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 19 August 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. (a) External Finishes.

All external finishes shall be 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.

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REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

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

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

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

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

(d) Minimise Air Blown Dust.

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

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

(e) Construction Noise and Hours.

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

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construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

3. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5,569.32 (five thousand five hundred and sixty-nine euros and thirty-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).

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.

4. Architectural Conservation.

A. Prior to the commencement of development a Method Statement shall be submitted to the Planning Authority for written agreement. Works shall include;

- Roof repairs/replacement detailing the works required, methodology and materials
- Method for the removal of exterior paint from original brick and repointing of brick using lime mortar
- Repair of original render and making good all areas and repainting
- Proposed work to address rising damp - It should be noted that chemical injection is proposed, this is not recommended and therefore should be reconsidered. It is advised

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that the cause of the rising damp should be fully investigated i.e. ground level, exterior finishes etc in order to provide an overall solution to address the problems in a more traditional manner adhering to good conservation practice.

- All works shall adhere to best conservation practice, methodologies and principles.
- B. A Schedule of Materials shall be submitted, for the written approval of the Planning Authority, in order to confirm the final materials and finishes ensuring high quality.

REASON: In the interest of protecting architectural heritage

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 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 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/1158/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0641

LOCATION: 32, St. Patrick's Cottages, Rathfarnham, Dublin 14



Jim Johnston,
Senior Executive Planner

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

Date: 14/09/22



Gormla O'Corrain, Senior Planner