

Comhairle Chontae Atha Cliath Theas

PR/1162/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0261 **Application Date:** 08-Jun-2022
Submission Type: Additional Information **Registration Date:** 15-Aug-2022

Correspondence Name and Address: Faberlous Design Ltd Suite 21, 20, Harcourt Street, Dublin 2

Proposed Development: The development will consist of Demolition of existing garage to side and adjoining single storey outbuildings (Total 70sqm).
Construction of a two-storey extension to side (Total 63sqm) to include ancillary works to existing roof. Provision of 02No.
Bay-windows to front at ground and first floor (Total 2.8sqm). Open porch to front, Single Storey extension to rear (Total 70sqm)
and all associated internal modifications. 2No. Single Storey outbuildings (Pool Room & Mechanical Plant) to rear garden (Total 112sqm).
Widening of existing vehicular entrance, and all associated site works for the above

Location: 22A, Main Road, Tallaght, Dublin 24

Applicant Name: Dumitru Cepoi

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site visit: 20/07/2022

Site Area

Stated as 0.107 Hectares.

Site Description

The property is located on Main Road in Tallaght within close proximity of the Tallaght Village ACA. The property is a detached, 2 storey dwelling with a pitched roof, a large garden to the rear and swimming pool. The residential component of the area is characterized by detached and semi-detached units of varying architectural design and ridge heights with a relatively uniform

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building line. Overall, the area is a mix of residential, commercial, and retail uses and is located close to the M50 and N81.

Proposal:

The development will consist of:

- Demolition of existing garage to side and adjoining single storey outbuildings (Total 70sqm).
- Construction of a two-storey extension to side (Total 63sqm) to include ancillary works to existing roof.
- Provision of 02 No. Bay-windows to front at ground and first floor (Total 2.8sqm).
- Open porch to front.
- Single Storey extension to rear (Total 70sqm) and all associated internal modifications.
- 2No. Single Storey outbuildings (Pool Room & Mechanical Plant) to rear garden (Total 112sqm).
- Widening of existing vehicular entrance, and all associated site works for the above.
- Total area of works 247.8sqm

Zoning:

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

Consultations:

Irish Water - No report received at time of writing.

Water Services – Further information required.

Roads – No objection subject to conditions.

SEA Sensitivity Screening

No overlap with relevant layers

Submissions/Observations /Representations

None.

Relevant Planning History

Subject Property

None

Adjacent Properties

SD17B/0162 – Mahoraveen, 30, Main Road, Tallaght, Dublin, 24 – **Permission Granted** for single storey family flat extension to side and rear of existing detached 1.5 storey dwelling; new

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vehicular entrance to Bancroft Road; internal modifications to existing dwelling and all associated site works.

SD17B/0290 - 29, Bancroft Avenue, Tallaght, Dublin 24, D24 FP7D – **Permission and Retention Granted** for single storey front & side porch extension with tiled roof over, demolition of existing concrete roof over the existing side bedroom and replaced with new tiled roof with roof lights, conversion of attic space into study with a dormer roof window extension to the side of existing hipped roof. Dishing of public footpath verge & kerb. New permeable driveway paving. Retention of 4.3m wide driveway entrance and retention of single storey 34sq.m recreation room in rear garden and all associated site works.

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

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

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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).*

It should be noted that South Dublin County Council Development Plan will be adopted on 3rd of August 2022.

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

Side Extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*

Porches

- *A porch with a solid appearance (i.e., a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.*

Rear Extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained*

For Daylight and Overshadowing

- *Prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property, by not locating an extension within the 45° angle of the centre point at 2m above ground level of the nearest main window or glazed door to a habitable room, measured on both plan and elevation. If the extension has a pitched roof, then the top of the extension can be taken as the height of its roof halfway along the slope. (See diagram [on page 13 of guide])*

Relevant Government Guidelines

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

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

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

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, (2008)

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

Assessment

The main issues for assessment are

- Zoning and Council policy,
- Residential and Visual amenity
- Site Notice
- Drainage
- Roads
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

A development comprising of a two-storey side extension, rear extension, open porch, construction of outbuildings and widening a vehicular entrance would be consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan **2016-2022** and the House Extension Design Guide.

Residential and Visual Amenity

Two Storey Side Extension, Bay Windows and External Appearance of Southern Elevation
Currently the eastern elevation of this property consists of a single storey unit in use as living accommodation and a garage/storage area which abuts the boundary wall of the neighbouring unit to the east. It is proposed that these are demolished in favour of a two-storey side extension which would leave 1.4m on average to the boundary wall and approximately 5m to the western gable wall of the adjacent property. The two-storey extension would have a ridge height of 8.15m which continues the ridgeline of the existing dwellings roof. The House Extension Design Guide suggests 1m distance to the neighbouring unit for every three metres of height and therefore the proposed has a sufficient height to distance ratio. The side extension will protrude past the building line of the main existing dwelling by approximately 2.6m which mirrors the existing single storey side unit and garage. It is intended that there are 4 windows and a side access door on the ground floor of the proposed side extension and 2 on the first floor which are indicated as opaque which should be confirmed by way of **condition**.

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The ground floor bay window and first floor bay window located to the west of the existing front elevation are sympathetic to the design approach adopted by the applicant. The first-floor bay window will have a small, pitched roof above it which would match the symmetric style of the application. It is the opinion of the Planning Authority that the proposed bay windows would not lead to any additional overlooking of any adjacent properties.

The proposed development adopts a significantly altered façade from the existing dwelling which is currently predominantly in concrete render. It is indicated that the new 2 storey side extension is clad in stone masonry to the southern elevation. The proposed bay windows at ground and first floor levels would be clad in brick and the rest of the façade is in a concrete render. The use of three differing materials on one elevation including a standing seam lean to roofed open porch would appear jarring in the site context but generally is considered acceptable. The subject site is not located in an Architectural Conservation Area nor is it a protected structure.

Overall, the two-storey side extension, bay windows and external appearance of the southern elevation would not seriously injure the residential or visual amenity of the surrounding area.

Widening the Vehicular Entrance

The application involves the widening of the existing entrance to 4.5m which has been reviewed by the Roads Department and is considered unacceptable. The width of the vehicular entrance should be a maximum of 3.5m which should be confirmed by way of **condition**. The proposed development requires an increase in the width of the parking area to the front and the applicant should confirm what surface type is intended for the newly paved area by way of **additional information** as a large proportion of the area in grass to the front is being removed as a result.

Single Storey Rear Extension

The depth of the existing main building is approximately 7.15m and the proposed rear extension is 5.6m in depth from the rear northern elevation. The roof is intended to be hip pitched with a ridge height of 3.9m. The appearance of the extension appears to replicate a Victorian era conservatory and includes external pillars, ornate glazing, and decorative finial element on the ridge of the roof. Some issues arise due to the combination of the depth of the extension, and the roof treatment proposed above it.

In terms of visual impact on the adjoining house to the west (No. 22), the applicant has not supplied adequate contextual rear elevations to allow assessment of the impact of the rear extension. Given the depth of the extension and the nature and height of the roof treatment, there is a risk that the proposed development would result in loss of aspect and would be visually dominant and overbearing. Elevations and plans should show the relationship and potential impact to the adjoining house, and the applicant should provide this as **additional information**.

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The proposed ridge height is higher than two of the existing first floor rear windows by 0.4m and would be located 3 metres beyond the rear elevation of the house. This particular design approach increases the visual impact and potential loss of aspect to the adjoining house, whilst also creating a natural drain towards the new join between the extension and the main building. The applicant should be requested to reconsider the proposed roof treatment given the potential to maximise impact on the adjoining and consider also any impact on aspect and views from the 1st floor rear windows of the subject property. This should be an item of **additional information**. The roof itself is a standing seam zinc roof and although the general design scheme is not consistent with the existing dwelling or proposed external changes, **it would not seriously injure the visual or residential amenity of the area.**

Overall, **additional information** is required to address the issues as described above.

2 Single Storey outbuildings (Pool Room & Mechanical Plant) To Rear Garden

The existing dwelling has an outdoor pool to the rear of the garden approximately 4.8m to the boundary of the property to the north. The proposed development comprises of a single storey building enclosing the existing pool and includes a gym area.

The pool room also abuts the boundary wall to the north, 2.15m to boundary to the west and 4.15m from the eastern boundary all of which is acceptable. It appears that mature boundary trees may need to be removed to facilitate this development, though it is unclear from the plans where these trees are located on the ground. The House Extension Design Guide states "*Mature trees and hedges in urban gardens should be retained where possible and protected from damage when constructing a new extension. If it is not practical to keep existing trees and hedges, consideration should be given to providing new planting and landscaping when construction works are finished.*"

Furthermore, Policy HCL 15 of the South Dublin County Development Plan 2016 – 2022, and the council's Tree Management Policy 2015, note the potential ecological value of mature trees and the need to carefully consider the reasons for potential removal.

Therefore, the applicant should be requested to provide a survey of the existing trees in close proximity to the proposed structure. The applicant should demonstrate the need for removal of any such trees, or the need for any root barriers and root protection measures to (a) protect the structure from nearby trees, and (b) ensure the works do not result in unintended loss of trees. The applicant should also provide a proposed replanting schedule to show how the ecological features on the site can be restored or enhanced, and any losses mitigated against. The applicant should be requested to reconsider the siting of the structure; a shift away from the rear boundary may significantly ease the construction and protection of the structure and trees. This should be resolved by **additional information**.

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The pool room is approximately 104sqm. Given the size of the rear garden, and the proposed use of the structure for ancillary residential purposes only, the proposed structure in plan is not considered to be excessive in scale.

The pool room also requires the moving of an existing manhole from the northeast of the rear garden and **further information** is required to indicate existing and proposed drainage layouts. The western and southern elevations of the proposed development are to be predominately glazed with no windows on the northern or eastern elevations and as the existing pool is outdoors, having glazed facades should not increase the overlooking of the area. The style of development matches that of the proposed rear extension.

Overall, **additional information** is required in order to fully address the issues highlighted.

It is proposed that there will be an associated mechanical plant room to be used in conjunction with the pool room with an area of 8 sqm with a concrete render and a flat roof with a ridge height of 2m **which is considered acceptable**.

Drainage

The following was received from Water Services:

Request AI.

Confirmation of feasibility letter from Irish water

Surface water and foul water layout

SuDS

The pool itself measures 7.2m by 3.7m with no confirmation of the depth and it is not clear from the submitted information where the water supply for the development would come from. If the water is to be supplied via Irish Water public infrastructure, a letter of confirmation of feasibility should be obtained from Irish Water. **The applicant should be requested to address this via additional information.**

The proposed development was discussed with the Water Services department, and it is considered appropriate that **Additional Information** is requested from the applicant in order to fully assess the application including confirmation of surface water drainage solutions including SuDS etc.

Roads

The Roads Department have no objection to the proposed development subject to the following conditions:

1. *The vehicular access points shall be limited to a width of 3.5 meters.*
2. *Any gates shall open inwards and not out over the public domain.*

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3. *All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

Condition 3 is not enforceable as a planning condition but is noted. The applicant has submitted plans indicating a widening of the vehicular access to 4.5m but it should be **conditioned** that it will be limited to a width of 3.5m. The applicant should also be given the opportunity to resolve this by **additional information**, as a request will be made on other issues. The applicant has not indicated the inclusion of gates but condition 2 should be included in the interest of public safety.

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 two-storey side extension, rear extension, open porch, construction of outbuildings and widening a vehicular entrance.

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 (EIAR)

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

Proposed Extension:	247.8sqm
Previous Extension:	0sqm
Area for Demolition:	70sqm
Total Habitable Area:	133sqm
Assessable Area:	93sq.m

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SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 247.8sqm

Land Type: Urban Consolidation.

Site Area: 0.107 Hectares.

Conclusion

As per the land-use zoning objective, the proposed extension and ancillary residential structure is permissible in principle. Having regard, however, to the visual and ecological impact, and issues relating to water supply, SUDs, and vehicular access, the applicant should be requested to revise the proposed scheme.

Again, it should be noted that South Dublin County Council Development Plan will be adopted on 3rd of August 2022 and any Additional Information received in relation to this application will be assessed in line with the new Development Plan.

Recommendation

Further Information requested on 29th July 2022.

Further Information received on 15th August 2022.

Assessment of Further Information

The applicant was requested to provide Further Information on a number of items and provided the following by way of response:

- A document addressing the request for Further Information including photographic evidence of the current removal of trees and planting on site
- Drawing A1/P1 – Existing/Proposed Plans, Elevations and Sections
- Drawing A1/P2 – Existing/Proposed Elevations and Sections
- Drawing A1/P3 – Existing/Proposed Plans, Elevations and Sections
- Drawing A1/P4 – Existing/Proposed Plans, Site Plan

Item 1 requested

Design Considerations:

(a) In terms of visual impact on the adjoining house to the west (No. 22), the applicant has not supplied adequate contextual rear elevations to allow assessment of the impact of the rear extension. Given the depth of the extension and the nature and height of the roof treatment, there is a risk that the proposed development would result in loss of aspect and would be visually dominant and overbearing. Rear contiguous elevations should show the relationship and potential impact to the adjoining house, and the applicant should provide this as additional information.

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(b) The proposed ridge height which is higher than two of the existing first floor rear windows by 0.4m and would be located 3 metres beyond the rear elevation of the house which is not acceptable to the Planning Authority. This particular design approach increases the visual impact and potential loss of aspect to the adjoining house, whilst also creating a natural drain towards the new join between the extension and the main building. The ridge height should not exceed the height of the existing first floor rear windows at 3.5m and additional information is required to demonstrate this. The applicant is requested to reconsider the proposed roof treatment given the potential to mitigate the impact on the adjoining and consider also any impact on aspect and views from the 1st floor rear windows of the subject property.

Applicants Response to Item 1

In response to the information requested as part of Item 1, the applicant submitted the following:

On foot of the Councils concerns regarding the design of the roof structure to the rear extension, in particular the ridge height of same, we instead propose a more traditional lean-to as advised by the Council, with a standing seam aluminium finish which has an overall height .5m lower than the original proposal and so is far less dominant feature to said proposal (Drawing P2A)

Taking the above approach into account, we have now shown the requested contextual elevation to the rear of the property which demonstrates its relationship with the neighbouring dwelling to the West (No.22). As the proposed roof structure to the rear extension will now descend in one single slope from below the first-floor sill height, we believe the proposed rear extension will not be overbearing in nature and will have no negative impact on neighbouring dwelling. (Drawing P3A)

Assessment of item 1

The ridge height of the proposed rear extension has been reduced sufficiently to 3.4m and is therefore acceptable. The depth of the proposed rear extension remains unchanged at 5.2m, which from the drawings submitted, appears to be approximately 4.2m past the rear wall of the neighbouring dwelling, no. 22. The distance between the two units is approximately 2m and the revised rear extension would not lead to overshadowing or appear overbearing in the site context and therefore would not seriously injure the residential amenity of the area.

The materials proposed are generally as submitted originally barring the roof treatment which has changed to a lean to roof with a zinc cladding which would appear more harmonious with the established pattern of development for the area. The proposed development would not be visible from the street and in general, would not be overly detrimental to the visual amenity of the area.

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Item 2 requested

Pool Room and Trees.

(a) The applicant is requested to provide a survey of the existing trees in close proximity to the proposed structure. The applicant should demonstrate the need for removal of any such trees, or the need for any root barriers and root protection measures to (a) protect the structure from nearby trees, and (b) ensure the works do not result in unintended loss of trees. Section drawings should be provided as appropriate.

(b) The applicant is requested provide a proposed replanting schedule to show how the ecological features on the site can be restored or enhanced, and any losses mitigated against.

(c) The applicant is requested to reconsider the siting or scale of the structure; a shift away from the rear boundary may significantly ease the construction and protection of the structure and trees.

Applicants response to Item 2

In response to the information requested as part of Item 2, the applicant submitted the following:

Prior to our engagement with this project, much of the existing planting to the rear garden had already been removed during a general clearing of the property immediately after its purchase in early 2022. The main reason behind our client's decision to do so was due to the overbearing nature of many of the existing shrubs/trees which cast substantial shade in not only our client's site but also in each of the adjoining gardens. It is proposed that the new planting is more suitable to a suburban garden than what it replaces, and due to its lesser height even after maturing will have less of a visual impact on the client's property and those of their neighbours. (Please see landscaping Plan P4A)

The location of the Pool Room structure is dictated largely by the position of the existing pool which there is no changes to as part of the application. We also note that the adjoining garden at the rear of the site (17 Bancroft Park) has an existing storage structure immediately next to the rear garden wall and so the similar positioning of the Pool Room is both most practical and wholly sympathetic to neighbouring properties.

Assessment of Item 2

The Parks Department have no objection to the proposed development subject to **conditions** and submitted the following in response to 2(a) and 2(b) of the requests for further information:

COMMENTS:

The submitted additional information provided by the applicant is in principle acceptable to the Public Realm Section, however considering the applicant removed much of the existing tree and boundary planting along the northern boundary the applicant is therefore requested to provide a detailed landscape plan which proposes significant

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replacement boundary planning to compensate for the loss of the existing vegetation. This proposed vegetation should be predominantly native and pollinator friendly and provide for planting at a scale suitable for an urban garden yet at the same time provide screening for the proposed development.

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2022-2028 and with best practice guidelines and recommends the following Condition be attached:

- 1. Prior to commencement of development, a comprehensive boundary treatment and landscaping scheme shall be submitted to planning authority for approval. Details shall include:
 - a) a scaled plan showing vegetation to be retained and trees and plants to be planted:*
 - b) proposed hardstanding and boundary treatment:*
 - c) a schedule detailing sizes and numbers of all proposed trees/plants*
 - d) Sufficient specification to ensure successful establishment and survival of new planting.**

Reason: *In the interest of amenity, ecology and sustainable development.*

It is considered appropriate that the **conditions** as outlined by the Public Realm Section is attached in the event of a grant of permission.

In regard to Item 2(c), the applicant has addressed the issues as requested. The sitting of the Pool Room abutting the rear boundary is considered appropriate as there does not appear to be any mature trees left as a result of the applicants clear out or in the garden of the opposing rear garden at Bancroft Park from the photographs as submitted. Notwithstanding this, there are mature trees abutting the boundary walls in the neighbouring gardens to the west and east which would be severely impacted by the proposed development, and it should be **conditioned** in the event of a grant of permission that the applicant provides evidence of root barriers and root protection measures including section drawings prior to development.

Overall, the proposed Pool Room would not seriously injure the visual or residential amenity of the area subject to conditions.

Item 3 requested

Pool IW Connection

If the water for the pool is to be supplied via Irish Water public infrastructure, a letter of confirmation of feasibility should be obtained from Irish Water.

Applicants response to Item 3

In response to the information requested as part of Item 3, the applicant submitted the following:

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The pool shown to the rear garden is a pre-existing structure and is not proposed to be altered in size or water capacity in any way, as such its feasibility is a known element. The proposed enclosure will protect the pool from weather and such as when filled the pool will not require draining/cleaning as frequently as it would if left exposed as it is currently, thus the enclosure is an eco-conscious benefit.

Assessment of response to item 3

Irish Water require **further information** and the following report was received from Irish Water by way of response:

IW Recommendation:

Further Information Required

1 Water

*1.1 Obtain a letter confirmation of feasibility from Irish Water for proposed development.
- All development shall be carried out in compliance with Irish Water Standards codes and practices.*

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

*2.1 Obtain a letter confirmation of feasibility from Irish Water for proposed development.
- All development shall be carried out in compliance with Irish Water Standards codes and practices.*

Reason: In the interest of public health and to ensure adequate wastewater facilities.

It is noted that the applicant has confirmed that the pool is existing and as such would not generate extra capacity requirement. Notwithstanding this, a substantial amount of water will be required to fill and be drained from the pool as a matter of course and as such the applicant is required to provide confirmation of feasibility from Irish Water, and this should be attached as a **condition** in the event of a grant of permission rather than a request for clarification of further information.

Item 4 requested

SuDS

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant should submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development such as such as but not limited to the following:

Rain Gardens, Planter boxes with overflow connection to the public surface water sewer, Permeable Paving, Grasscrete.

Applicants response to Item 4

In response to the information requested as part of Item 4, the applicant submitted the following:

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- *A topographical survey of the site is indicating that the site is generally flat with a maximum difference between the highest and lowest point being 0.5m. The Greater Dublin Strategic Drainage Study (GDSDS) and ORIA Design Manuals C697 and C609 gave been used to design the surface water drainage system within the site. Please see proposed Site Plan P4A in which we have shown the following features which have been designed in accordance with ORIA documents C697 and C609 as follows:*
- *Rainwater butts will be incorporated into the surface water drainage for both the main dwelling and the separate pool room, this water will be harvested for use in the garden.*
- *No hardstanding is proposed to the front or rear of the property. The driveway and rear patio will both be permeable paving, footpath from the rear patio to pool room will be permeable decorative gravel, i.e., porous surfacing which can treat rainwater, at source, and allow infiltration through to an underlying porous subbase where water can be stored within the voids of the subbase before being slowly released through natural flow via the porous medium.*

Assessment of applicants response

Water Services have no objection to the proposed development subject to **conditions** and the following report was received from Water Services by way of response:

Surface Water Report: **No Objection Subject to:**

Include SuDS (Sustainable Drainage Systems) such as planter boxes, water butts, permeable paving or other such SuDS in proposed development.

All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

The applicant has proposed the use of rainwater butts as a form of SuDS which is acceptable in conjunction with the permeable surfaces as indicated by the applicant. Overall, the proposed SuDS treatment is acceptable subject to **conditions**.

Item 5 requested

Surface Water Drainage

The applicant should submit details of any proposed soakaway including soil percolation test results, design calculations and dimensions for the proposed soakaway.

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The applicant should 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. The applicant should submit a 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:

- 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) Soakaways must include an overflow connection to the surface water drainage network.
- Should a soakaway prove not to be feasible, then the applicant should submit the following:
- a) Soil percolation test results demonstrating a soakaway is not feasible
 - b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.

Applicants response to Item 5

In response to the information requested as part of Item 5, the applicant submitted the following:

No soakaways are proposed for the site. There is no history of the site suffering from flooding and with the addition of rainwater butts to downpipes servicing the additional roof structures we believe the existing mains drainage servicing the site will remain sufficient.

Assessment of response to Item 5

Water Services have no objection to the proposed development and as such it is considered that the absence of a soakaway is acceptable subject to **conditions**.

Item 6 requested

Parking Area

The applicant should confirm the materials proposed for the extended parking area. The proposed car parking area should be constructed using a permeable surface such as Permeable Paving, Grass Paving or Porous Asphalt as part of SuDS (Sustainable Drainage System).

Applicants response to Item 6

In response to the information requested as part of Item 6, the applicant submitted the following:

As No.4 above, the proposed driveway will be constructed in permeable paving on an appropriate sub-base. (Diagram demonstrating this was submitted as part of Item 6).

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Assessment of response to Item 6

The permeable paving as submitted by the applicant is considered appropriate and consistent with South Dublin County Development Plan 2022-2028.

Development Contributions

Planning Reference Number	SD22B/0261
Summary of permission granted & relevant notes:	Residential development comprising of a two-storey side extension, rear extension, open porch, construction of outbuildings and widening a vehicular entrance. No 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
Habitable Area of Development (m²)	133
Amount of Floor area, if any, exempt (m²)	40
Total area to which development contribution applies (m²)	93
Total development contribution due	€9,717.57

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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.

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 15/08/2022, 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. Amendments - Glazing.
The two first floor windows on the gable (eastern) elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.
REASON: In the interest of residential amenity.
3. Gates.
No gate to be installed or erected shall be capable of opening across any public footpath, cycle-track, roadway or right of way, and any front entrance pillars shall be a maximum height of 1.2m .
REASON: In the interests of visual amenity and pedestrian safety.

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4. Parks

Prior to commencement of development, a comprehensive boundary treatment and landscaping scheme shall be submitted to the planning authority for approval. Details shall include:

- a) a scaled plan showing vegetation to be retained and trees and plants to be planted:
- b) proposed hardstanding and boundary treatment:
- c) a schedule detailing sizes and numbers of all proposed trees/plants
- d) Sufficient specification to ensure successful establishment and survival of new planting.

REASON: In the interest of amenity, ecology and sustainable development

5. Roads

The vehicular access points shall be limited to a width of 3.5 meters.

REASON: In the interest of public safety.

6. Drainage

- i) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.
- ii) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- iii) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interest of public safety and sustainable development.

7. Irish Water

i) Prior to development, the applicant shall provide a letter of confirmation of feasibility from Irish Water confirming that the current foul and water infrastructure has capacity for the pool.

ii) All development shall be carried out in compliance with Irish Water Standards codes and practices.

REASON: In the interest of public health and to ensure adequate water facilities.

8. (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.

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(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 provided with the following:

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- 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.

9. Root Protection

No development shall be carried out until a method statement identifying the root protection areas of all trees on and around the site (including those on neighbouring properties abutting the site) and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works has been submitted for the approval of the Planning Authority.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality.

10. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €9,717.57 (nine thousand, seven hundred and seventeen euro and fifty-seven cent), 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.

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NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22B/0261


LOCATION: 22A, Main Road, Tallaght, Dublin 24



**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: 12/09/22



Gormla O'Corrain, Senior Planner