

Comhairle Chontae Atha Cliath Theas

PR/1219/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0065 **Application Date:** 15-Feb-2022
Submission Type: Additional Information **Registration Date:** 31-Aug-2022

Correspondence Name and Address: Kevin Tiernan 19, Aranleigh Gardens, Rathfarnham, Dublin 14

Proposed Development: Single and 2 storey extension to the rear; new front single storey extension; demolition of the existing shed to the rear.

Location: 12, Ballyboden Crescent, Rathfarnham, Dublin 16

Applicant Name: Aoife O'Gorman

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0193 hectares.

Site Description:

The application site contains a two storey, terraced house, located on Ballyboden Crescent in a row of similar dwellings. The surrounding area is residential in nature

Site visited:

16 March 2022

Proposal:

Retention permission is sought for the following:

- Single storey, flat roof, front extension (c.9.5sq.m)
- Part two/part single storey, flat roof, rear extension (c.41.5sq.m)

Zoning:

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

Consultations:

Surface Water Drainage – **Additional information** recommended

Irish Water – **Additional information** recommended

SEA Sensitivity Screening

No overlap with relevant environmental layers

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Submissions/Observations /Representations

Submission expiry date – 21/03/2022

No submissions or objections received.

Relevant Planning History

None recorded for subject site.

No. 13 (adjoining property to the south)

SD22B/0025: Single and 2 storey extension to the rear; new front porch; demolition of the existing shed to the rear. **Additional information sought in March 2022. No decision yet.**

It is noted that the subject development is similar to that sought under SD22B/0025.

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 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*

Relevant Government Guidelines

***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).*

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Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- 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.

Residential and Visual Amenity

The proposal includes demolition of an existing shed, construction of a single storey, flat roof front extension and part two-storey, flat roof rear extension. No other changes are noted from drawings.

Front extension

The front extension would be 5.3m wide and 2m deep with a flat roof accommodating a porch and extended front living room. The front elevation would have a door providing access to the dwelling, and a large window serving the living room, matching existing fenestration.

In relation to front extensions, the House Extension Design Guide states the following of relevance:

- *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.*
- *Avoid extensions that are dominant or overlarge in relation to the scale and appearance of the house.*
- *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.*

It is not considered that the current design complies with the requirements of the House Extension Design Guide. It is noted that the neighbouring dwelling has applied for a front extension under SD22B/0025 and **additional information** has been sought requesting the extension does not protrude more than 1.5m from the front building line. It is considered appropriate to request the same in relation to the current proposal.

In addition, the flat roof of the extension is considered to be out of character with the style of the property and would not accurately represent the roof shape and slope of the main house. While it

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is noted that there is currently a flat roof projection over the front door, it is considered that the scale of the front extension does not mimic the small detail of the flat roof projection and a hipped roof would be more appropriate. It is noted that other dwellings in the area that have undergone similar works to the front have opted for hipped roofs, establishing a pattern of development for the area. This should be addressed by way of **additional information**.

Rear extension

At ground floor level the rear extension would be stepped, projecting 6.5m from the rear building line proximate to the southern site boundary, and 4m along the northern site boundary. The extension would be 7m in width from the northern side boundary to 0.9m from the southern site boundary. At first floor, the flat roof extension would project 3.5m from the original building line and would be located 0.9m from the southern site boundary and 2.5m from the northern boundary. An existing rear shed, 8sq.m, would be demolished to facilitate the rear extension. This is considered acceptable.

The principle of the rear extension is considered acceptable. It is generally considered appropriate that rear extensions should not be more 50% of the depth of the original dwelling. In this instance the original dwelling is 5m so an extension of 2.5m would be considered appropriate. It is noted the current dwelling is a small two-bedroom house with a large rear garden that would be retained on completion. The extension would provide modern living accommodation at ground floor and an extra bedroom on the first floor. This is considered appropriate and represents a sustainable home expansion.

It is noted that the extension proposed under SD22B/0025 would be 6m in depth at ground floor level and 3.5m at first floor level. It is noted that the first-floor level will be subject to redesign as a result of the further information request however, it is considered appropriate that, as the dwellings are directly adjoined, some consistency in their development is achieved. In this regard the rear extension, subject of this application, should be limited to a maximum depth of 6m. It is noted that the architect for the current application and SD22B/0025 is the same. To ensure the best outcome and the integration of the extensions, it is considered appropriate that the applicant for the current application and SD22B/0025 should consult each other to see if complementary development of the sites can be achieved. This could be dealt with by **additional information**.

With or without development, it is not considered that the property to the south would experience any significant impacts as a result of the single storey rear extension due to the orientation of the dwellings.

The first-floor extension would be located 0.9m from the shared boundary to the south and 2.5m from the shared boundary to the north. The House Extension Design Guide requires 1m separation distance for every 3m of height. The maximum parapet height of the first-floor extension would be approximately 5.7m, thereby requiring 2m separation distance. In this

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regard, the separation distance from the southern site boundary is not acceptable. It is considered that there is an opportunity for the applicant, and the applicant of SD22B/0025, to coordinate designs and both extend at first floor level along the common site boundary, thereby alleviating the requirement of 2m separation distance and limiting the impact of the proposals on other neighbours. In the event that this is not possible, the applicant is required to ensure that a 2m separation distance is achieved at first floor level. This can be addressed by **additional information**.

Based on the above, the principle of the development is considered acceptable subject to acceptable **additional information** being submitted.

Services, Drainage and the Environment

Water Services has reviewed the application and has recommended **additional information** as follows:

- 1.1 The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie.*
- 1.2 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.*

Irish Water has reviewed the application and has recommended **additional information** as follows:

- 2.1 It is unclear where the foul water discharges from the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.*
- 2.2 The proposed development is approximately 2.5m from a 225mm Public wastewater sewer located to the front of the property. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall*

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engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information

The recommended **additional information** is considered appropriate to request to ensure consideration of these issues early in the planning process.

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 house extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Environmental Impact Assessment

Having regard to the modest nature of the 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.

Conclusion

Additional information should be sought in relation to the following:

- The design of the front extension should be amended to project no more than 1.5m from the front building line and to incorporate a hipped roof rather than a flat roof profile
- The depth of the ground floor rear extension should be reduced to no more than 6m, or other appropriate depth to match proposals as per SD22B/0025.
- The applicant should discuss extension plans with the neighbouring dwelling to the south, currently seeking permission for similar works under SD22B/0025, to establish how the proposals could integrate with each other, either providing 2m separation distance along the southern site boundary or coordinating designs to both protrude along the common site boundary.
- A drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer.

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- A drawing in plan, and cross-sectional views as relevant, clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.
- A drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer.
- The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure.

Recommendation

Request Further Information.

Further Information

Further Information was requested on 11/04/22

Further Information was received on 31/08/22

Consultations

Water Services – No response received

Irish Water – No response received

Submissions/Observations

No further submissions/observations received.

Assessment of Further Information

The Further Information requested was as follows:

- 1. Regarding the front extension, it is considered that the flat roof front extension is incongruous with the character of development in the area and does not comply with the recommendations of the House Extension Design Guide. The applicant is requested to amend the design to project no more than 1.5m from the front building line and to incorporate a hipped roof rather than a flat roof profile.*
- 2. The depth of the ground floor rear extension should be reduced to no more than 6m, or other appropriate depth, to match proposals as per SD22B/0025.*
- 3. The current proposal at first floor level does not comply with the House Extension Design Guide which requires 1m separation distance for every 3m of height, thereby requiring a separation distance of 2m from the southern site boundary. The applicant should discuss extension plans with the neighbouring dwelling to the south, currently seeking permission for similar works under SD22B/0025, to establish how the proposals could integrate with each other, to either both extend along the common boundary or ensure 2m separation distance is provided from the common boundary to the south of the current application site. It is considered in the benefit of both applicants to address*

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proposals together and submit the necessary plans and elevations to show integration of the developments, as this presents an opportunity to maximise the design of the schemes and reduce impacts on neighbouring dwellings.

- 4. The applicant has not submitted surface water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.*
- 5. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan, and cross sectional views as relevant, clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant is advised to use the South Dublin County Council Sustainable Drainage Explanatory Design and Evaluation Guide as a reference.*
- 6. It is unclear where the foul water discharges from the proposed development. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.*
- 7. The proposed development is approximately 2.5m from a 225mm Public wastewater sewer located to the front of the property. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information.*

Assessment

The applicant has submitted drawings as requested and a schedule letter from the agent date stamped 31 August 2022.

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Item 1 – Front Extension

The applicant has amended the proposal to provide a hipped roof over the front extension. In making these changes the front extension has been reduced in depth, to 1.5m, but increased in width, almost spanning the full width of the house. The extension would directly adjoin the neighbouring dwelling to the northeast, which projects slightly forward of the front building line of the rest of the terrace. The front extension would provide for an increase in the size of the ground floor office, living room and front entrance. The front door would remain offset from the centre of the building, with windows serving the rooms either side.

The revised proposals are considered acceptable.

Item 2 – Ground Floor Rear Extension Depth

The ground floor extension has been amended to provide a uniform 6m depth across the entire width of the ground floor of the house, leaving a small side access intact. This correlates with recently permitted plans for the adjoining dwelling, granted under SD22B/0025 and as such is acceptable.

Item 3 – First Floor Separation Distance

The first floor extension has been amended to provide a separation distance of 1.5m to the southern site boundary. This combines with a similar distance that has been permitted under SD22B/0025 at the adjoining dwelling, resulting in a total separation distance of approximately 3m between opposing protrusions. This is considered acceptable.

The first floor plan has been amended slightly to provide a 1.4m protrusion along the northern site boundary, to provide for an extended first floor bathroom. This will extend slightly past the rear building line of the adjoining property to the north however, it is not considered that there would be any significant impact on the adjoining residential amenity as a result of this.

Item 4 – Surface Water Drainage Plans

The drainage plans submitted do not appear to provide all the detail that was requested by Water Services. A **condition** should be applied in the event of a grant requiring the submission of updated plans clearly showing – *surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow.*

Item 5 – Sustainable Urban Drainage Systems

The applicant has indicated a soakaway as part of SuDS. No soil percolation test results, or detailed drawings relating to the soakaway have been provided. These should be sought by **condition**.

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In addition, the applicant should be invited to explore other SuDS measures at the site on the basis of the new County Development Plan 2022 – 2028. It appears that some mature vegetation might be impacted by the development and to address this a **condition** should be applied requiring a landscape and SuDS plan, as per Section 12.4.2 of the Development Plan.

Item 6 – Foul Water

The drainage plans submitted do not appear to provide all the detail that was requested by Water Services. A **condition** should be applied in the event of a grant requiring the submission of updated plans clearly showing – *foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow.*

Item 7 – Public Wastewater Sewer

The applicant has reduced the depth of the front extension to 1.5m. The distance from the front extension to the public wastewater sewer has therefore been increased to 3m and this is acceptable.

South Dublin County Development Plan 2022 – 2028

A new Development Plan came into effect for South Dublin on the 3rd 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

The site appears does not appear to be located within a Core Area, Primary GI Corridor or Secondary GI Link, as per Figure 4 of the Development Plan. From a site visit, and google earth, it appears that the extension would impact some existing mature vegetation at the site, but not at a scale that would be considered particularly detrimental, given the remaining extent of grassland and mature vegetation that would remain in the rear garden. As per the requirements of the Development Plan, the applicant should be requested to submit a landscape and SuDS plan detailing measures to mitigate the loss of existing vegetation at the site and to provide an acceptable level of SuDS. This should be requested by **condition**.

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

No existing extensions

Proposed extension – 59.47 sq.m

Planning Reference Number	SD22B/0065
Summary of permission granted & relevant notes:	Residential Extension – 559.47 sq.m
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)	59.47
Amount of Floor area, if any, exempt (m2)	40
Total area to which development contribution applies (m2)	19.47
Total development contribution due	€2,034.42

SEA Monitoring Information

Building Use Type Proposed:

Residential extension

Floor Area:

59.47 sq.m

Land Type:

Urban Consolidation

Site Area:

0.0193 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. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2,034.42 (two thousand and thirty four euro and fourty 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

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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.

2. 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 31 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.
3. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.
REASON: In the interest of visual amenity.
(b) Restriction on Use.
The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.
REASON: To prevent unauthorised development.
(c) Drainage - Irish Water.
(i) The water supply and drainage infrastructure, shall comply with the requirements of 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

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for demolition.

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

(e) Construction Noise and Hours.

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

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

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

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

4. Amendments - Glazing.

The following amendment to the design shall be carried out:

The high window serving the bathroom on the rear elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.

REASON: In the interest of residential amenity.

5. Sustainable Urban Drainage Systems (SuDS) and Landscaping

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features. Prior to the commencement of development, the applicant shall submit the following:

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• a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the Planning Authority. The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development which infiltrates surface water generated within the site, measures might include but are not limited to the following:

- Rain Gardens
- Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Grasscrete
- Green Roofs
- Rain gardens
- Swales
- Rills
- Water Butts
- Other such SuDS
- A summary, in a digital format, quantifying and detailing the following:
 - tree and hedgerow removal;
 - tree and hedgerow retention;
 - new tree and hedgerow planting.

The applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

REASON: To ensure the adequate provision of SuDS

6. Surface Water Drainage

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.
2. The applicant is required to 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.

REASON: To ensure the adequate provision of surface water systems on site.

7. Foul and Surface Water Drainage Layouts

The applicant is requested to submit a drawing showing existing and proposed foul and

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surface water drainage layouts up to and including the point of connection to the public foul and surface water sewers. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.

REASON: In the interest of public health and safety and to ensure the adequate provision of water services

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/1219/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0065

LOCATION: 12, Ballyboden Crescent, Rathfarnham, Dublin 16



**Deirdre Kirwan,
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: 27/07/22


Gormla O'Corrain, Senior Planner