

**An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department**

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**Allister Coyne,  
Ailtireacht  
30, Mountjoy Square  
Dublin 1**

**NOTIFICATION TO GRANT PERMISSION  
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

Final Grant Order No.:	<b>0233</b>	Date of Final Grant:	<b>23-Feb-2022</b>
Decision Order No.:	<b>0041</b>	Date of Decision:	<b>14-Jan-2022</b>
Register Reference:	<b>SD21B/0436</b>	Date:	<b>09-Dec-2021</b>

**Applicant:** Ferga Kane & Paul O'Neill

**Development:** Widen existing vehicular access from Crannagh Road, and associated site works inclusive of footpath dishing revisions as required; demolition of the existing boiler house, two storey terrace extension and single storey extension to the rear and side of the property; provision of a new entrance door and canopy along with associated fenestration; revisions to the front of the property; new one and two storey extension with set back at first floor level to the front and side of the property along with all roof lights and associated site works; new canopy along with associated fenestration revisions to the rear & sides of the property; new single storey amenity and storage shed to the rear of the property, along with roof light and associated site works.

**Location:** 28, Crannagh Road, Dublin 14

**Time extension(s) up to and including:**

**Additional Information Requested/Received:** 21-Sep-2021 / 09-Dec-2021

A Permission has been granted for the development described above, subject to the following conditions.

**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 09/12/2021, 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 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). Prior to commencement of development, the applicant shall submit the following information:

- 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 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:

1. At least 5m from any building, public sewer, road boundary or structure.
2. Generally, not within 3m of the boundary of the adjoining property.
3. Not in such a position that the ground below foundations is likely to be adversely affected.
4. 10m from any sewage treatment percolation area and from any watercourse / floodplain.
5. Soakaways must include an overflow connection to a public surface water sewer where possible.

(ii). Prior to commencement of development, the applicant shall submit a drawing showing proposed surface water drainage layouts from the proposed detached building to the rear of the site.

(iii). Prior to commencement of development, the applicant shall submit a drawing showing the inclusion of water butts as part of additional SuDS (Sustainable Drainage Systems) for the proposed development.

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

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

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

(vii). All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure unless otherwise formally agreed with Irish Water in writing.

(viii). All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.

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

(x). 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.

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

(xii). All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure unless otherwise formally agreed with Irish Water in writing.

(xiii). All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.

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

(d) Minimise Air Blown Dust.

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

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

(e) Construction Noise and Hours.

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

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

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

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

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. Shed use.

The use of the shed building shall be restricted to purposes incidental to the enjoyment of the house as such and shall not be used for commercial use, as a habitable unit and shall not be

leased or subdivided from the main dwelling.

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

4. Roads Requirements.

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

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

(c) The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

(d) Any gates shall open inwards and not out over the public domain.

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

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2,246.54 (two thousand two hundred and forty six euros and fifty four 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 contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

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

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

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto [www.localgov.ie](http://www.localgov.ie) and click on BCMS link.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

  
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for Senior Planner

28-Feb-2022