

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0358 **Application Date:** 09-Aug-2022
Submission Type: New Application **Registration Date:** 09-Aug-2022
Correspondence Name and Address: J. J. Martin 15, Castletown Lawn, Celbridge, Co Kildare
Proposed Development: Erection of a single storey extension to the front and side; Conversion of the existing garage to a kitchen dining room.
Location: Hazelhatch, Celbridge, Co. Kildare
Applicant Name: Amanda Bane
Application Type: Permission

(BC)

Description of Site and Surroundings:

Site Area: Stated as 2134sq.m (0.2134 Hectares).
Site Visit: 28/9/2022

Site Description:

The flat 0.2134Hc site comprises of a rectangular landholding on the eastern side of Hazelhatch Road/Railway Cottages in Hazelhatch. The site contains a detached two storey dwelling with separate garage to the side. The site has mature-planted boundaries on all sides. The boundary with Hazelhatch Road is a mixture of trees and hedgerow. Hazelhatch train station is located to the north and west of the site. The area has urban characteristics in appearance. There are neighbouring detached dwellings of similar scale on each side of the subject site with evidence of extensions of a similar nature.

Proposal:

- Erection of single storey extension to the front and side of existing dwelling
- Conversion of existing garage to a kitchen dining room

Zoning:

The subject site is subject to zoning objective 'RU' - 'To protect and improve rural amenity and to provide for the development of agriculture'.

Consultations:

- Roads: No objections, subject to conditions.
- Water Services: No report received at time of writing.
- Irish Water: No report received at time of writing.

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

SEA Sensitivity Screening -

- The site overlaps with the following layer: Rural 2016

Submissions/Observations/Representations:

None received. Date for final submissions 12/09/22.

Relevant Planning History:

Subject Site:

None.

Adjacent and surrounding sites:

SD03B/0095- Applewood, Hazelhatch, Celbridge, Co. Kildare
Sunroom to the side.

Permission Granted.

SD02B/0141- 'Stradbrook', Hazelhatch, Newcastle, Co. Dublin.

Alterations to front elevation including new brick work, re-tiling and extending roof over existing garage, 3 new dormer windows to existing attic rooms, together with utility room and dining room extension to rear.

Permission Granted.

SD14B/0217- Acorn Lodge, Hazelhatch, Newcastle, Co. Dublin.

Renovation and extension works to the existing residence to include partial demolition of the existing structure; modifications to the existing elevations to include change of materials and new fenestration layout; replacement of the existing roof and provision of new rooflights; provision of a new part one, part two storey extension; provision of a new septic tank and all associated site works.

Grant Permission.

SD05B/0209- "Solita", Hazelhatch, Celbridge, Co. Kildare

Single storey sunlounge extension to side of an existing dwelling

Grant Permission.

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

SD02A/0633- Hazelhatch, Celbridge, Co. Kildare.

Dormer dwelling, septic tank and Puraflo system and entrance.

Refuse Permission.

1. The development would contravene materially a development objective indicated in the development plan for the zoning of land for the use solely or primarily of particular areas for particular purposes namely, the zoning of this land for agriculture where the zoning objective is to protect and or improve rural amenity and to provide for the development of agriculture.
2. The applicant has failed to prove that she complies with policy RH1 of the South Dublin County Development Plan 1998 specifically paragraph 2.3.1ii and as such the proposed development would be contrary to the proper planning and development of the area.
3. Due to the scale height and bulk of the roof, the proposed development would be visually obtrusive and would negatively impact on the visual amenity of the surrounding area. As such the development would seriously injure the amenities of property in the vicinity.

Relevant Enforcement History

None identified in APAS

Pre-Planning Consultation:

None identified in APAS.

Relevant Policy in South Dublin County Council Development Plan 2022 – 2028

Section 6.9 Rural Housing Strategy

Policy H16: - Management of Single Dwellings in Rural Areas Restrict the spread of urban generated dwellings in the Rural "RU", Dublin Mountain 'HA-DM', Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones and to focus such housing into existing settlements in line with the Settlement Hierarchy

H21 Objective 1: - To favourably consider applications for replacement dwellings within areas designated with Zoning Objective 'RU' (to protect and improve Rural Amenity and to provide for the development of Agriculture), Zoning Objective 'HA – Dublin Mountains' (to protect and enhance the outstanding natural character of the Dublin Mountains Area), Zoning Objective 'HA – Liffey Valley' (to protect and enhance the outstanding character and amenity of the Liffey Valley) and Zoning Objective 'HA – Dodder Valley' (to protect and enhance the outstanding character and amenity of the Dodder Valley) where the Planning Authority is satisfied that all of the following are met:

- There is a genuine need for replacement or refurbishment of the structure;
- The roof, internal walls and external walls of the structure on site are substantially intact;
- The structure on site is a habitable dwelling and its use as a habitable dwelling has not been abandoned (for a period that exceeds 5 years);
- The structure on site is of limited value in terms of built heritage, character and visual amenity;

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

- The replacement dwelling would largely occupy the same footprint, scale and location of the dwelling to be replaced, save in exceptional circumstances where the Planning Authority agrees a more favourable position in the context of the development management criteria outlined under Chapter 12: Implementation and Monitoring.

Policy H23: Rural Housing and Extension Design - Ensure that any new residential development in rural and high amenity areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape.

H23 Objective 1: Ensure that all new rural housing and extensions within areas designated within Zoning Objectives Rural (RU), Dublin Mountain (HA-DM), Liffey Valley (HA-LV) and Dodder Valley (HA-DV);

- Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features;
- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings;
- Is designed and sited to minimise impact on the site's natural contours and natural drainage features; Retains and reinstates (where in exceptional circumstance retention cannot be achieved) traditional roadside and field boundaries;
- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls;
- Would comply with the EPA's Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent less than 10) 2021 except where planning permission was granted prior to 7th June 2021 in which case the EPA's Code of Practice Wastewater Treatment Systems Serving Single Houses 2009 applies;
- Would not create or exacerbate ribbon or haphazard forms of development

6.9.6 Rural Dwelling Occupancy

4.3.1 Components of the GI Network - Figure 4.4: Green Infrastructure Strategy Map

4.3.2 Strategic Corridor Objectives - Strategic Corridor 3: Grand Canal Corridor, Overarching Objectives

Policy GI1: Overarching GI1 Objective 4: - To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Policy GI2: Biodiversity GI2 Objective 4: - To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

objectives of this chapter.

Policy GI4: Sustainable Drainage Systems GI4 Objective 1: - To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Policy QDP7: High Quality Design – Development General - Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

Policy QDP11: Materials, Colours and Textures - Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

Policy H14: Residential Extensions - Support the extension of existing dwellings subject to the protection of residential and visual amenity.

H14 Objective 1:

To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Policy E3: Energy Performance in Existing and New Buildings

Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

12.3.1 Appropriate Assessment

12.3.1 Ecological Protection

12.3.2 Environmental Impact Assessment

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.1 Green Infrastructure and Development Management

12.5 Quality Design and Healthy Placemaking

12.5.2 Design Considerations and Statements

12.5.3 Density and Building Heights

12.6 Housing - Residential Development

12.6.7 Residential Standards

12.6.8 Residential Consolidation

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.

12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

12.11.1 Water Management

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including porches, side and rear extensions.

Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Side extensions

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
 - *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
 - *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
 - *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*
- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to 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.*

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
 - *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
 - *Avoid the use of prominent parapet walls to the top of side extensions.*
-

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*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

Relevant Government Guidelines

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

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

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

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

Sustainable Rural Housing Development Guidelines - Sustainable Rural Housing Guidelines for Planning Authorities (2005).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment:

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Green Infrastructure,
- Water Services;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The extension to an existing residential dwelling comprising of a side extension along with the garage conversion for use as kitchen/dining room is 'open for consideration' under the 'RU' land-use zoning objective, but only where the development is consistent with the rural housing policy contained in sections 6.9, 12.6.8 and 12.6.9 of the County Development Plan and subject to its design being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

The proposed residential extension would be consistent with Policy H23: Rural Housing and Extension Design and H23 Objective 1 and will have minimal impact on the landscape given the design, scale and location of the proposal.

Visual and Residential Amenity

The proposed development would involve a single storey extension to the side of existing

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

dwelling. The side extension would be recessed approx. 1.2m from the front building line of the existing dwelling and garage. The proposed building line would be in line with the rear with existing dwelling and garage.

The single storey extension is approx. 6.26m in length and would join the existing dwelling to an existing garage with external finish and roof tiles to match existing. The existing ridge height (c4.8m) of the garage is proposed to be maintained on the extension which is not considered visually dominant as it would continue the roofline from the garage to the dwelling house. The visual amenity of neighbouring properties will not be affected by the proposed extension with the sufficient separation distances being achieved. A similar type of extension which joins a dwelling house to garage is evident (SD03B/0095) on the neighbouring dwelling to the south.

The proposed development also includes the conversion of the existing garage to a kitchen/dining room. The garage conversion provides no issue in relation to rural housing and extension design policy as the conversion aims to minimise visual impact on the character and visual setting of the surrounding landscape by maintaining the existing window to the front of the garage and the only external changes would be with the replacement of an existing door to the rear being replaced with French doors and an existing door being replaced with a window also on the rear elevation.

Sufficient front and rear amenity space would remain.

In summary, the proposed development is considered to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and that the proposed development would not have a negative impact on the environment or the rural amenity and has an acceptable impact in terms of residential and visual amenity.

Access and Parking

The roads department of the Council has reviewed the proposed development and have raised no objections, subject to conditions.

Green Infrastructure

The subject site is located within a GI Corridor as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP 2022-2028. The site is located within Strategic Corridor 3: Grand Canal Corridor. Having regard to the location, nature and scale of the development it is considered that it would not have any impact with GI Policy Objectives and Section 12.4.2 of the CDP 2022-2028 provided SUDS (Sustainable Urban Drainage Systems) are proposed. The applicant should be requested to include SUDS features for the proposed development such as green roofs, rain gardens, permeable paving, grasscrete and/or other appropriate measures. This can be attached as a **condition**.

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

Water Services

No report was received from Water Services. Irish Water maps indicate that the proposed development would not be located within an unacceptable distance of any existing Irish Water infrastructure. Given the nature and scale of the development, that the applicant should be requested to include SUDS features for the proposed development. This should be attached as a **condition**.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. Grand Canal proposed natural heritage area is located c480m to the rear of the site separated by agricultural land and mature hedgerows. The development involves a house extension and garage conversion.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced 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.

Screening for 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 development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

Development Contributions

Proposed Extension 38sq.m

Garage Conversion 44.7sq.m

Total sqm proposed 82.7sq.m

Planning Reference Number	SD22B/0358
Summary of permission granted & relevant notes:	Residential Extension - 38sqm and garage conversion 44.7sq.m (Total 82.7sqm) No previous extension. 40sqm exemption still remains.
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)	82.7
Amount of Floor area, if any, exempt (m2)	40
Total area to which development contribution applies (m2)	42.7
Total development contribution due	€4,461.72

SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 82.7sqm.

Land Type: Rural

Site Area: 0.2134 Hectares.

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- the existing character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, 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 in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. (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.

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

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 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

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

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. Restrictions on Use.

The use of the development for residential purposes shall be restricted to a residential use directly associated with the use of the existing house on the site for such purposes, and the structure shall not be sub-divided from the existing house, either by way of sale or letting (including short-term) or otherwise.

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

4. 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 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 such as but 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
- SwalesPermeable Paving
- GrasscreteChannel
- Rills
- Planter Boxes
- Water Butts
- Other such SuDS

Comhairle Chontae Atha Cliath Theas

PR/1238/22

Record of Executive Business and Chief Executive's Order

The applicant should reference the SDCC Householder's Guide to Sustainable Drainage (SUDS) prior to submission. This guide can be found at:

<https://www.sdcc.ie/en/services/planning/planning-applications/water-and-drainage-considerations/sdcc-householders-guide-to-sustainable-drainage-suds-.pdf>

REASON: To promote provision of SuDS

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €4,461.72 (Four thousand, four hundred and sixty one euro and seventy two 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.

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/1238/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0358

LOCATION: Hazelhatch, Celbridge, Co. Kildare



**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: 3/10/22


Gormla O'Corrain, Senior Planner