

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

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

**Micheál Ó Drisceoil Architect
53, Georges Street Lower
Dún Laoghaire
Chontae Átha Cliath
A96 X7K2**

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

Final Grant Order No.:	0309	Date of Final Grant:	11-Mar-2022
Decision Order No.:	0091	Date of Decision:	20-Jan-2022
Register Reference:	SD21B/0228	Date:	15-Dec-2021

Applicant: Jean & John Harrington

Development: Alterations to existing dwelling, previously extended, to provide an additional separate dwelling on same site incorporating previous extension with new extension into the new separate four bedroom dwelling; new roof window to existing bathroom; addition of a single storey utility room extension to the rear of existing dwelling; alterations to existing first floor windows to correspond to houses opposite; subdivision of rear garden into separate gardens; new pedestrian gate onto Laburnum Walk.

Location: 27 Elderwood Road, Palmerstown, Dublin 20.

Time extension(s) up to and including:

Additional Information Requested/Received: 15-Jun-2021/20-Oct-2021, 17-Nov-2021/15-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 20/10/21, Clarification of Further Information received on 15/12/21, 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. Permission Required for Class 1 & 3 Exemptions.

Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001 as amended, and any statutory provision replacing or amending them, no

development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations and any statutory provision replacing or amending them shall take place within the curtilage of the proposed development without a prior grant of planning permission.

REASON: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwelling, compliance with Development Plan policy, and in order to protect the residential amenity of the area.

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 - Surface Water.

(i) The applicant shall include Water Butts as part of additional Sustainable Drainage Systems (SuDS) measures for the proposed development.

(ii) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.

(iii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(iv) 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, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water 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.

4. Modification to Northern Elevation

The northern elevation of the 4-bedroom dwelling house shall be modified as follows:

- (i) An additional window opening shall be created at first floor level and shall provide light to the Master Bedroom 1 as annotated in Drawing titled Floor and Site Plans, Drawing No. 2030/101 dated Feb 2020 #1 and 18/10.21.
- (ii) The additional window opening required under item i) shall match the exact dimensions of the first-floor window in 'Side Elevation' providing light to the stairwell and landing as annotated on Drawing titled Proposed Elevations and Cross Section, Drawing No. 2030/102 dated Feb 2020 #1 and 18/10.21.

REASON: In the interests of providing a full dual frontage dwelling, providing passive surveillance, in the interests of complying with County Development Plan policy and in the interests of proper planning and sustainable development.

5. Dish Kerb and Footpath.

The kerb and footpath of the public road at the vehicle entrance(s) shall be,

- (a) dished and a widened dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense, and
- (b) all works shall be completed fully in accordance with the terms of a Road Opening Licence which shall be obtained by the applicant, developer, or owner from the Council prior to commencement of any works in the public domain.

REASON: In the interest of public safety and the proper planning and sustainable development of the area, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10.

6. Drainage - Irish Water.

- (i) All works shall comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure unless otherwise agreed with Irish Water in writing.

(ii) The applicant shall comply with the requirements as stated in Letter received from Irish Water dated 7th December 2021 in relation to Build near enquiry reference DIV21299.

(iii) All works shall comply with the Irish Water Standard Details & Code of Practice for WasteWater 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.

7. Parking

All proposed car parking areas shall be constructed of a porous paving material.

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

8. Access

(i) No gate, specifically the gates provided in the northern boundary, installed or erected shall be capable of opening across any public footpath, cycle-track, roadway or right of way.

(ii) Any front entrance pillars shall be a maximum height of 1.2m .

REASON: In the interests of visual amenity and pedestrian safety.

9. Boundary Treatment

(i) The northern/side boundary treatment shall be constructed of a wall with a maximum height of 1.2m, which shall be topped with a 0.5m wrought-iron railing for the length of the side boundary from the rear building line to the front building line of the 4-bedroom dwelling house.

(ii) The eastern/front boundary treatment forward of the front building line of both dwelling houses shall have a maximum height of 1.2m.

REASON: In the interests of provided a full dual frontage dwelling, providing passive surveillance of the street, to meet County Development Plan policy and in the interests of proper planning and sustainable development.

10. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5,067.77 (five thousand and sixty seven euros and seventy seven 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.

- (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 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.


_____ 15-Mar-2022
for Senior Planner