

Comhairle Chontae Atha Cliath Theas

PR/1226/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0327 **Application Date:** 08-Aug-2022
Submission Type: New Application **Registration Date:** 08-Aug-2022

Correspondence Name and Address: Peter McGillen Burgage, Blessington, Co Wicklow

Proposed Development: Change of house plans of two storey private dwelling in side garden of existing family home; Re-Arrangement of existing entrance to provide required access to public road; Installation of waste water treatment system to required detail as granted under Reg. Ref. SD20A/0200; Building of private garage - floor area 49sq.m on western side of proposed dwelling.

Location: Baldonnell Road, Baldonnell Upper, Dublin 22

Applicant Name: David Fallon

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 27.09.2022

Site Area:
Stated as 0.1512ha

Site Description:

The site was subject to a grant of permission for a two-storey detached dwelling under SD20A/0200; it is noted that works have not commenced to date. The site is located in the townland of Baldonnell and comprises a rectangular parcel of land which is accessed via an existing entrance off Baldonnell Road. The site is level and partially grassed, with a section of the site in use as a paddock separated by timber fencing.

Scrub hedging and a wall bounds the east of the site with Bal Donnell Road. A mature hedge is in place to the western and southern boundary, with no boundary evident to the north with the adjacent property. Detached rural dwellings are located to the north and south of the site. Rock House Business Centre is located further south along Baldonnell Road. Casement Aerodrome is located to the west (rear) of the site.

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Proposal:

The proposal comprises:

- Change of house plans of two storey private dwelling in side garden of existing family home;
- Re-Arrangement of existing entrance to provide required access to public road;
- Installation of waste water treatment system to required detail as granted under Reg. Ref. SD20A/0200; Building of private garage - floor area 49sq.m on western side of proposed dwelling.

SEA Sensitivity:

Overlap is identified with the following environmental layers:

- Rural (2016)
- SFRA B (2016)
- SFRA A (2016)

Zoning:

The subject site is subject to zoning objective 'RU', which seeks '*To protect and improve rural amenity and to provide for the development of agriculture*' in the South Dublin County Development Plan 2022-2028.

Consultations:

- | | |
|---|--------------------------------------|
| ▪ <i>Irish Water</i> – | No objection subject to conditions. |
| ▪ <i>Surface Water Drainage</i> – | No objection subject to conditions. |
| ▪ <i>Roads Department</i> - | Requests additional information |
| ▪ <i>HSE Environmental Health Officer</i> - | No objections subject to conditions. |
| ▪ <i>Department of Defence (re. Baldonnell Aerodrome)</i> - | No comment received |
| ▪ <i>Irish Aviation Authority (re. Weston Aerodrome)</i> - | No observations. |

Submissions/Observations /Representations

- None Received.

Relevant Planning History

SD20A/0200 – Permission Granted for:

- Development of a two-storey dwelling in the side garden of existing family home,
- Utilising existing entrance to provide access to public road,
- Installation of wastewater treatment system to required detail.

Adjacent sites

SD14A/0186: *Commons Lane, Baldonnell, Co. Dublin* (to the southeast)

Proposal: Dormer bungalow and treatment effluent unit on original cottage site.

Decision: Refuse Permission.

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Relevant Enforcement History

None traced to subject property.

Pre-Planning Consultation

None recorded for the subject site.

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

Chapter 6 Housing

Section 6.8 Residential Consolidation in Urban Areas

Policy H9 Private and Semi-Private Open Space

Policy H11 Privacy and Security

H11 Objective 2

To ensure that all developments are designed to provide street frontage and to maximise surveillance of streets and the public realm.

Policy H13 Residential Consolidation

H13 Objective 3

To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring.

H13 Objective 5

To ensure that new development in established areas does not unduly impact on the amenities or character of an area.

Chapter 7 Sustainable Movement

Section 7.10 Car Parking

Policy SM7 Car Parking and EV Charging

SM7 Objective 1 Maximum car parking standards

Chapter 10 Energy

Section 10.2 Energy Measures

Policy E3 Energy Performance in Existing and New Buildings

Chapter 12 Implementation & Monitoring

Section 12.3 Natural, Cultural and Built Heritage

Section 12.3.1 Appropriate Assessment

Section 12.3.3 Environmental Impact Assessment

Section 12.6.7 Residential Standards

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(i) Housing

Table 12.20 Minimum Standards for Housing

Chapter 3 Natural, Cultural and Built Heritage

Policy NCBH3 Natura 2000 Sites

NCBH3 Objective 3 (Appropriate Assessment)

Chapter 4 Green Infrastructure

Policy G11 Overarching

G11 Objective 4

Policy G12 Biodiversity

G12 Objective 4

Policy G14 Sustainable Drainage Systems

G14 Objective 1

Corner/ Side Garden Sites

Development on corner and/or side garden sites should be innovative in design appropriate to its context.

Relevant Government Guidelines and Policy

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual, 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).

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Overcoming Previous Refusal Reasons
- Standard of Drawings,
- Residential and visual amenity,
- Vehicular entrance,
- Services and drainage and Flood Risk.

Zoning and Council Policy

The subject site is located in an area with zoning objective RU - *'To protect and improve rural amenity and to provide for the development of agriculture'* in the South Dublin County Development Plan 2022-2028.

The use class 'Residential' is listed as 'open for consideration' under this zoning objective subject to accordance with Council policy for development in rural areas. Therefore, such ancillary proposals may be permitted only if they do not conflict with the policies and objectives of the Development Plan (including housing needs criteria) and if they are consistent with the principles of proper planning and sustainable development and relevant Ministerial guidelines.

The subject proposal involves re-arranging the existing dwelling and entrance and installation of the wastewater treatment system to the required detail as granted under Reg. Ref. SD20A/0200; building of the private garage, all deemed ancillary to permitted residential development and acceptable in principle.

Residential and Visual Amenity

The development of a two-storey dwelling in the rear garden of the existing family home with vehicular entrance and wastewater treatment, previously granted permission under SD20A/0200, constituted the subdivision of an existing rear garden serving a detached dwelling on a rear garden site. It is noted that works have yet to commence, and the assessment of this proposal has already broadly been assessed in context to the previous Development Plan. The subject proposal is amendments to the design of the permitted dwelling.

- The subject rearranging includes on the eastern (front) elevation the removal of the projected oval front porch; a two-storey limestone cladding structure with a copper roof.

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The revised projection has been moved to the southern end of the eastern elevation and has a two-story bay-fronted projection with a pitched roof.

- The proposal also includes the western (rear) elevation, the moving of kitchen the extension further north on the west side.
- On the northern elevation, the utility room has been projected out 2.1m in width and 4.5m in length.
- A wheelchair ramp has been added on the southern elevation with rearranged window opes.

The amendments are fenestration and design re-arrangements; however, it is considered that the proposal is broadly within the footprint of the previously granted permission under SD20A/0200 and deemed acceptable to the provisions of the existing County Development Plan 2022-2028.

The Roads Department will further evaluate the vehicular design approach to the proposed dwelling. However, vehicular entrances and wastewater treatments are ancillary to the permitted residential development. Therefore, they would not adversely affect the visual amenities of the area or have an overly negative impact on the surrounding rural landscape.

Garage Development

The proposed garage development is located 1.5m northwest of the existing three-bed two storey dwelling; under the County Development Plan it is noted that in this proposal, the minimum standard of rear amenity space is achieved within this 0.1512ha site and therefore complies with the Minimum Space Standards for Houses set out in the South County Development Plan 2022-2028.

The garage structure is 7.5m in length both west and south facing and 7.6m in width and has a floor area of 49sq.m. The roof is pitched with a height of 5.9m. The proposal would be finished using nap plaster with one window and a garage roller on the front (east) elevation and a door and window both separate on the side (north) and rear (west) facing elevations.

The use of the garage is considered to be ancillary use and the proposal is considered to be incidental to the existing house with no connection to the water mains for a w/c. The garage size is considered large and its position within the site close to the dwelling reduces the rural and open character of the site and surrounding area. As such a condition reducing its scale by 50% is recommended.

Having regard to the location and overall scale and design of the proposed development it is not considered to be visually obtrusive and when considered in the context to the main dwelling and surrounding properties, is deemed to be acceptable under the Development Plan provisions.

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Re-Arrangement of existing entrance

It is noted from the previous permission under SD20A/0200 The proposal would utilise an existing 4-metre-wide vehicular entrance to the site off Baldonnell Road to the east. The applicant proposes that the existing entrances will be re-arranged and set back from the public road, together with realignment of the front boundary to the south of entrance accommodating the required site lines serving the proposed development, that were addressed by AI.

The subject application proposes a re-arrangement of the existing entrance to provide required access to public road. A revised vehicular entrance will be addressed in the Roads report below. The established existing outer boundary treatment shall comply with the South Dublin County Council Development Plan 2022-2028.

Vehicular Entrance

The Roads Department recommends Additional Information and states the following in their report:

As per granted permission SD20A/0200, the applicant was then required to provide an accurate visibility splay with 2.4 meters set-back, at a 1.05 meter height from ground level 90m sight lines in both directions from the entrance.

SD20A/0200



SD22A/0327



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The actual site conditions are not consistent with the sightline drawing provided by the applicant. Applicant is required to demonstrate how the required sightlines can be achieved at this location (sightline visibility splay drawing and a photo-montage drawing are both required), and to detail whether any hedgerow will either need to be removed, pruned back or both.

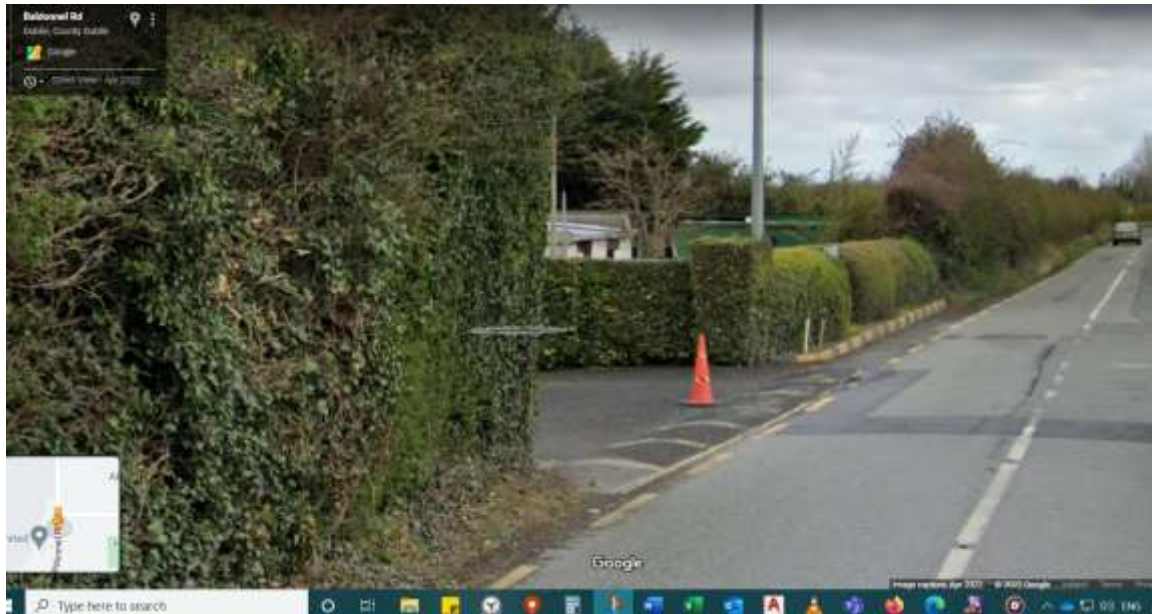
The current application proposes to move the site entrance of the proposed dwelling in a southerly direction, moving it closer to the curved wall and therefore reducing the driver's view considerably to traffic coming from the RHS.

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View in opposing direction:



Roads recommend that additional information be requested from the applicant:

1. Applicant to provide a:
 - a. revised visibility splay drawing which accurately shows the 2.4m/90m splay in both directions from the proposed relocated entrance.
 - b. photomontage which clearly demonstrates the required driver sightlines in both directions.

Should the permission be granted, the following conditions are suggested:

1. 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.
2. No vehicular access point shall exceed a width of 3.5 meters.
3. Any gates shall open inwards and not outwards over the public domain.
4. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.
5. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed. All items and areas for taking in charge shall be undertaken to a taking in charge standard.
6. Prior to commencement of development, the applicant shall submit a Traffic Management Plan for the written agreement of the Planning Authority for any works that will be carried near or at the public road.

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The Roads Department's comments have been noted. The Planning Authority, in this instance, having regard to the location of the site (and specifically the entrance) and the previous grant of permission, deem that subjected to **conditions**, the applicant shall be required to submit the above roads requirements prior to commencement of development in the event of a grant of permission.

Green Infrastructure

The proposal is located on a rural road that is surrounded by a large hedging that provides screening to the site. The Planning Authority consider that Green infrastructure elements were dealt with in the parent permission SD20A/0200 as per below.

Landscaping

As noted from the previous report SD20A/0200. The applicant has not submitted any landscape plan in support of the proposal. The site layout plan submitted indicates that existing hedgerows to the western boundary within the site will be retained and supplemented with additional planting where required. The existing hedge to the eastern boundary to the public road will be removed and set back to provide required sightlines. In the event of a grant of planning permission, coinciding with the above Green Infrastructure requirements it is considered appropriate to attach a **condition** requiring the development shall otherwise be carried out in accordance with parent permission SD20A/0200 including related conditions:

Landscape Plan.

A fully detailed landscape plan shall be agreed with the Public Realm Section, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The Landscape Plan shall include:

(1) hard and soft landscaping details including levels, sections/elevations and a timescale for its implementation.

(2) A fully detailed Planting Plan for the development to include a reinstatement of hedgerow and screening of the site from the public road.

REASON: In the interests of visual amenity and integrating the development into the landscape.

Waste Water Treatment

The previous application included the proposal for installation of a waste-water treatment system on site to required detail as granted under Reg. Ref. SD20A/0200. A site characterisation report had been previously prepared by JMG Engineering Services Ltd. The EHO find the previous and subject proposal acceptable, subject to conditions provided below.

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EHO

The main concerns from an Environmental Health perspective relate to the proposed wastewater treatment systems as it is necessary to ensure the proposed systems do not compromise both Public and Environmental Health.

A site characterisation study had been carried out for the site and a report dated 10/6/20 was submitted as part of this planning application. The report was undertaken by Site Assessor John McGuinness.

The report submitted concludes that the site is suitable for a packaged wastewater treatment system and soil polishing filter incorporating a number of site-specific recommendations made by the Site Assessor into the conditions below.

It is important that any approval granted includes the site assessor's recommendations to safeguard against any public health concerns.

The above proposal is acceptable to the Environmental Health Department subject to the following conditions:

Effluent Treatment System and Soil Polishing Filter

1. The wastewater treatment systems proposed to be installed shall be located as per the site layout plan and installed in accordance with:
 - The Environmental Protection Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.
2. All setback distances shall be observed as per the EPA Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.
3. The effluent treatment systems must be certified to EN 12566-3 and S.R 66 standard.
4. The location and install of the WWTS and polishing filters must comply with the EPA code of practice 2009 and all manufacturers' specification.
5. The drinking water supply to the proposed properties must be a new connection to the public mains as detailed in the planning application form.
6. The applicant shall enter into an on-going maintenance contract with an appropriately qualified person for the lifetime of the waste water treatment systems to ensure the wastewater treatment systems are working effectively at all times.
7. The installation must be supervised by a suitably qualified person/contractor and a completion report must be prepared to include photographic evidence of the completion of works.
8. Site Assessor's recommendations:

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Given a T value of 33.47 and a P value of 26.69 the location and installation of the WWTS and polishing filter must comply with EPA code of Practice 2009 and all manufacturers' specifications.

The proposed Percolation System recommended for installation is a Tertiary Sand Filter.

All site specific conditions contained in the report must be followed.
The WWTS must be SR-66 certified.

Only grey and foul water from the house and garage are to enter the WWTS. All storm water is to be diverted to separate soak pits.

Alternative solutions which comply with EPA code of Practice 2009 along with the results of this percolation test may also be acceptable. A suitable qualified person must certify any recommendations to the proposed design.

Noise

9. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting any noise sensitive location.

10. No heavy construction equipment/machinery (to include excavators, dump trucks, compressors, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Dust

11. During construction of the proposed development, all necessary steps to contain dust arising from any works shall be taken so as to prevent a nuisance being caused. This may include covering skips, slack heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.

12. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity. 13. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance

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The EHO Department's comments have been noted. The Planning Authority, deem the requirements can be addressed by **condition** in the event of a grant of permission.

Aviation Safety

The concerns of the Irish Aviation Authority (IAA) were addressed in the previous application.

The observations of the IAA are noted, no comments made.

Services & Drainage and Flood Risk

A report from Water Services has no objection and requests the following to include in the attached conditions.

1.1 Proposed soakaway shall have an overflow pipe from proposed soakaway to existing drain/ditch at rear of site.

1.2 Include water butts in proposed development as part of SuDS (Sustainable Drainage System).

Flood Risk No Objection Subject To:

2.1 The site is located in a 1 in 100-year flood risk zone. All floor levels for proposed development shall be a minimum of 500mm above the highest know flood level for the site.

Irish Water have not submitted a report however standard conditions to apply.

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 a Rural area and comprises of a new dwelling.

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 development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising

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

Development Contributions

Development Contributions	
Planning Reference Number	SD22A/0327
Summary of permission granted & relevant notes:	Proposal dwelling alterations now measuring 191.2 sq.m. noted from previous report SD20A/0200; the original dwelling measured 117.54sq.m Residential Dormer Extension – 73.46 sqm
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)	73.46
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	0
Total development contribution due	€7,675.83

SEA Monitoring Information

- *Building Use Type Proposed*- Residential dwelling
- *Floor Area (sq.m)*- 191.2 sq.m
- *Land Type*- Greenfield rural
- *Site Area (Ha.)*- 0.1512ha

Conclusion

Having regard to the amendments to parent application SD20A/0200, with the pattern of development in the vicinity and the design and layout of the proposed residential development, it is considered that, subject to compliance with the conditions set out in the parent permission and below the proposed development would not seriously injure the amenities of the area or property in the vicinity, therefore, be in accordance with the proper planning and sustainable development of the area.

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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. The development is in accordance with submitted plans and details and shall otherwise be carried out in accordance with parent permission SD20A/0200 including the related conditions.
3. Prior to commencement of development, the applicant shall submit to the Planning Authority:
 - (i) revised visibility splay drawing which accurately shows the 2.4m/90m splay in both directions from the proposed relocated entrance.
 - (ii) photomontage which clearly demonstrates the required driver sightlines in both directions.

Conditions as follows:

1. 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.
2. No vehicular access point shall exceed a width of 3.5 meters.
3. Any gates shall open inwards and not outwards over the public domain.
4. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

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5. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.

All items and areas for taking in charge shall be undertaken to a taking in charge standard.

6. Prior to commencement of development, the applicant shall submit a Traffic Management Plan for the written agreement of the Planning Authority for any works that will be carried near or at the public road.

4. The wastewater treatment systems proposed to be installed shall be located as per the site layout plan and installed in accordance with:

1. The Environmental Protection Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.

2. All setback distances shall be observed as per the EPA Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.

3. The effluent treatment systems must be certified to EN 12566-3 and S.R 66 standard.

4. The location and install of the WWTS and polishing filters must comply with the EPA code of practice 2009 and all manufacturers' specification.

5. The drinking water supply to the proposed properties must be a new connection to the public mains as detailed in the planning application form.

6. The applicant shall enter into an on-going maintenance contract with an appropriately qualified person for the lifetime of the waste water treatment systems to ensure the wastewater treatment systems are working effectively at all times.

7. The installation must be supervised by a suitably qualified person/contractor and a completion report must be prepared to include photographic evidence of the completion of works.

8. Site Assessor's recommendations:

Given a T value of 33.47 and a P value of 26.69 the location and installation of the WWTS and polishing filter must comply with EPA code of Practice 2009 and all manufacturers' specifications.

The proposed Percolation System recommended for installation is a Tertiary Sand Filter. All site specific conditions contained in the report must be followed.

The WWTS must be SR-66 certified.

Only grey and foul water from the house and garage are to enter the WWTS. All storm water is to be diverted to separate soak pits.

Alternative solutions which comply with EPA code of Practice 2009 along with the results of this percolation test may also be acceptable. A suitable qualified person must certify any recommendations to the proposed design.

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5. Noise

9. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting any noise sensitive location.

10. No heavy construction equipment/machinery (to include excavators, dump trucks, compressors, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Dust

11. During construction of the proposed development, all necessary steps to contain dust arising from any works shall be taken so as to prevent a nuisance being caused. This may include covering skips, slack heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.

12. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity. 13. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance

6. Prior to the commencement of development, the applicant shall submit revised drawings for the garage reducing its footprint by 50% for the written agreement of the Planning Authority and thereafter shall implement the permission in accordance with the agreed revised garage drawings.

REASON: In the interests of maintaining the rural character of the landscape.

7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €7,675.83 (Seven thousand, six hundred and seventy five euro and eighty three 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

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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 requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

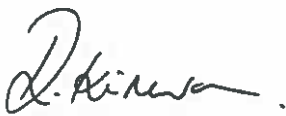
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REG. REF. SD22A/0327

LOCATION: Baldonnell Road, Baldonnell Upper, Dublin 22



**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