

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Robert Fitzpatrick
3, Westbourne Close
Clondalkin
Dublin 22

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

Final Grant Order No.:	0367	Date of Final Grant:	24-Mar-2022
Decision Order No.:	0175	Date of Decision:	10-Feb-2022
Register Reference:	SD21B/0492	Date:	14-Jan-2022

Applicant: Edel Robinson

Development: Remove hip to end gable; increase gable wall to allow a roof to extend out to gable wall line; attic conversion to incorporate a storeroom with full dormer window to rear of existing dwelling; all ancillary site works.

Location: 4, Palmerstown Close, Palmerstown, Dublin 20

Time extension(s) up to and including:

Additional Information Requested/Received: 09-Nov-2021 / 14-Jan-2022

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 14th January 2022, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Hipped Roof Redesign - Planning Compliance Condition
Prior to the commencement of development, revised elevational drawings, floor plans and roof layout shall be submitted for the written agreement of the Planning Authority clearly demonstrating the following:
 - (i) The rear dormer structure shall have a maximum width of 3.55m (For clarity, this condition reduces the width from the proposed 4.55m, as indicated on submitted drawings, to 3.55m).
 - (ii) The rear dormer structure shall be located a minimum of 1.79m away from the existing side (east) elevation.

(iii) The hipped-aspect of the roof profile shall be significantly increased and shall use the space provided from the modifications required under Items i) and ii).

REASON: In the interests of complying with County Development Plan policy, protecting the visual and residential amenity of adjacent properties and in the interests of proper planning and sustainable development.

3. External Finishes.

All external finishes shall harmonise in colour and texture with the existing dwelling.

REASON: In the interest of visual amenity.

4. Attic Space Use.

The attic space shall be used as storage non-habitable space only.

REASON: To ensure the development as approved is consistent with the restrictions of the Building Regulations in the interests of public safety and the proper planning and sustainable development of the area.

5. Drainage and Irish Water.

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

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

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

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

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.

6. 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.

7. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no 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 be operated on the site before 7.00 hours on weekdays and 9.00 hours 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. 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.

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: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, a separate Planning Application shall be required, demonstrating compliance with the Building Regulations.

- (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.


for Senior Planner

25-Mar-2022