

# Comhairle Chontae Atha Cliath Theas

**PR/1311/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22A/0343      **Application Date:** 24-Aug-2022  
**Submission Type:** New Application      **Registration Date:** 24-Aug-2022

**Correspondence Name and Address:** Michael Dowling 4, Parkview, Brackenstown Road, Swords, Co. Dublin, K67 DV24

**Proposed Development:** Extension to existing house and construction of a new three bedroom detached house on the site with a share site entrance and separate driveways and parking.

**Location:** 138, Esker Lawns, Lucan, Dublin

**Applicant Name:** Rita Nolan

**Application Type:** Permission

(EW)

### **Description of Site and Surroundings:**

Site visit: 05/10/2022

Site Area: 0.068 ha

#### Site Description:

The corner site is located in Esker Lawns in Lucan. The site contains a two-storey semi-detached house with a hipped roof. The streetscape is characterised mainly by other semi-detached houses along both sides of the road. The site has an open green area to the south of the site.

#### **Proposal:**

- Extension to existing house and
- construction of a new three-bedroom detached house on the site with a share site entrance and separate driveways and parking.

#### **Zoning:**

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity.'

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### **Consultations:**

*Surface Water Drainage:* Additional Information Requested.  
*Irish Water:* Additional Information Requested.  
*Roads:* Additional Information Requested.  
*Parks:* No report received.

*SEA Sensitivity Screening -* No overlap indicated.

### **Submissions/Observations /Representations**

None for subject proposal.

### **Relevant Planning History**

None for subject site.

### **Adjacent sites**

SD18A/0398 - 19, Beech Park, Lucan, Co. Dublin. Granted Permission for Demolition of single storey extension to side; construction of a detached 2 storey 3-bedroom dwelling to side garden; screened balcony to rear of first floor to new dwelling with external stair access; vehicular entrance with dishing of public footpath; new boundary walls and all associated site works.

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

PP065/21, the following was outlined:

- 1) County Development Plan policy on houses inside garden and at corner sites.
- 1) Possible utilities crossing the site – advised to liaise with Water Services
- 2) Possible issues with vehicular access to site – advised to liaise with Roads Department.
- 3) Minimum standards to be realised in any proposals.
- 4) Generally positive.

### **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.*

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*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 8 Community Infrastructure and Open Space*

*Section 8.7.5 Quality of Public Open Space*

*Policy COS5 Objective 16*

*To ensure that parks and public open spaces are carefully designed as safe spaces, by implementing the following measures:*

- Providing active frontages and maximising passive surveillance from adjacent housing and / or public thoroughfares;*
- Eliminating buildings which back-on or gable-front public open spaces;*
- Designing corner units with active frontage;*
- Encouraging increased use through improved access and quality of facilities';*
- Careful location, design and choice of surface materials and site furniture.*

*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*

*(i) Housing*

*Table 12.20 Minimum Standards for Housing*

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*Chapter 3 Natural, Cultural and Built Heritage  
Policy NCBH3 Natura 2000 Sites  
NCBH3 Objective 3 (Appropriate Assessment)*

*Chapter 4 Green Infrastructure  
Policy GII Overarching*

*GII 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 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.*

### **Corner/ Side Garden Sites**

Development on corner and/or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.
- Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;
- The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony.

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Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;

- A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;
- Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.

#### **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).

**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).

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### **Assessment**

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Vehicular entrance,
- Services and drainage and Flood Risk.

### ***Zoning and Council Policy***

The development comprising of a residential extension to the existing dwelling and to construct a separate dwelling is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2022-2028 and the House Extension Design Guide.

### ***Residential and Visual Amenity***

The proposed development constitutes the subdivision of an existing side garden serving a semi-detached dwelling on a side garden site. The assessment of this proposal is in context to the existing County Development Plan 2022-2028, it is subject to compliance with detailed policy provisions in relation to design that will be considered below.

### ***Rear Extension to Existing Dwelling***

The proposed single-storey rear extension projects 3.6m from the rear building line and would be located abut with the shared boundary of the neighbouring property to the north of the site. The 15.84 sq.m proposal with a pitched roof at 3.8m in height would not be significantly injurious to the amenities of the adjacent properties north of the site. A rear (frosted) east facing and side south facing window are proposed. The development pattern in the area has a prevalence of rear extensions. No undue issues of overshadowing are envisaged. The minimum private open space requirement is comfortably achieved and considered to provide sufficient residential amenities for future occupants and, therefore, would be consistent with the Development Plan provisions.

### ***Proposed Corner Site Dwelling***

#### ***Site context***

The subject corner side garden site with a two-storey semi-detached dwelling is located within an established residential estate of Esker Lawns, Lucan. The corner site is located directly adjacent to open space Esker lawn green. It is also noted that the entire boundary walls have hedging, and a grass verge exists on this road to the surrounding dwellings and the subject site.

The proposal is recessed sufficiently away from the existing adjacent house to the north. The proposal property's rear / gable and front orientation to the west are in a prominent location and highly visible at to this south facing end of the adjoining semi-detached house.

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Having regards to the primary dwellings that are facing Esker Lawns, it is considered that the proposed dwelling is larger in size and scale, however due to this large corner site, the proposal would not significantly detract from the character of the adjacent semi-detached dwellings. The proposal is detached and therefore the hipped roof shape appears more prominent to the adjacent roofs as a standalone, however the front building line has broadly remained the same. The planning authority would consider that is consistent with the guidance set out in SDCC Development Plan 2022-2028 Section 13.5.8 (ii) Corner/Side Garden Sites.

Development on corner and/or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings.  
*The site is of a sufficient size to accommodate a new dwelling. It has been demonstrated that there would be no negative impact on residential amenity.*
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;  
*The proposal has adequately applied dual frontage with a large living room gable window, kitchen and bathroom on the ground floor with an upstairs bathroom window.*
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.  
*Building line of existing dwelling is similar to proposed and also the roof profile, which broadly matches as a detached dwelling.*
- Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;  
*Proposal does not project forward.*
- The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;  
*The original outer boundary remains intact. The proposal is broadly consistent with the architectural style of the surrounding area.*
- A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality.  
*Sufficient rear amenity space provided.*

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- Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space. *Sufficient rear amenity space provided.*

Having regard to the context of the subject site in the surrounding area, it is noted that the 0.068 ha site is significantly large. It is deemed that the corner site development is conducive to this site at an appropriate size and scale.

### Building Height

The proposed ridgeline height is 7.4m of the hipped roof and is consistent with the surrounding size of properties in this location. It is noted that because of the detached nature of the proposed dwelling with a further rear (easterly) projection of 1.7m, that the proposal can seem mildly more significant to the adjacent semi-detached hipped proposals north of the site. However, the proposal shall not have an adverse impact in terms of residential and visual amenities.

SDCC Development Plan 2022-2028 Section 13.5.8 (ii) Corner/Side Garden Sites states;

- *The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.*

### Front porch

The dwelling is considered to be in a prominent position on this corner site location that faces the existing street entrance of Esker Lawns. The entry of the dwelling is viewed on entering the estate and it is noted that the proposed corner site is oriented such that it projects 0.5m beyond the existing street building line.

While there is no objection in principle to the front extension, the front extension proposal projects 1.7m (a total of 2.1m including the 0.5m) westwards from the front of the existing street building line with a prominent pitched roof that is contemporary in the character of the existing dwelling. This would contravene the House Extension Design Guide that states in relation to front extensions:

- *Avoid extensions that are dominant or over large in relation to the scale and appearance of the house.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

The applicant shall be given the opportunity to address the design by way of **condition**. Having regard to Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010)



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### Overlooking & Overbearing impact

It is noted that this corner site has sufficient separation distance and is appropriate in size and scale. There are no concerns concerning the overbearing appearance of the dwelling on neighbouring properties to the east, as there is no dwelling located to the immediate rear, and there shall be no undue overlooking to the east of the site.

A full-length gable window from the ground to the first floor that exposes the internal stairwell located on the northern elevation of the proposed dwelling is considered acceptable. The window faces a blank façade on the existing dwelling north of site No.138 Esker Lawns, and no undue overlooking is envisaged.

### Dwelling size

The proposed three-bedroom dwelling is approx. 97.4sq.m which is above the minimum size set out in Table 3.20 Minimum Standards for Houses. In this context, the proposed development is consistent with the Development Plan provisions.

### Amenity space

The proposal involves the demolition of the existing flat roof garage to the gable side of the existing dwelling.

The proposed dwelling provides approximately 105sq.m of private rear open space. The minimum private open space requirement in the County Development Plan is 60sq.m and in this large, subdivided site, the minimum standard is comfortably achieved. It is noted the adjoining property on this existing large site has a rear garden space of circa 102sq.m and in this context, it is considered that the proposed development would provide sufficient residential amenity for future occupants of the three-bed dwelling and this would comply with the Development Plan provisions.

### Room size

The minimum area of a double bedroom and master bedroom is consistent in a dwelling designed to accommodate two or more persons *as per the Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, (2007). In this proposal, the primary bedroom is 27.88sq.m including a walk in wardrobe and ensuite, the bedroom two is 9.6 sq.m and bedroom three is 10.2 sq.m and is considered acceptable.

### Storage

It is noted that adequate 5.2sq.m storage has been sufficiently provided for a three-bedroomed dwelling, it is considered that adequate storage is provided, and the proposal is consistent with the minimum storage standards for houses having regard to (*Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007*)

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#### Dual Frontage

The proposal is for side garden development. In view of the public domain, the proposed house provides adequate dual frontage and is consistent with Section 13.5.8 Corner/Side Garden Sites of the South Dublin County Council Development Plan 2022-2028. Sufficient dual aspect windows are proposed from the first and second floor kitchen/living dining rooms and standard windows facing south of the site.

The site's southern boundary runs in proximity to the pedestrian path. The active surveillance for this estate is deemed sufficient with the southeast facing dual aspect windows on the ground /first floor and the proposed gable windows. The privacy strip of 1m (easterly) wide to 2.8m (westerly) along the southern side boundary is oriented within the site building line context and is acceptable.

#### Boundary Treatment

The proposal is recessed 1.5m away from the existing house to the northern boundary. A boundary wall to match the existing is proposed along the side building line of the proposed dwelling. The planning authority considers that the proposal is sufficient for wheelie bin access to the existing house at No. 138 with a width of 1.2m. The proposed dwelling would access the rear garden via two side access to the north and south and would be consistent with the guidance set out in Section 13.5.8 Corner/Side Garden Sites and 13.5.4 Residential Standards/Privacy and Security Considerations of SDCC Development Plan 2022-2028.

It is noted that the applicant proposes one shared entrance within the existing boundary wall. The boundary fence, between the two dwellings, shall be condition at an appropriate height (c. 1.7m). The proposed old entrance to the south boundary to be blocked up and has an existing mature street tree directly in the grass verge adjacent the site. The removal of the any existing hedgerows will be addressed by **condition**.

The recommendations of the Roads Department, a shared vehicular entrance will be addressed in the Roads report below.

#### ***Vehicular Entrance***

The Roads Department recommend and states the following in their report:

SDCC Roads Department have concerns over the availability of curtilage carparking spaces; SDCC Development Plan 2022-2028 parking policy recommends 2 no. on curtilage car parking spaces for each dwelling with 3 bedrooms. The applicant shall submit a revised layout showing parking arrangement of 2 no. on curtilage car parking spaces per dwelling.

The proposed layout includes a common entrance area within the site boundary. It will be the responsibility of the site owner(s) to establish a right of way at the entrance.

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Roads recommend that additional information be requested from the applicant:

1. The applicant shall submit a revised layout showing parking arrangement of 2 no. on curtilage car parking spaces per dwelling.

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

1. Where the two driveways meet, the boundary wall shall be limited to a maximum height of 0.9m, in order to improve forward visibility for vehicles.

The Roads Department's comments have been noted and in the event of a grant of permission the above condition shall be requested in this instant.

### ***Parks and Public Realm***

Parks have not submitted a report. However, it is noted that the applicant has not submitted any landscape plan in support of the proposal. The site layout plan submitted does not clearly indicate that existing hedgerows to the southern boundary within the site will be retained and supplemented with additional planting where required. The existing hedge to the western boundary of the public road will remain as the proposal is for a shared boundary and already provides required sightlines. In the event of a grant of planning permission, coinciding with the below Green Infrastructure requirements it is considered appropriate to attach a **condition** requiring the development shall retain all the existing hedging.

### ***Green Infrastructure***

The proposal does not impact the street tree negatively directly outside the southern entrance and this is noted.

In accordance with 12.4.2 Green Infrastructure and Development Management. Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. It states "*Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones', Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.*

*Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:*

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

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*This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time”.*

The main elements of the Green Infrastructure Plan regarding the retention of hedge rows have not been clarified with the subject application. However, it is noted that the street tree to the southern entrance will not be impacted negatively, and the applicant shall be requested to retain all the existing hedging by **condition**.

### ***Services & Drainage and Flood Risk***

Water Services request further information on the following:

- drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development
- drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer

Irish Water has also requested additional information on the following:

- Submit a Pre connection enquiry with Irish Water for proposed development.
- Submit a drawing showing existing and proposed watermain layouts up to and including the point of connection to the public watermain network. Maps of the public watermains networks may be obtained, if available by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).

### **Conclusion**

Having regard to the reports from the SDCC Water Services Department and Irish Water with this corner site. It is considered that the information can be requested prior to commencement of development for the approval of the Water Services Department and Irish Water by **condition**.

### ***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 an established residential 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.

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### *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 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 Assessment Overall Quantum

<b>Development Contributions</b>	
<b>Planning Reference Number</b>	SD22A/0343
<b>Summary of permission granted &amp; relevant notes:</b>	<ul style="list-style-type: none"><li>• Rear extension to existing dwelling - 15.84 sq.m (exempt under 40 sq.m)</li><li>• New Dwelling - 97.4sq.m</li><li>• Assessable area 97.4sq.m</li></ul>
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	104.49
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€104.49
<b>Area of Development (m2)</b>	97.4
<b>Amount of Floor area, if any, exempt (m2)</b>	0
<b>Total area to which development contribution applies (m2)</b>	97.4
<b>Total development contribution due</b>	€10,177.33

### **SEA Monitoring Information**

Building Use Type Proposed:

Floor Area: 97.4 sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.068 ha

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### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan and to the subdivision of the existing dwelling, it is deemed the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, in this instance, 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 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 xxx, Clarification of Further Information received on xxx and Unsolicited Further Information received on xxx, 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 applicant has not submitted a drawing or report to show any SuDS (Sustainable Drainage Systems) features for the proposed development.  
Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:
  - 1.1 The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.  
SuDS features could include but are not limited to:
    - Soakaway
    - Rain garden
    - Planter box

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- Other such SuDS

1.2 The applicant is required to submit the following as part of an Additional Information response: a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe, size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains, surface water and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie)

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

- All works for this development shall comply with the requirements of 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.

3. Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

(a) Water

1.1 Submit a Pre connection enquiry with Irish Water for proposed development.

1.2 Submit a drawing showing existing and proposed watermain layouts up to and including the point of connection to the public watermain network. Maps of the public watermains networks may be obtained, if available by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).

- Prior to the commencement of development the applicant or developer shall enter into a watermain connection agreement(s) with Irish Water.

Reason: In the interest of public health and to ensure adequate water facilities.

(b) Foul

2.1 Submit a Pre connection enquiry with Irish Water for proposed development.

2.2 Submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. Maps of the public Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).

- Prior to the commencement of development the applicant or developer shall enter into a foul connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water facilities.

4. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

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(a) Recess the front porch back to 1.5m in length to be consistent with section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010)

(b) The boundary fence, between the two dwellings to the rear of the driveways shall be height of 1.7m.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

5. Where the two driveways meet, the boundary wall shall be limited to a maximum height of 0.9m, in order to improve forward visibility for vehicles.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area.

6. Hedgerow Protection.

The applicant shall fully protect the existing hedgerows as per the Council's required Hedgerow Protection Policy during the course of the development works.

The existing hedgerows shall be fully retained and have suffered no damage during the course of construction.

REASON: In the interest of the proper planning and sustainable development of the area, hedgerow protection, and the maintenance of the county's green infrastructure.

7. (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) 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.

- (d) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental



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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.

### **8. Financial Contribution.**

The developer shall pay to the Planning Authority a financial contribution of €10,177.83 (Ten thousand, one hundred and seventy seven 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 the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is

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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.

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**REG. REF. SD22A/0343**

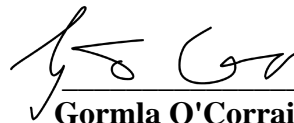
**LOCATION: 138, Esker Lawns, Lucan, Dublin**



**Deirdre Kiwan,  
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:** 18-10-22



**Gormla O'Corrain, Senior Planner**