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

Final Grant Order No.:	<b>1129</b>	Date of Final Grant:	<b>05-Sep-2022</b>
Decision Order No.:	<b>0934</b>	Date of Decision:	<b>25-Jul-2022</b>
Register Reference:	<b>SD21A/0287</b>	Date:	<b>27-Jun-2022</b>

**Applicant:** Stanford Woods Care Centre Ltd.

**Development:** Extension and alterations consisting of a 2 storey extension at the front main entrance of existing building (371.5sq.m ground floor addition & 367.5sq.m first floor addition); the extension will match the existing mansard roof profile; reorganisation of the first floor over an area of 272.2sq.m with the addition of 9 dormer windows; all associated services connections and ancillary site works.

**Location:** Kiltipper Woods Care Centre, Kiltipper Road, Bohernabreena, Dublin 24, D24A248

**Time extension(s) up to and including:**

**Additional Information Requested/Received:** 14-Dec-2021 / 27-Jun-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 27/06/2022, 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. Drainage - Irish Water.
  - (i). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
  - (ii). Any new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
  - (iii). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
  - (iv). Prior to the commencement of development the applicant or developer shall enter into

water connection agreement(s) with Irish Water.

(v). Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.

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

(vii). There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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.

### 3. Access & Parking

Prior to commencement of development, the applicant shall submit to the Planning Authority for written approval:

(a). a revised drawing showing minimum 10% of carpark spaces equipped with EV function. (4no. EV Spaces).

(b). a revised drawing showing the removal of car parking spaces no. 55 to no. 59 and replaced with a 2.0m wide footpath at this location.

(c). a revised access site layout plan drawing showing a 1.5m wide advisory cycle lane from the Kiltipper Road to the Dodder Greenway entrance gate unless otherwise agreed with the Planning Authority. A section drawing should also be included showing dimensions of the advisory cycle lane, the overall carriageway width and footpath width at three locations along the access road into the development.

(d). details that any carriageway upgrades shall be constructed with 10mm SMA surface course laid at 40mm depth and 14mm AC base course material.

(e). a Construction Traffic Management Plan

(f). a Construction & Demolition Waste Management Plan (C&DWMP)

(g). a Mobility Management Plan to be prepared within six months of date of final grant of permission

(f). Pedestrian access to the Greenway shall be provided as per the submitted further information response. Prior to occupation, the applicant shall submit a management proposal for this gated access for the written agreement of the Planning Authority.

REASON: In the interest of sustainable modes, the residential amenity of occupants and the proper planning and sustainable development.

### 4. Bats.

All details as presented in the Assessment and Recommendations section of the Bat Roost Survey Report shall be adhered to in full.

Reason: To protect bats and in the interest of proper planning and sustainable development.

### 5. Land Transfer

The transfer of land (c99.6sq.m./0.00996Ha) to South Dublin County Council as detailed in the response to Item 2 of the Request for Further Information shall commence prior to the commencement of the proposed development and shall be completed prior to the occupation of the proposed development.

REASON: To ensure the future viability of the existing walking route through the site and continued future public access into Kiltipper Park.

### 6. SUDS

Prior to commencement of development the applicant shall submit to the Planning Authority for written approval a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the

system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Demonstrate the treatment train, biodiversity value and amenity value of the SUDS proposals for the catchment in the residential areas.
- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development including drainage / attenuation calculations for same.
- The applicant shall show further proposed SuDS features for the development such as green roofs, grass areas, channel rills, swales, permeable paving and other such SuDS and show what attenuation capacity is provided by such SuDS. Bio retention tree pits should be designed so that they enable tree pits to both support healthy tree growth while at the same time to help treat and attenuate water coming from hard landscaping areas.
- Natural Suds measures should be detailed to remove/ reduce the requirement for underground attenuation tanks in line with the development plan objectives.
- Tree Pits to incorporate SuDS bioretention features and sufficient growing medium. SuDS details need to show how the water drains from the road/pavement hard surface into the SUDS tree pit, clearly outlining how SuDS features within the tree pits will function. The applicant is requested to refer to the recently published SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide 2022 for acceptable SUDS tree pit details.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2.

## 7. Noise

1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

Before 07.00 hours on weekdays, Monday to Friday

Before 09.00 hours on Saturdays.

After 19.00 hours on weekdays, Monday to Friday.

After 13.00 hours on Saturdays.

Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

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. Landscaping.

The landscaping scheme shown on drawing No. L0-01A shall be implemented in full, within the first planting season following completion of the development, in addition:

- a) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Plan
- b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
- c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of

BS 5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted

## 2. Retention of Landscape Architect

i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.

ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.

iii) Installation of attenuation tree pits shall be supervised by the project landscape architect.

## 3. Landscape Management and Maintenance

A Landscape Management and Maintenance Plan shall be submitted to the planning authority prior to occupation of the development. This Landscape Management and Maintenance Plan shall cover a period of at least three years and shall include details of the arrangements for its implementation. All planting shall be adequately protected from damage until established and maintained thereafter. Any plants which die, are removed or become seriously damaged or diseased in the first 5 years of planting, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

REASON: To provide for the satisfactory future maintenance of this development in the interest of visual amenity. To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022. In the interests of residential and visual amenity and to ensure full and verifiable implementation of the approved landscape design.

## 9. Air Quality

During the construction 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.

REASON: To contain dust arising from construction in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

## 10. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €99,945.12 (ninety nine thousand nine hundred and forty five euros and twelve 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 contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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

considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority. NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

**NOTES :**

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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

NOTE: The applicant/developer is advised that the most up to date South Dublin County Council Taking in Charge Policy and associated documents can be found at the following location <https://www.sdcc.ie/en/services/planning/commencement-and-completion/completion/taking-in-charge-policy-standards>.

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

- (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](http://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.

*M. Crowley*

\_\_\_\_\_06-Sep-2022  
for Senior Planner