

Comhairle Chontae Atha Cliath Theas

PR/1365/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0293 **Application Date:** 28-Jun-2022
Submission Type: Additional **Registration Date:** 07-Oct-2022
Information

Correspondence Name and Address: Matthew Fagan, Studio DSQ First Floor, Tower 3
Fumbally Court, Fumbally Lane, Dublin, D08TXY8

Proposed Development: The Development will consist of the demolition of
existing garage and the erection of one and a half
story dwelling to the side of the existing Dwelling
and all associated site works

Location: 54, Sarsfield Park, Lucan, Co. Dublin

Applicant Name: Iosif and Lucia Gabor

Application Type: Permission

Description of Site and Surroundings:

Site Description

The subject site is a corner site located at the end of a row of 4 No. terraced houses within the established residential area of Sarsfield Park, Lucan, Co. Dublin.

The subject site contains an existing 2 No. storey dwelling with a pitched roof and single storey front porch extension, ancillary shed structure and an area of hardstanding to the front providing off-street car parking spaces for the dwelling.

The surrounding area is generally characterised by dwellings of a similar architectural form and character, with a large area of public open space known as 'Sarsfield Park' located to the south of the subject site.

Site Area

In response to Question No. 11 of the Application Form the Applicant has stated that the site area is 0.000332 Ha (3.32 sq.m). This is clearly incorrect, as such clarification should be sought from the Applicant.

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Proposal:

Permission is sought for the following:

- Demolition of the existing garage (stated as 28 sq.m).
- Provision of a new dwelling attached to the eastern elevation of the existing dwelling. The proposed dwelling is described by the Applicant as a 'one and a half storey dwelling'. The proposed dwelling has a stated Gross Floor Area of 63.6 sq.m and is comprised of an entrance hall, toilet and kitchen/living/dining area at ground floor level and 1 No. bedroom and bathroom at first floor level.
- The roof profile of the proposed dwelling has an approximate ridge height of 6.4m and is half-hipped on the eastern end. There are also 2 No. dormers with pitched roofs (one on the front and one of the rear pitch).
- The proposed dwelling includes a hard standing area to the front with off-street car parking (utilising the existing vehicular entrance) and approximately 48 sq.m private open space to the rear.
- Creation of a new vehicular entrance (approximately 3m in width) providing access to an off-street car parking space for the existing dwelling at No. 54 Sarsfield Park.
- All associated site works above and below ground.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and / or improve Residential Amenity' in the South Dublin County Development Plan 2022-2028.

Consultations:

Drainage and Water Services Department – Additional Information required.

Irish Water – No objection, subject to conditions.

Roads Department – No objection.

Parks and Public Realm Department – No objection.

SEA Sensitivity Screening

No overlap indicated with the relevant environmental layers.

Submissions/Observations /Representations

Final date for submissions/observations – 1st August 2022.

None received.

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Relevant Planning History

Subject Site

SD19A/0160

Demolition of garage and erection of an attached two storey dwelling to the side; associated site works.

SDCC Decision: Refuse Permission.

NB: An assessment of whether the proposed development of this Planning Application successfully addresses the Reasons for Refusal associated with SD19A/0160 is outlined in the *Assessment* section of this Report.

SD10B/0232

Demolish front porch and side garage: rebuild front porch, construct new ground floor and first floor extension at side to facilitate disabled family member.

SDCC Decision: Grant permission, subject to conditions.

Adjacent sites

SD16B/0413: 51, Sarsfield Park, Lucan, Co. Dublin.

Demolition of a small side shed (4.1 sq.m) and corrugated plastic roof, and the corrugated plastic roof, and the construction of a two storey extension to the side, and a part two storey, part single storey extension to the rear (87.7 sq.m total additional area). The proposed works include the addition of external insulation, removal of small front window and overhang to front door and the replacement of existing windows.

SDCC Decision: Grant permission, subject to conditions.

SD05B/0094: No. 55A, Sarsfield Park, Lucan, Dublin 24.

Single storey sun-lounge to the rear of house (b) Alteration to site boundaries (c) New boundary wall of 1.9 metres in height to rear and side.

SDCC Decision: Grant permission, subject to conditions.

SD04A/0325: 55, Sarsfield Park, Lucan, Co. Dublin.

Demolition of side garage, construction of new two storey detached house in side garden.

SDCC Decision: Grant permission, subject to conditions.

S99A/0611: 56 Sarsfield Park, Lucan, Co. Dublin.

2 bedroomed 2 storey house with vehicular access to side of existing house.

SDCC Decision: Grant permission, subject to conditions.

Relevant Enforcement History

None recorded for subject site.

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Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Development Plan 2022-2028

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: 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 G12 Biodiversity

G12 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 G14 Sustainable Drainage Systems

G14 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.

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

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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'; and*
- *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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Section 12.6.8 Residential Consolidation

(ii) Corner / Side Gardens

- *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. 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

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

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).

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Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Wastewater Treatment and Disposal Systems Serving Single Houses Environmental Protection Agency (November 2009).

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

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Planning Note

There are a number of discrepancies/deficiencies in the information provided by the Applicant:

- **Application Form** – As previously noted in response to Question No. 11 the Applicant has indicated that the site area is 0.00032 Ha.
- **Application Form** – In response to Question No. 12 the Applicant has indicated that the Gross Floor Space of existing buildings on the subject site is 28 sq.m. This appears to be the area of the garage structure. The response to this question should include the area of all structures within the redline boundary.
- **Drawing Annotation** – The drawings provided by the Applicant include an annotation which states ‘Existing extension amended (exempt Development)’. No detail is provided on the drawings or accompanying documents regarding the extent of alterations to the extension of the existing dwelling. To facilitate a complete assessment of the proposed development, further detail is required in relation to the amendments to the extension of the existing dwelling at No. 54 Sarsfield Park.
- **Boundary Treatment** - The drawings provided by the Applicant include an annotation which states ‘Wall to be altered (exempt development). However, no detail has been provided in relation to the proposed alterations. Furthermore, no plan or elevational drawings have been provided showing the boundary treatment for the proposed new dwelling to facilitate a complete assessment and understanding of the proposed amendments to the existing wall and the proposed boundary treatment at the subject site.
- **Levels/Contours and Finished Floor Levels** – Article 23(1)(c) of the Planning and Development Regulations states that *‘the site layout plan and other plans shall show the level or contours, where applicable, of the land and the proposed structures relative to Ordnance Survey datum or a temporary local benchmark, whichever is more appropriate’*. [Our Emphasis]

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It is noted that Finished Floor Levels have not been included on the Proposed Floor Plans (Drawing No. 22026-PL-2.02). As such the Floor Plans should be updated to include finished floor levels/site levels/contours to facilitate a complete assessment of the proposal.

It is considered that the above outlined discrepancies/deficiencies can be addressed by way of a request for **ADDITIONAL INFORMATION** to facilitate a complete assessment of the proposed development.

Assessment

The main issues for assessment are as follows;

- Previous Reasons for Refusal (SD19A/0160).
- Zoning and Council policy.
- Residential Amenity.
- Visual Impact.
- Drainage and Water Services.
- Parks and Public Realm.
- Green Infrastructure.
- Vehicular Access and Parking,
- Screening for Appropriate Assessment.
- Screening for Environmental Impact Assessment.

Previous Reasons for Refusal (SD19A/0160)

A brief assessment of the proposed development against the previous Reasons for Refusal for SD19A/0160 is provided below:

1. *The proposed development, by reason of its height and proximity to the eastern site boundary, would be visually incongruous, overbearing, dominant and obtrusive when viewed from the neighbouring property at No. 55A. Thus, the proposed development would seriously injure the amenity of property in the vicinity and would materially contravene the zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore contravene the South Dublin County Development Plan 2016 - 2022 and the proper planning and sustainable development of the area.*

It is noted that the dwelling refused permission under SD19A/0160 had a pitched roof profile with a ridge height of approximately 6.375m, apparently matching that of the existing dwelling at No. 54 Sarsfield Park which is also annotated as 6.375m. The proposed dwelling of this Planning Application has a half-hipped roof profile with an approximate ridge height of 6.395m,

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sitting below the ridge height of the existing dwelling which has an approximate ridge height of 8.1m.

A comparison of the drawings provided under SD19A/0160 and the drawings provided with this Planning Application highlights a discrepancy between the two sets of drawings. In this regard clarification is required from the Applicant in relation to the height of the existing dwelling and the height of the proposed dwelling to facilitate a complete assessment of the proposal and the potential impact on adjacent properties. This clarification can be sought by way of **ADDITIONAL INFORMATION**. In this regard, Refusal reason No. 1 has not been successfully overcome in this Planning Application.

- 1. The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively be harmful to the residential and visual amenities of the area and be contrary to the proper planning and sustainable development of the area.*

Having regard to the discrepancy in the drawings outlined above it is considered that, until clarification is obtained from the Applicant, it is difficult to assess whether or not the proposal would have a harmful impact on the visual and residential amenity of the subject site, adjacent properties and the surrounding streetscape. Reason for Refusal No. 2 therefore has not been satisfactorily addressed.

- 2. Having regard to the absence of details relating to watermain, surface water and foul water drainage layout, the Planning Authority is not satisfied that the applicant has demonstrated that the proposed development can be adequately serviced in accordance with the requirements for Services and Drainage. The proposed development, therefore, would be prejudicial to public health.*

Whilst the Applicant has indicated the proposed drainage infrastructure on the Proposed Site Plan drawings accompanying this Planning Application, the Drainage and Water Services Department have indicated that **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development.

Overall, it is considered that the information provided with this Planning Application does not successfully demonstrate that the reasons for refusal of the previous application (SD19A0160) have been successfully overcome. In this regard, **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development.

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Zoning and Council Policy

The proposed development is consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity'. New residential development is permissible in principle under this zoning objective. The proposed development is permissible in principle, subject to its being in accordance with the relevant provisions of the South Dublin County Development Plan 2022-2028 including, but not limited to, *Section 6.8 Residential Consolidation in Urban Areas* and *Section 12.6.8 Residential Consolidation*.

Criteria for Corner/Side Garden sites

Under Section 12.6.8 of the South Dublin County Development Plan 2022-2028, development on corner and/or side garden sites should meet certain criteria for development. These criteria are outlined below, with an assessment of the proposed development provided for each:

- *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;*

As previously note there is an error in the Applicant's Response to Question 11 of the Application Form, whereby the Site Area is stated as 0.000332. In this regard, clarification is required from the Applicant to demonstrate compliance with Section 12.6.8 of the Development Plan. This clarification can be obtained by way of **ADDITIONAL INFORMATION**.

- *Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;*

The proposed dwelling is not located on a corner site, as such it is not possible to provide dual frontage without potentially impacting the residential and visual amenity of adjacent properties. However, the proposed fenestration at ground and first floor level of the proposed dwelling will provide an element of passive surveillance to the adjacent streetscape and Sarsfield Park on the opposite side of the road.

- *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.*

The proposed dwelling appears to generally match the front building created by the existing single storey porch at No. 54 Sarsfield Park at ground floor level. However, at first floor level the drawings appear to indicate that the dwelling projects approximately 1.2m out from the front of the adjacent dwelling at No. 54 Sarsfield Park.

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- *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 proposed dwelling includes a step down in height by approximately 2m from the adjacent dwelling at No. 54 Sarsfield Park. Whilst this appears to be an attempt to integrate the proposed dwelling into the surrounding context, the proposed half-hipped roof profile is visually incongruous with the existing context of traditional pitched roof profiles. As such, the design of the proposed dwelling does not successfully incorporate transitional elements to mitigate against the proposed projection forward of the building line.

- *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;*

As previously indicated, a concern arises in relation to the proposed roof profile of the dwelling and the potential for it to be visually inconsistent with the receiving context of the subject site. Furthermore, the introduction of front and rear dormers would also appear to be out of character with the surrounding receiving context.

It is noted that the proposed dwelling has an approximate ridge height of 6.4m, with a small single storey element with an approximate height of 2.6m providing an entrance porch affixed to the eastern elevation. The dwelling directly adjoins the eastern boundary with a separation distance of approximately 5.5m to the nearest dwelling at No. 55A Sarsfield Park. Owing to the orientation of the dwellings along Sarsfield Park. A concern arises in relation to the design and siting of the proposed dwelling and the potential to have an overbearing impact on the adjacent properties. This concern is further outlined in the Visual Amenity section of this Report.

- *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;*

The proposal includes the provision of approximately 48 sq.m of Private Open Space, which achieves the minimum requirement for a one bedroom dwelling as outlined in Table 3.20 of the Development Plan.

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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.*

The private open space for the proposed dwelling is entirely located to the rear of the dwelling and meets the minimum requirements outlined in Table 3.20 of the County Development Plan 2022-2028.

The proposed development is largely consistent with the policies and objectives set out in Section 12.6.8 of the Development Plan regarding residential consolidation. However, **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposal in the context of the receiving environment and potential to impact on the visual and residential amenity of surrounding properties.

Residential Amenity

The proposed dwelling is described by the Applicant as 'one and half storey' in height and has an approximate gross floor area of 63.6 sq.m and is comprised of an entrance hall, toilet and kitchen/living/dining area at ground floor level and 1 No. bedroom and bathroom at first floor level. Outlined below is an assessment of the residential amenity of the proposed dwelling having regard to the content of Section 12.6.7 of the South Dublin County Development Plan 2022-2028:

Internal floor area

The planning drawings submitted show that the internal floor area for the proposed one bedroom house will be approximately 63.6sq.m. This would comply with Table 3.20 of the County Development Plan, which requires a minimum floor area of 50 sq. m for a one bedroom house.

Private open space

The planning drawings submitted show that the private open space for the proposed dwelling will be approximately 48 sq.m. This would comply with the provisions of table 3.20 of the County Development Plan.

The planning drawings submitted show that the remaining private open space for the existing dwelling at No. 54 Sarsfield Park will be approximately 84 sq.m. This would comply with the provisions of the County Development Plan.

New Vehicular Entrance and amendments to existing boundary treatment

A portion of the existing boundary wall will require demolition to create the new boundary treatment detail for the proposed vehicular access to the existing dwelling at No. 54 Sarsfield Park. The proposed vehicular access is approximately 3m in width. The proposed new dwelling

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will utilise the existing vehicular entrance to the subject site, which is approximately 3m in width.

The proposed new vehicular entrance would accord with the requirements of Section 12.7.6 of the County Development Plan and would visually accord with the character of the area and would integrate reasonably well with the proposed dwelling.

Room sizes

The proposed bedroom size and proposed aggregate living area requirements would comply with Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007.

Storage

Whilst the proposed floor plan drawings appear to indicate 'eaves storage' at first floor level, no detail is provided in relation to the size or extent of the storage space. As such, the Applicant has not successfully demonstrated that the proposed dwelling includes the minimum standard of 2 sq.m storage space as outlined in Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007.

In providing details of the proposed internal storage for the dwelling, the Applicant should also have regard to the internal storage space standards outlined in Section 12.6.7 of the County Development Plan. The Applicant should be required by way of **ADDITIONAL INFORMATION** to clarify the proposed internal storage space for the dwelling.

Building lines

The proposed building line generally matches the front building created by the existing single storey porch at No. 54 Sarsfield Park at ground floor level. However, at first floor level the drawings appear to indicate that the dwelling projects approximately 1.2m out from the front of the adjacent dwelling at No. 54 Sarsfield Park.

In this regard the Applicant should be requested to either re-design the proposed dwelling to reduce the projection forward or provide a detailed architectural rationale for the design of the proposed development. This can be provided by way of a request for **ADDITIONAL INFORMATION**.

Overlooking & Overbearing impact

The proposal does not provide for any directly opposing above ground floor windows there will be no undue overlooking. However, a concern arises in relation to the potential for the proposed dwelling to have an overbearing impact on adjacent properties. This is further outlined in the Visual Impact Section of this Report.

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Boundary Treatment

The proposed boundary treatment is acceptable insofar as details have been provided. The proposed sub-division of the existing driveway entrance will result in the provision of 2 No. vehicular entrances onto Sarsfield Park each of which are approximately 3m wide. The Roads Department have assessed the proposed boundary treatment and have indicated no objection, subject to conditions.

Visual Impact

The proposed one bedroom dwelling will be attached to the gable end of the existing house creating an additional house on to the terrace along Sarsfield Park.

The proposed dwelling has an approximate floor area of 63.6 sq.m and will have approximately 48sq.m of private open space, thus complying with the minimum standards outlined in Table 3.20 of the South Dublin County Development Plan 2022-2028.

Having regard to the compact nature of this urban infill site, a concern arises in relation to the potential for the proposed dwelling to have an overbearing impact on adjacent properties. It is noted that the proposed dwelling directly adjoins the eastern boundary with No's 55 and 55A Sarsfield Park. At its closest point, the proposed dwelling has a separation distance of approximately 5.5m to the single storey rear return of No. 55A, this increases to approximately 10.2m to the main rear elevation of No. 55A. Considering the orientation of the dwellings along Sarsfield Park and proximity of the proposed dwelling to the party boundary, it is considered that the Applicant has not successfully demonstrated that there will not be an adverse impact on the visual amenity of adjacent properties. In this regard, the following extract from the County Development Plan is of particular relevance:

'Reduced distances will be considered in respect of higher density schemes or compact infill sites where innovative design solutions are used to maintain a high standard of privacy in line with the provisions of the Urban Design Manual as detailed above.'

'In all instances where the benchmark separation distance is not being met, the applicant shall submit a daylight availability analysis for the proposed development and detail appropriate design measures to reduce undue overlooking.'

Having regard to the above extract from the County Development Plan, it is considered that **ADDITIONAL INFORMATION** should be requested from the Applicant in the form of a Daylight, Sunlight and Shadow Analysis Report prepared by an appropriately qualified consultant and providing a detailed assessment of the potential impact of the proposed development on the vertical sky component (VSC), annual probable sunlight hours (APSH) and average daylight factor (ADF) of adjacent properties.

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The proposed half-hipped roof profile of the dwelling is visually incongruous with the existing context of traditional pitched roof profiles along the streetscape. As such, the design of the proposed dwelling does not successfully integrate into the receiving context. In this regard, the Applicant should re-design the proposed development to demonstrate how the proposal will integrate into the surrounding streetscape.

Overall, it is considered that the Applicant has not sufficiently demonstrated that the proposed dwelling would not seriously injure the amenity of property in the vicinity. In this regard **ADDITIONAL INFORMATION** is required from the Applicant to demonstrate that the proposed dwelling would successfully integrate into the surrounding streetscape and would not materially contravene the zoning objective for the area which seeks '*to protect/and or improve residential amenity*' and would therefore contravene the South Dublin County Development Plan 2022-2028.

Drainage and Water Services

The Report of the Drainage and Water Services Department has indicated that the following **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development:

- *'There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
- *The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:*
 - (i) At least 5m from any building, public sewer, road boundary or structure.*
 - (i) Generally, not within 3m of the boundary of the adjoining property.*
 - (ii) Not in such a position that the ground below foundations is likely to be adversely affected.*
 - (iii) 10m from any sewage treatment percolation area and from any watercourse / floodplain.*
 - (iv) Soakaways must include an overflow connection to the surface water drainage network.*
- *The applicant is required to submit a drawing and report to provide additional information on the Surface Water network on site. Details required to be shown include:*
 - (i) Direction of flow in Surface Water network.*
 - (ii) Design detail and cross section of proposed surface water drain passing underneath proposed development'.*

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It is considered that the Applicant should be requested to provide the above outlined **ADDITIONAL INFORMATION** to facilitate a complete assessment of the proposed development.

A Report provided by Irish Water indicates no objection to the proposed development, subject to standard conditions.

Parks and Landscaping

The Parks Department has reviewed the application and has indicated no objection to the proposed dwelling.

Green Infrastructure

The subject site is located within the Liffey Valley Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4) and Table 4.1. It is noted that, although the Application appears to include SuDS measures in the form of a soakaway and permeable paving to the driveway, insufficient detail of the proposed SuDS measures is provided. Having regard to the location of the site within a Primary Corridor, the extent of private amenity grassland, the scale of the footprint increase and the lack of detail regarding the SuDS measures, it is considered that the subject development has not successfully demonstrated compliance with the Green Infrastructure Policy Objectives within the County Development Plan, including but not limited to, GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028. The applicant should be requested, by way of **ADDITIONAL INFORMATION**, to submit a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets, demonstrating compliance with the Green Infrastructure Strategy.

Vehicular Access and Parking

The Roads Department have assessed the proposed development and have indicated no objection.

Should the Planning Authority ultimately decide to Grant Permission for the proposed development, it is considered that the following **CONDITIONS** should be attached:

- The vehicular access points shall be limited to a width no greater 3.5 meters.
- Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
- Any gates shall open inwards and not out over the public domain.

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Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no 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.

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 a single 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.

Conclusion

Whilst the principle of residential development on lands zoned 'RES' is accepted, **ADDITIONAL INFORMATION** is required in relation to the design and layout of the proposed dwelling, landscape proposals and boundary treatments and the drainage and water services infrastructure to facilitate a complete assessment of the proposed development.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The Applicant is requested to address the following deficiencies in the drawings provided:
 - (i) Application Form - In response to Question No. 11 the Applicant has indicated that the site area is 0.00032 Ha.
 - (ii) Application Form - In response to Question No. 12 the Applicant has indicated that the Gross Floor Space of existing buildings on the subject site is 28 sq.m. This appears to be the area of the garage structure. The response to this question should include the area of all structures within the redline boundary.
 - (iii) Drawing Annotation - The drawings provided by the Applicant include an annotation which states 'Existing extension amended (exempt Development)'. No detail is provided on the drawings or accompanying documents regarding the extent of alterations to the extension of the existing dwelling. To facilitate a complete

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assessment of the proposed development, further detail is required in relation to the amendments to the extension of the existing dwelling at No. 54 Sarsfield Park. If necessary, the Applicant should include plan, sectional and elevational drawings of the existing extension and proposed amendments to the extension.

- (iv) Boundary Treatment - The drawings provided by the Applicant include an annotation which states 'Wall to be altered (exempt development). However, no detail has been provided in relation to the proposed alterations. Furthermore, no plan or elevational drawings have been provided showing the boundary treatment for the proposed new dwelling to facilitate a complete assessment and understanding of the proposed amendments to the existing wall and the proposed boundary treatment at the subject site. The Applicant is requested to provide plan, elevational, sectional and cross-sectional drawings detailed the proposed boundary treatment.
 - (v) Finished Floor levels have not been provided on the proposed floor plans.
 - (vi) The Applicant is requested to clarify the height of the existing dwelling as there is a discrepancy between the drawings provided with a previous planning application (SD19A/0160) and those provided with this Planning Application.
2. The Applicant is requested to provide a complete set of revised plan, sectional and elevational drawings which demonstrate the following revisions to the proposed development:
- (i) The inclusion of the minimum standard of 2 sq.m storage space as outlined in Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes Sustaining Communities 2007.
 - (ii) Re-design the proposed dwelling to match the front building line at first floor level
 - (iii) Omit the proposed half-hipped roof profile.
3. The Applicant is requested to provide the following information in relation to the proposed Drainage and Water Services Infrastructure:
- (i) The Applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
 - (ii) The Applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be: -At least 5m from any building, public sewer, road boundary or structure. -Generally, not within 3m of the boundary of the adjoining property. -Not in such a position that the ground below foundations is likely to be adversely affected. -10m from any sewage treatment percolation area and from any watercourse / floodplain. -Soakaways must include an overflow connection to the surface water drainage network.

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- (iii) The applicant is required to submit a drawing and report to provide additional information on the Surface Water network on site. Details required to be shown include: -Direction of flow in Surface Water network. -Design detail and cross section of proposed surface water drain passing underneath proposed development'.
4. The Applicant is requested to provide a landscape plan, incorporating the protection and enhancement of Green Infrastructure assets in a Green Infrastructure Plan, demonstrating compliance with the Green Infrastructure Strategy and the Green Infrastructure Policy Objectives within the County Development Plan, including but not limited to, GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.
5. The applicant is requested to provide a detailed Shadow Assessment and Report, prepared by an appropriately qualified consultant that sets out a detailed assessment of the potential impact of the proposed development on the adjacent rear private open space areas of the neighbouring properties. This assessment must be prepared in line with the relevant BRE Guidelines.

Additional Information

Additional Information was requested on 22nd August 2022.

Additional Information was received on 7th October 2022.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Submissions/Observations

No submissions / observations received.

Assessment

The following Additional Information was received from the Applicant on 7th October 2022:

- Letter of Response prepared by Studio DSQ Architects and Designers.
- Amended Application Form (Questions 11-14).
- Drawing No. 22026-PL(AI)-1.02 – Site Plan Existing & Proposed prepared by Studio DSQ Architects and Designers.
- Drawing No. 22026-PL(AI)-1.03 – Proposed Landscape Plan prepared by Studio DSQ Architects and Designers.
- Drawing No. 22026-PL(AI)-2.01 – Existing Plans No. 54 Sarsfield Park, Lucan prepared by Studio DSQ Architects and Designers.

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- Drawing No. 22026-PL(AI)-2.02 – Proposed Plans Ground & First prepared by Studio DSQ Architects and Designers.
- Drawing No. 22026-PL(AI)-3.01 – Existing Section, Elevations & Context Elevations prepared by Studio DSQ Architects and Designers.
- Drawing No. 22026-PL(AI)-3.02 – Proposed Elevations prepared by Studio DSQ Architects and Designers.
- Drawing No. 22026-PL(AI)-3.03 – Proposed Side Elevation, House Sections & Site Section 3-3 prepared by Studio DSQ Architects and Designers.
- Drawing No. 22026-PL(AI)-3.04 – Proposed Site Sections 1-1 & 2-2 prepared by Studio DSQ Architects and Designers.
- Drawing No. CL2103A/S01 – Foul Sewer & Surface Water Drainage Plan prepared by Kavanagh Mansfield & Partners Consulting Structural and Civil Engineers.
- Sun Hours Ground Overshadowing Assessment prepared by Avison Young.
- Soil Infiltration Test Results prepared by Trinity Green Environmental Consultants.

The Additional Information provided by the Applicant will be assessed below in the context of the 4 No. items of Additional Information requested by the Planning Authority on 22nd August 2022:

Additional Information Item No. 1

The Applicant has addressed each point within Additional Information Item No. 1 as follows:

- (i) An amended Application Form page has been provided which indicates that the total site area is 0.03319ha.
- (ii) An amended Application Form page has been provided which indicates the total floor area of all existing structures as 140.7 sq.m.
- (iii) The Applicant has provided more detailed annotations on the revised drawings which clarify that the '*existing extension is to be amended; French doors to be repositioned to this location*'. The revised floor plan drawings show the slight re-location of the French doors of the existing extension, to accommodate the private open space to the rear of the proposed dwelling. These revisions are considered acceptable.
- (iv) The Applicant has provided more detailed annotations on the revised drawings which clarify that the existing boundary treatment will be altered to provide 1.8m rendered and capped block wall. The proposed boundary treatment is clearly shown on the revised drawings provided by the Applicant and are considered acceptable.
- (v) Finished floor levels have now been included on the floor plans.
- (vi) The Applicant has clarified that the height of the existing dwelling is 7.663m.

Overall, it is considered that the Applicant has satisfactorily responded to Additional Information Item No. 1. Whilst the revised Proposed Site Layout Plan is generally acceptable, concerns

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remain in relation to the design and layout of the proposed dwelling and the proposed driveway length and accessibility of the car parking spaces.

Additional Information Item No. 2

The Applicant has revised the design of the proposed dwelling to address point within Additional Information Item No. 2 as follows:

- (i) The revised floor plan drawings demonstrate the inclusion of 3.2 sq.m of storage space, of which at least 2 sq.m is full height.
- (ii) The front building line at first floor level matches that of the existing dwelling at No. 54 Sarsfield Park.
- (iii) The proposed half-hipped roof profile has been omitted.

Having regard to the revisions applied by the Applicant, it is considered that Additional Information Item No. 2 has been successfully addressed.

Additional Information Item No. 3

In response to Additional Information Item No. 3, the Applicant has provided Drawing No. CL2103A/S01 – Foul Sewer & Surface Water Drainage Plan prepared by Kavanagh Mansfield & Partners Consulting Structural and Civil Engineers and Soil Infiltration Test Results prepared by Trinity Green Environmental Consultants.

The Drainage and Water Services Department have assessed the Applicant's Response, with their Report noting that the following **Clarification of Additional Information** is required:

'Submit a revised drawing such that the surface water is not connected to the foul water system'.

Having regard to the Report of the Drainage and Water Services Department, it is considered that the Applicant has not successfully addressed Additional Information Item No. 3. However, having regard to satisfactory response to the remaining Additional Information items, it is considered that a **CONDITION** should be attached requiring the Applicant to submit a revised drainage layout drawing demonstrating a more satisfactory proposal which must be agreed in writing with the Planning Authority prior to the commencement of development.

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Additional Information Item No. 4

In response to Additional Information Item No. 4, the Applicant has provided a Landscape Plan prepared by Studio DSQ Architects and Designers.

The Parks and Public Realm Department have assessed the proposed development and have indicated no objection.

Having regard to the permeable paving to the front of the proposed dwelling and the proposed landscaping and planting to the front and rear of the dwelling, it is considered that the proposed development will protect and enhance the Green Infrastructure network of the subject site and surrounding receiving context. It is therefore considered that the Applicant has addressed Additional Information Item No. 4.

Additional Information Item No. 5

In response to Additional Information Item No. 5, the Applicant has provided a Sun Hours Ground Overshadowing Assessment prepared by Avison Young which concludes that:

'The sun hours on ground overshadowing assessment demonstrate that all four neighbouring gardens assessed will comply with the recommended BRE Guidelines on 21st March. Furthermore the 21st March and 21st June assessments indicate that all four neighbouring gardens will retain good access to direct sunlight amenity throughout the year with the Proposed Development in place.

In consideration of the neighbouring overshadowing technical assessment, it is AY's professional opinion that the Proposed Development is acceptable in terms of neighbouring overshadowing in accordance with the 2022 BRE Guidelines'.

The content and findings of the technical assessment prepared by Avison Young are noted and accepted. It is therefore considered that the Applicant has addressed Additional Information Item No. 5.

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Other Considerations

Development Contributions

Development Contributions	
Planning Reference Number	SD22A/0293
Summary of permission granted & relevant notes:	An end of terrace, two storey two bed house with pitched roof.
Are any exemptions applicable?	No.
If yes, please specify:	N/A
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 (m ²)	68.7
Amount of Floor area, if any, exempt (m ²)	0
Total area to which development contribution applies (m ²)	68.7
Total development contribution due	€7,178.46

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential (new dwelling)	68.7 sq.m
Land Type	Site Area (Ha)
Brownfield / Urban Consolidation	0.03319 Ha

Conclusion

Having regard to the Additional Information provided by the Applicant and the policies outlined in the South Dublin County Development Plan 2022-2028, the South Dublin County House Extension Design Guide (2010), it is considered that, subject to conditions, the proposed development complies with the key policies, objectives and guidance and would not be contrary to the proper planning and sustainable development of the area.

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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 7th October 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. External Finishes.
All external finishes shall harmonise in colour and texture with the adjoining dwelling at No. 54 Sarsfield Park, Lucan, Co. Dublin.
REASON: In the interest of visual amenity.
3. Attic Space Use.
The Applicant has not provide a floor plan showing the proposed layout of the attic level. As such, it is assumed that the attic space (if any) shall be used as storage non-habitable space only. In the event that the Applicant wishes to utilise any attic space as a habitable space, appropriate Planning Permission would be required under a separate Planning Application.
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.
4. Prior to the commencement of development the Applicant shall submit for the written agreement of the Planning Authority, a revised Drainage and Water Services Layout which demonstrates that the surface water drainage is not connected to the foul water system. No development shall take place on site until such time as the revised drainage

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and water services layout is agreed in writing with the Planning Authority.

REASON: In the interests of public safety and adequate water and wastewater infrastructure.

5. Drainage and Water Services

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

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

(c) The Applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as, but not limited to, Water Butts, permeable paving, grasscrete and Other such SuDS.

(d) 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, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

6. Irish Water

(a) Prior to commencement of development, the Applicant is required to obtain a Confirmation of Feasibility letter from Irish Water regarding the watermain layout and connection. Upon receipt, the Applicant shall submit the Confirmation of Feasibility letter to the Planning Authority for the written agreement.

(b) Prior to the commencement of development, the Applicant is required to obtain a Confirmation of Feasibility letter from Irish Water regarding the wastewater layout and connection. Upon receipt, the Applicant shall submit the Confirmation of Feasibility letter to the Planning Authority for the written agreement.

(c) All development shall be carried out in compliance with Irish Water Standards, Codes and Practices in relation to water and wastewater.

REASON: To comply with the requirements and standards of Irish Water and in the interests of adequate water supply and wastewater infrastructure.

7. Vehicular Access and Parking

(a) The boundary walls at the vehicle access point 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.

(b) The existing vehicular access points shall be limited to a width of maximum 3.5m wide for the proposed development.

(c) Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

(d) Any gates shall open inwards and not out over the public domain.

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REASON: In the interests of pedestrian and traffic safety.

8. 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.

9. 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.

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10. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €7,178.46 (Seven Thousand, One Hundred and Seventy Eight Euro and Forty Six 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 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.

11. House Number.

The number of the house shall be 54 A, Sarsfield Park, Lucan, Co. Dublin., and this number shall be placed on the completed house prior to its occupation in a manner so as to be clearly legible from the public road.

In the event that this number already exists no development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority;

(a) a street name and dwelling/unit number plan to resolve any possible conflict and,

(b) this has been acknowledged as acceptable in writing by the Planning Authority.

Following receipt of an acknowledgement of acceptability, the agreed number / name shall be placed on the completed house prior to occupation in a manner so as to be clearly legible from the public road.

The applicant is advised that the development number or name should

(i) avoid any duplication within the county;

(ii) reflect the local and historical context of the approved development;

(iii) comply with Development Plan policy, the guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government,

(iv) have regard to the Guidelines issued by the Place Names Commission (An Coimisiún Logainmneacha) and;

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(v) preferably make exclusive use of the Irish language.

The applicant, owner or developer is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required plan.

REASON: In the interests of the proper planning and sustainable development of the area and compliance with the Council's 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 is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22A/0293

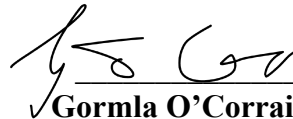
LOCATION: 54, Sarsfield Park, Lucan, Co. Dublin

Colm Harte

**Colm Harte,
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: 28/10/22



Gormla O'Corrain, Senior Planner