

Comhairle Chontae Atha Cliath Theas

PR/1332/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0335 **Application Date:** 21-Jul-2022
Submission Type: Additional **Registration Date:** 04-Oct-2022
Information

Correspondence Name and Address: Enda Fanning Dunaras, Whitehall Road,
Churchtown, Dublin 14

Proposed Development: Retention of single storey flat roof extension with a
rooflight to the rear of the dwelling; Retention of 4
windows in the existing dwelling side elevations (two
on each elevation); Retention of garden shed.

Location: 123, Whitehall Road, Dublin 12.

Applicant Name: Kevin & Robyn O'Shea

Application Type: Retention

(SW)

Description of Site and Surroundings:

Site Area: 0.0671 ha

Site Description:

The site is located on Whitehall Road and contains a detached bungalow (with converted non-habitable attic room) with hipped roof and single storey flat roof extension to the rear and garage/outhouse to rear. The rear garden is a reasonably large size for a suburban area. The surrounding area is mainly comprised of other residential dwellings of similar style and character and a mainly uniform building line.

Proposal:

Permission sought for the following:

- **Retention of single storey flat roof extension** with a rooflight to the rear of the dwelling;
- **Retention of 4 windows** in the existing dwelling side elevations (two on each elevation);
- **Retention of garden shed.**

SEA Sensitivity:

Overlap identified with the following:

- SFRA B 2016 & SFRA A 2016.

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Zoning:

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

CDP Maps: SFRA A, B (part), Outer Horizontal Surface (Dublin), Bird Hazards, Outer Horizontal Surface (Casement)

Consultations:

Parks – no comments / conditions

Roads – no objections.

Surface Water Drainage – no report received at time of writing.

Irish Water – no report received at time of writing

Submissions/Observations /Representations

None received.

Relevant Planning History

SD21B/0027 The demolition of an existing single storey extension to the rear and an existing garage/ outhouse and the construction of the following: a new single storey flat roof extension to the rear and side of the dwelling with rooflights; an extension to the rear of the existing attic room to include extending the existing main pitched roof to the rear with three Velux rooflights and the construction of a new rear gable wall with window; a new pitched roof dormer window to the front and a new pitched roof dormer window to the side to include a two storey stairs/hallway window in the side wall.

Relevant Enforcement History

None traced.

Pre-Planning Consultation

None.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Policy QDP7: High Quality Design – Development General Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

Policy QDP11: Materials, Colours and Textures Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

Policy H11: Privacy and Security Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

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6.8.2 Residential Extensions

Policy H14: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.

H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

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 E3: Energy Performance in Existing and New Buildings Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

Policy E4: Electric Vehicles Promote the delivery of EV charging facilities in accordance with relevant regulations and national and regional policy and guidance. (See also Chapter 7: Sustainable Movement and Chapter 12: Implementation and Monitoring)

Policy SM7: Car Parking and EV Charging Implement a balanced approach to the provision of car parking with the aim of using parking as a demand management measure to promote a transition towards more sustainable forms of transportation, while meeting the needs of businesses and communities.

Policy IE1: Overarching Policy Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

Policy IE2: Water Supply and Wastewater

Policy IE3: Surface Water and Groundwater

Policy IE4: Flood Risk

Policy IE7: Waste Management

Policy IE8: Environmental Quality

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12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management

All planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission:

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.

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.

Green Space Factor (GSF)

The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments. Minimum scoring requirements are based on the land-use zoning of a site (See GI5 Objective 4), this applies to all development comprising 2 or more residential units and any development with a floor area in excess of 500 sq.m.

12.4.3 Riparian Corridors (not within an identified area)

12.5 Quality Design and Healthy Placemaking

12.6 Housing - Residential Development

12.6.7 Residential Standards

12.6.8 Residential Consolidation

Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the *South Dublin County Council House Extension Guide* (2010) or any superseding standards.

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12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

12.7.6 Car Parking Design and Layout

12.11.1 Water Management

(i) Flood Risk Assessment

Proposals for minor development to existing buildings (for example, extensions or change of use) in areas of flood risk should include a flood risk assessment of appropriate detail.

(ii) Surface Water

Development proposals should provide suitable drainage measures in compliance with the *South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022*.

(iii) Sustainable Urban Drainage System (SuDS)

In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS).

(iv) Groundwater

(v) Rain Water Harvesting

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*
- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*

For rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

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Relevant Government Guidelines

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, 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).

Assessment

The main issues for assessment relate to the following:

- Zoning and Council policy,
- Residential and visual amenity,
- Services and Drainage,
- Screening for Appropriate Assessment,
- Screening for Environmental Impact Assessment

Zoning and Council policy

The site is zoned objective RES - 'To protect and/or improve residential amenity.' A residential extension would accord with this zoning in principle.

Residential and Visual Amenity

Retention of single storey flat roof extension with a rooflight to the rear of the dwelling;

The front elevation indicates that the flat roof extension would not be visible from the front of the dwelling. However, the rear elevation indicates that the flat roof sits above the existing eaves and protrudes beyond the existing roof. In accordance with the House Extension Design Guide:

- "The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow."

The applicant is requested to provide accurate elevations via **additional information**. Should the extension protrude beyond the roof, the applicant is requested to provide visual / CGI images that indicate this element is screened from public view.

It is noted that there is sufficient private amenity space remaining to the rear of the property, in line with the CDP standards.

Retention of 4 windows in the existing dwelling side elevations (two on each elevation);

It is noted that planning permission was previously granted for windows in the approximate location of the windows proposed for retention (i.e., on the ground floor side elevations). The impacts in terms of visual and residential amenity are considered acceptable.

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Retention of garden shed;

The shed is 2.865m high, 4.545, long and 3.265m wide. It has a flat roof and is situated adjacent to the boundary with No25. The shed would not generally be visible. The retained shed has an acceptable impact in terms of visual and residential amenity.

Services and Drainage

Water Services has not provided a report in relation to the proposed development. It is noted that under SD21B/0027, additional information was requested as follows:

“The applicant is requested to submit the following further information:

Surface Water Report: Additional Information Required:

1.1 There are no soil percolation test results or design calculations submitted which shows that the existing soakaway has sufficient capacity to manage surface water runoff from the proposed development. The applicant is required to submit a report showing site specific soil percolation test results and design calculations in accordance with BRE Digest 365 – Soakaway Design which demonstrates this.

1.2 The applicant is required to submit a revised drawing showing plan & cross sectional views, dimensions, and location of existing/proposed soakaways.

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.

(ii) Generally, not within 3m of the boundary of the adjoining property.

(iii) Not in such a position that the ground below foundations is likely to be adversely affected.

(iv) Not located within any sewage treatment percolation area and/or any watercourse / floodplain.

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.

Flood Risk Report: Additional Information Required:

2.1 The proposed development is located close to an area within Flood Zone A according to OPW's (Office of Public Works) CFRAM maps. The applicant is required to submit a drawing showing the location of the proposed development in relation to the area identified by OPW's CFRAM mapping as being within a flood zone and therefore at risk of flooding. Development in an area at risk of flooding should be avoided where possible. If development is proposed within a flood zone, the applicant shall submit a report outlining details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands.”

It is noted that the floor area last time was 86.7sq.m for the rear extension and the proposal in this instance is 55sq.m, however, the layout of the proposed extension for retention extends further to the rear of the proposed development and a shed is proposed. As such, the Planning

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Authority request that the applicant submit **additional information** detailing the impact of the proposed development in terms of flood risk (as per item 2.1 above).

In relation to surface water, it is noted that following the previous AI request, there were still concerns regarding the information submitted on the proposed soakaway. **Additional information** is therefore requested.

It is noted that there are no pipes close to the extension / shed for retention.

Green Infrastructure

The subject application results in a small increase in the footprint of the subject house on an established suburban residential site. The site is not located within a Primary or Secondary GI Corridor.

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.

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".

Given the concerns regarding the drainage on the site, the applicant is requested to provide a landscape plan and also set out what Sustainable Drainage Measures (SuDS) shall be provided in association with the extension / shed retention.

This should be provided via **additional information**.

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Screening for Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

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.

Development Contributions

Extension 55sq.m (retention)

Shed (non-habitable) 11sq.m (retention)

No exemptions for habitable extension

Assessable area = 55sq.m

SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 66sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0671 Hectares.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that the proposed development is acceptable in principle, however, **additional information** is required to ensure the proposed development would be in compliance with Council policy in relation to extensions to dwelling houses, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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Recommendation

Request additional information.

Additional information requested: 12 September 2022

Additional information received: 4 October 2022

Consultations:

Water services: no report received at time of writing.

Roads: no report received at time of writing.

Assessment:

Item 1:

The front elevation indicates that the flat roof extension would not be visible from the front of the dwelling. However, the rear elevation indicates that the flat roof sits above the existing eaves and protrudes beyond the existing roof. In accordance with the House Extension Design Guide:

- The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.

The applicant is requested to provide accurate elevations. Should the extension protrude beyond the roof, the applicant is requested to provide visual / CGI images that indicate this element is screened from public view.

Applicant's response:

Dwg No A 01 includes elevations showing the extension's parapet roof. Photos also included.

There is a minimal protrusion above the eaves at the rear of the building but in any case the protrusion is over 25m from the front boundary and will not be visible from public view.

Assessment:

The proposal would not generally be visible and is considered acceptable.

Item 2:

(a). There are no soil percolation test results or design calculations submitted which shows that the existing soakaway has sufficient capacity to manage surface water runoff from the proposed development. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations in accordance with BRE Digest 365 – Soakaway Design which demonstrates this.

(b). The applicant is requested to submit a revised drawing showing plan & cross sectional views, dimensions, and location of existing/proposed soakaways.

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.

(ii) Generally, not within 3m of the boundary of the adjoining property.

(iii) Not in such a position that the ground below foundations is likely to be adversely affected.

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(iv) Not located within any sewage treatment percolation area and/or any watercourse / floodplain.

(c). The proposed development is located close to an area within Flood Zone A according to OPW's (Office of Public Works) CFRAM maps. The applicant is requested to submit a drawing showing the location of the proposed development in relation to the area identified by OPW's CFRAM mapping as being within a flood zone and therefore at risk of flooding. Development in an area at risk of flooding should be avoided where possible. If development is proposed within a flood zone, the applicant shall submit a report outlining details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands.

Applicant's response:

Drawings and details are enclosed by Consultants Traynor Environmental to show compliance with this request.

Assessment:

No report has been received from Water Services.

It is noted that the results in relation to (a) are the same as under the previous permission for residential extension and are therefore considered acceptable. In relation to (b) a standard condition is recommended. In relation to (c) The OPW map indicates that the extension and shed are not in an area of flood risk. There are no objections, subject to conditions.

Item 3:

The applicant is requested to submit a landscape plan quantifying and detailing the following:

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

Details of lawn / grass area to be retained should also be indicated.

Applicant's response:

Please find enclosed 6 No copies of attachment including site photos and drawings A1-02 showing the previous site layout and the current site layout with changes noted.

Assessment:

It is noted that the existing planting to the rear has been retained. This is welcomed. Concrete areas have been replaced with gravel and paving, which is also welcomed. Grass to the front has been removed, however, this is replaced with gravel. Overall, the landscaping plan is considered acceptable.

Development Contributions

Extension 55sq.m (retention)

Shed (non-habitable) 11sq.m (retention)

No exemptions for habitable extension

Assessable area = 55sq.m

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SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 66sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0671 Hectares.

Development Contributions	
Planning Reference Number	SD22B/0335
Summary of permission granted & relevant notes:	Residential extension (retention) and non-habitable garden shed.
Are any exemptions applicable?	No
If yes, please specify:	
Is development commercial or residential?	Residential
Standard rate applicable to development:	104.49
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€104.49
Area of Development (m²)	55
Amount of Floor area, if any, exempt (m²)	0
Total area to which development contribution applies (m²)	55
Total development contribution due	€5,746.95

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that the proposed development for retention would be in compliance with Council policy in relation to extensions to dwelling houses, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for Retention 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 retained and completed fully in accordance with plans, particulars and specifications lodged with the application (and as amended by Further Information received on 4 October 2022) , within 6 months of the grant of permission, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. (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) Drainage - Irish Water.
(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.
(iii) All drainage works for this development shall comply fully with the Greater Dublin

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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.

(d) 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.

(e) Construction Noise and Hours.

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

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development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

3. Soakaway.
 - a. The applicant shall ensure that any proposed soakaway shall be located fully within the curtilage of the property and shall be in compliance with the following requirements :
 - i) At least 5m from any building, public sewer, road boundary or structure.
 - ii) Generally, not within 3m of the boundary of the adjoining property.
 - iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - iv) Not located within any sewage treatment percolation area and/or any watercourse / floodplain.
 - b. The applicant shall include water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development. REASON: in the interests of sustainable drainage.

4. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €5,746.95 (five thousand seven hundred and forty six euro and ninety five 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 Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION

Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The 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

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arising are remedied immediately.

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

NOTE: 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; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22B/0335

LOCATION: 123, Whitehall Road, Dublin 12.

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 Retention 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

Gormla O'Corrain, Senior Planner