

# Comhairle Chontae Atha Cliath Theas

**PR/1399/22**

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

**Reg. Reference:** SD22B/0329      **Application Date:** 19-Jul-2022  
**Submission Type:** Additional      **Registration Date:** 13-Oct-2022  
Information

**Correspondence Name and Address:** O' Dwyer & Associates Architects 8, Townyard House, Townyard Lane, Malahide, Co. Dublin.

**Proposed Development:** Ground floor extension to side and rear to provide kitchen, wc, utility and living room with bay window to front elevation; first floor extension to side to provide single bedroom and en-suite double bedroom and associated site works.

**Location:** 1, Sundale Green, Dublin 24

**Applicant Name:** Michael Doran

**Application Type:** Permission

(COS)

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

Site Area: stated as 0.042 Hectares on the application form.

Site Visit: 17<sup>th</sup> of August 2022.

### **Site Description**

The subject site is located at the end of cul-de-sac Sundale Green within an existing housing estate in Jobstown. The site consists of a two storey, semi-detached dwelling with a pitched roof. The streetscape consists of housing of a similar form and character. The site has a larger front and side garden area than similar adjoining and surrounding sites. The site has an irregular shaped side boundary where the north-eastern part of the boundary adjoins zoned open space, and the south-eastern part adjoins Sundale Park.

### **Proposal**

Permission is being sought for a ground floor extension to side and rear to provide kitchen, wc, utility and living room with bay window to front elevation; first floor extension to side to provide single bedroom and en-suite double bedroom and associated site works.

### **Zoning**

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2022-2028.

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### **Consultations**

Water Services	No report received at the time of writing this report.
Irish Water	No report received at the time of writing this report.
Public Realm	No comments/conditions to add.
Roads Department	No objections.

SEA Sensitivity Screening – the site overlaps with the following aviation related layers:

- Inner Horizontal Surface for Casement
- Bird Hazards

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

None received.

### **Relevant Planning History**

#### ***Subject site***

None.

#### ***Adjacent and surrounding sites***

SD20B/0531 10, Sundale Lawn, Dublin 24

Single storey side extension with a flat roof for extended living. **Permission granted.**

### **Relevant Enforcement History**

None identified in APAS.

### **Pre-Planning Consultation**

None identified in APAS.

### **Relevant Policy in South Dublin County Council Development Plan 2022 – 2028**

#### ***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***

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#### *GI2 Objective 4:*

*To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12:*

*Implementation and Monitoring and the policies and objectives of this chapter.*

#### *Policy GI4: Sustainable Drainage Systems*

##### *GI4 Objective 1:*

*To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.*

#### *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.*

#### *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 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

#### *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.*

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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*

*12.5 Quality Design and Healthy Placemaking*

*12.5.2 Design Considerations and Statements*

*12.5.3 Density and Building Heights*

*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.*

*12.7.4 Car Parking Standards*

*Table 12.26: Maximum Parking Rates (Residential Development)*

*12.11.1 Water Management*

#### **South Dublin County Council House Extension Design Guide (2010)**

The House Extension design guide contains the following guidance on house extensions, including side extensions.

#### **Elements of Good Extension Design**

- Respect the appearance and character of the house and local area;*
- Provide comfortable internal space and useful outside space;*
- Do not overlook, overshadow or have an overbearing affect on properties next door;*
- Consider the type of extension that is appropriate and how to integrate it; and*
- Incorporate energy efficient measures where possible.*

#### **Side extensions**

- Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
  - if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
  - if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*

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- *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*
- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

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### **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.*

### **Relevant Government Guidelines**

*Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).*

*Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).*

*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).*

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

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).*

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

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#### Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Green Infrastructure,
- Infrastructure and Environmental Services;
- Environmental Impact Assessment; and
- Appropriate Assessment.

#### *Zoning and Council Policy*

The proposed development is consistent in principle with zoning objective 'RES': *'To protect and/or improve residential amenity'*. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

#### *Visual and Residential Amenity*

The proposed development would involve the construction of a side extension, which also extends to the rear at ground floor. The extension would extend approx. 6.4m to the side when viewed from the front, and approx. 2.8m when viewed from the rear. It would extend approx. 2.8m from the rear building line of the house.

The extension would extend the existing pitch roof of the house, then step down to a part pitched roof extension then a ground floor flat roof extension. The flat roof part of the extension would not be visually dominant when viewed from the streetscape and surrounding area. The pitched roof would be in character with the existing house. The proposed materials of render and brick would match existing.

The extension would provide a kitchen, wc, utility and living room with a bay window to front elevation at ground floor level. At first floor level it would provide a single bedroom and an en-suite double bedroom. The proposed bedrooms would meet the minimum floorspace requirements of the CDP. Sufficient rear amenity space would remain for the dwelling.

The site is a corner site on Sundale Green and Sundale Park. The proposed extension would be on the side adjoining Sundale Park. In accordance with Council policy relating to corner sites, a dual frontage should be provided in order to avoid blank facades and maximise passive surveillance of the public domain. The current window fenestration on the side (south-east) elevation does not provide adequate passive surveillance of the street.

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The applicant should be requested to increase the dual aspect frontage of the dwelling. This could include providing a high level window to the kitchen and increasing the size of the window to the sitting room on this elevation. **This can be requested via additional information.**

The proposed extension would be sufficiently setback from neighbouring residential properties. The rear projection is approx. 2.8m in extent and located approx. 5.1m from the adjoining residential property, No. 2 Sundale Green. It would therefore not have any undue impact on existing residential amenity.

### ***Access and Parking***

No changes to access or parking proposed. The Roads Department have reviewed the proposed development and have no objections.

### ***Green Infrastructure***

The subject site is located on the edge of a Secondary GI Corridor as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. The subject application provides for a side extension. Additional surface water drainage is proposed via a soakaway.

Having regard to the location, nature and scale of the development it is considered that would be in accordance with Policy Objectives GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the CDP 2022-2028.

### ***Infrastructure and Environmental Services***

The proposed extension is in close proximity to the existing Irish Water water main and foul water sewer pipes that run along the south-eastern boundary of the site.

The applicant should be requested to submit cross-sectional drawing(s) showing the distance between the foundation of the proposed extension and this Irish Water public infrastructure. The applicant should engage with Irish Water's diversions section to assess feasibility of existing design and whether the required setback distances from this infrastructure are achieved.

If an alternative design which accommodates Irish Water's minimum required separation distances is required, a revised design should be submitted. A full set of revised drawings and floor area would be required. **This should be addressed via additional information.**

A soakaway is proposed in the front of the site. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. SDCC's Water Services states in these instances the applicant should be requested to submit a report showing site specific soil



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percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

Water Services state that the applicant should also be requested to submit a revised drawing showing plan and 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.

Should a soakaway prove not to be feasible, then the applicant should submit the following:

- (a) Soil percolation test results demonstrating a soakaway is not feasible
- (a) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.

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

### *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 applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves a house extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

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### **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 **Additional Information** is required to ensure the proposed development would be in compliance with Council policy, 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.

### **Recommendation**

Request Additional Information.

### **Additional Information**

Additional Information was requested on the 12<sup>th</sup> of September 2022

Additional Information was received on the 13<sup>th</sup> of October 2022 (not deemed significant).

### **Additional Information Consultations**

Water Services	No report received at the time of writing this report.
Irish Water	No report received at the time of writing this report.
Public Realm	No comments/conditions to add.

### **Assessment**

#### ***Item 1 Requested***

*The site is a corner site on Sundale Green and Sundale Park. The proposed extension would be on the side adjoining Sundale Park. In accordance with Council policy relating to corner sites, a dual frontage should be provided in order to avoid blank facades and maximise passive surveillance of the public domain. The current window fenestration on the side (south-east) elevation does not provide adequate passive surveillance of the street. The applicant is requested to increase the dual aspect frontage of the dwelling. This could include providing a high level window to the kitchen and increasing the size of the window to the sitting room on this elevation. A full set of revised drawings and the revised floor area would be required.*

Applicant's Response:

A high level window added to the kitchen, the sitting room window increased in size (chamfer enlarged to accommodate this) and window added to bedroom at first floor.

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Assessment:

The additional windows would help contribute to passive surveillance of the public realm and creates visual interest on the side elevation (avoids a blank façade). This item has therefore been satisfactorily addressed.

### ***Item 2 Requested***

*The proposed extension is in close proximity to the existing Irish Water water main and foul water sewer pipes that run along the south-eastern boundary of the site. The applicant is requested to submit cross-sectional drawing(s) showing the distance between the foundation of the proposed extension and this Irish Water public infrastructure. The applicant should engage with Irish Water's diversions section to assess feasibility of existing design and whether the required setback distances from this infrastructure are achieved. If an alternative design which accommodates Irish Water's minimum required separation distances is required, a revised design should be submitted. A full set of revised drawings and the revised floor area would be required.*

Applicant's Response:

A letter has been submitted from Irish Water stating that, subject to detailed design being agreed and valid associated agreements being put in place, the proposal can be facilitated.

Assessment:

This item has been satisfactorily addressed.

### ***Item 3 Requested***

*There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. SDCC's Water Services states in these instances the applicant should be requested 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. Water Services state that the applicant should also be requested to submit a revised drawing showing plan and 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.*
- (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) 10m from any sewage treatment percolation area and from any watercourse / floodplain.*
- (v) Soakaways must include an overflow connection to the surface water drainage network.*

*Should a soakaway prove not to be feasible, then the applicant should submit the following:*

- (a) Soil percolation test results demonstrating a soakaway is not feasible*
- (b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.*

Applicant's Response:

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The applicant has submitted a report detailing the results from a percolation test, which concludes that the site is unsuitable for a soakaway. Permeable paving and water butts are proposed instead.

Assessment:

This item has been satisfactorily addressed subject to standard drainage conditions.

### **Development Contributions**

No previous extensions

Proposed extension 73.6sq.m (advised by the architect following additional information)

<b>Planning Reference Number</b>	SD22B/0329
<b>Summary of permission granted:</b>	Extension
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	40sq.m exemption
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	98.76
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	98.76
<b>Area of Development (m2)</b>	73.60
<b>Amount of Floor area, if any, exempt (m2)</b>	40.00
<b>Total area to which development contribution applies (m2)</b>	33.6
<b>Vehicle display areas/ Open storage spaces</b>	0
<b>Rate applicable</b>	€9.88
<b>Contribution</b>	€0.00
<b>Total development contribution due</b>	€3,318.34

### **SEA monitoring**

Building Use Type Proposed: Residential extension

Floor Area: 73.6sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.042 Hectares.

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#### **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, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, 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.

#### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

### **FIRST SCHEDULE**

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

### **SECOND SCHEDULE**

#### **Conditions and Reasons**

1. Development to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on the 13th of 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. (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

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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

(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. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(iii) Any changes to the parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SUDS) i.e. permeable surfacing. Where unbound material is proposed for hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath.

(iv) All drainage works for this development shall comply fully with 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.

(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

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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.

### 3. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €3,318.34 (Three thousand three hundred eighteen euros and thirty-four cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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

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

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

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.



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**REG. REF. SD22B/0329**  
**LOCATION: 1, Sundale Green, Dublin 24**



**Deirdre Kirwan,**  
**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:** 08/11/22

  
**Gormla O'Corrain,**  
**Senior Planner**