

Mr. Michael Dowling
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Co. Dublin
K67 DV24

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

Final Grant Order No.:	1494	Date of Final Grant:	28-Nov-2022
Decision Order No.:	1311	Date of Decision:	18-Oct-2022
Register Reference:	SD22A/0343	Date:	24-Aug-2022

Applicant: Rita Nolan
Development: Extension to existing house and construction of a new three bedroom detached house on the site with a share site entrance and separate driveways and parking.
Location: 138 Esker Lawns, Lucan, Dublin

Time extension(s) up to and including:
Additional Information Requested/Received:

A Permission has been granted for the development described above, subject to the following conditions.

Conditions and Reasons:

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on xxx, Clarification of Further Information received on xxx and Unsolicited Further Information received on xxx, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. The applicant has not submitted a drawing or report to show any SuDS (Sustainable Drainage Systems) features for the proposed development.

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

1.1 The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. SuDS features could

include but are not limited to:

- Soakaway
- Rain garden
- Planter box
- Other such SuDS

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

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

- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

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

(a) Water

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

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

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

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

(b) Foul

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

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

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

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

4. Amendments.

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

Revised plans that incorporate all of the following amendments-

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

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

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

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

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

development of the area.

6. Hedgerow Protection.

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

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

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

7. (a) External Finishes.

All external finishes shall harmonise in colour or texture that is complementary to the house or its context.

REASON: In the interest of visual amenity.

(b) Restriction on Use.

The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

(c) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(d) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints

- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

8. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €10, 177.83 (Ten thousand, one hundred and seventy seven euro and eighty three cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

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

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

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

NOTES :

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

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

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto www.localgov.ie and click on BCMS link.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

M. Crowley : 28-Nov-2022
for Senior Planner