

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0447 **Application Date:** 10-Oct-2022
Submission Type: New Application **Registration Date:** 10-Oct-2022
Correspondence Name and Address: Ceardean 9, Dolphins Barn, Dublin 8
Proposed Development: Construction of a two storey extension to the side above converted garage; single storey extensions to fore and rear of the existing semi-detached dwelling house and conversion of attic with roof lights on front roof with PV panels on rear roof, with all associated site works.
Location: 6, Springfield Drive, Templeogue, Dublin 6W
Applicant Name: Una & Will Merriman
Application Type: Permission

Description of Site and Surroundings:

Site Area: stated as 0.0350 hectares on application form.

Site Description:

The subject site is located within the established Springfield Drive residential estate and contains a two-storey semi-detached house with hipped roof profile. The dwelling has an attached single storey garage to the side with recessed two storey element of the dwelling located to the rear of garage with matching hipped roof profile. The dwelling is mirrored in style and design of the neighbouring property No. 4. Springfield Drive is characterised by semi-detached houses of similar form and appearance (redbrick exterior finish on ground floor level and dash at first floor level) with front and back gardens, with a uniform building line. The cul-de-sac street has a footpath outside front boundary walls of dwellings and concrete road finish.

Proposal:

The proposed development consists of the following:

- Construction of a two-storey extension to the side above converted garage;
- Garage Conversion
- single storey extension to front,
- Single storey rear extension,
- Conversion of attic with roof lights on front roof,
- PV panels on rear roof

Zoning:

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

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

Consultations:

Surface Water Drainage Section - No report received at time of writing.
Irish Water - No report received at time of writing.
Parks Section - No objection/comments
Roads - No objections subject to **conditions**.

SEA Sensitivity Screening - Indicates no overlap with the relevant environmental layers.

Submissions/Observations /Representations:

Submission expiry date – 14/11/2022
No submissions or observations were received.

Relevant Planning History:

Subject Site:

None identified on APAS.

Adjacent sites:

S00B/0334 - 2 Springfield Drive, Templeogue, Dublin 6W.

Retention of a dormer window to rear (with modifications) and roof windows to rear and side to include adjustments to each end of parapet wall to side.

Grant Permission.

SD18A/0195 - 12, Springfield Drive, Templeogue, Dublin 6W.

Demolition of existing detached 2 storey dwelling with attic conversion and construction of 2 detached 2 storey dwellings, new vehicular entrance from Springfield Drive together with all associated landscaping, site services and external works.

Grant Permission.

SD21B/0036 - 15, Springfield Drive, Templeogue, Dublin 6w

Construction of new corner window to front/gable; relocation of doors along gable wall all at ground floor; partial side extension with pitched roof over at first floor; window at first floor in gable wall; window in rear façade at first floor; first floor internal alterations; extend existing attic room & build up gable wall and install window; dormer roof window in rear slope of roof at attic level; relocate vehicular entrance and partial dishing of kerb.

Grant Permission.

Relevant Enforcement History:

None identified for subject site on APAS.

Pre-Planning Consultation:

None identified on APAS for subject site.

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

Relevant Policy in South Dublin County Council Development Plan 2022 - 2028

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).

12.10.4 Solar Photovoltaic

- *Buildings Development proposals for solar energy development on buildings must, unless feasibility is otherwise demonstrated:*
- *Prioritise south facing aspects and have an inclination of between approximately 35 and 50 degrees depending on the use of solar PV or solar thermal technologies;*
- *Be designed to take account of over-shadowing from other solar installations on site, from existing elements of the built environment such as chimneys, parapets, roof plant equipment and taller buildings and structures in the immediate vicinity;*
- *Ensure sufficient space for access, installation and maintenance;*
- *Ensure that the siting and design of proposals have regard to the visual amenities of the surrounding area;*
- *Consider the provisions of the Water Framework Directive, Habitats Directive and other environmental and built heritage issues and glint and glare near airports*

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.

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.

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.

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Chapter 12 Implementation and Monitoring

Section 12.5.8 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.

National Guidelines & Policy relevant to Development Management

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

The House Extension Design Guide contains the following general guidance on house extensions:

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

For attic conversions and dormer windows:

- Use materials to match the existing wall or roof materials of the main house;
- Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape;
- Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch;
- Locate dormer windows as far back as possible from the eaves line (at least 3 tile courses);
- Relate dormer windows to the windows below in alignment, proportion and character;
- In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

Side extensions:

- 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.
- 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.
- Avoid the use of prominent parapet walls to the top of side extensions.

Front extensions:

- Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house.
- Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house.
- Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.
- Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g., window location, shape, type, proportion and sill details.
- Reflect the roof shape and slope of the main house.
- Match or complement the materials used in the main house.
- Try to maintain a minimum driveway length of 6m.

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'.

Overbearing impact:

- 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.
- Use light coloured materials on elevations adjacent to neighbouring properties.

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

Relevant Government Guidelines

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment 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, (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:

- Zoning and Council policy
- Residential and Visual Amenity
- Services and Drainage
- Roads
- Parks
- Green Infrastructure
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

A development comprising of a two storey extension to the side above converted garage, single storey extensions to fore and rear of the existing semi-detached dwelling house and conversion of attic with roof lights on front roof with PV panels on rear roof would be consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan **2022-2028** and the House Extension Design Guide.

Residential and Visual Amenity

Garage Conversion

The proposed development includes the conversion of existing 5.2m x 2.5m garage into a multipurpose room. The conversion would include the addition of internal partial walls to create a WC and the creation of a new access door into the hall and closing of existing access to utility room. The front building line of the garage is proposed to be extended forwards by 0.9m in line with the complete front extension. The side building line is also to be extended by c0.3m to abut the boundary line of the property is next to a rear access passage to the neighbouring dwelling. A new large corner window will replace the roller garage door on the front elevation. The principle of the garage conversion is deemed acceptable and will not negatively impact on the visual amenity of the street.

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

Single storey extension to front

A single storey extension to the front of the existing dwelling is proposed as part of the development. The extension would project c0.95m in length from the front of the existing building line. This is acceptable under the guidance in Section 4 of the house extension design guide which states:

'Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street'.

Evidence and precedent so front extension/porch development is also present in the immediate streetscape of the area. Adequate space in the driveway would remain to accommodate a vehicle with the front extension. The drawings appear to show the ground floor front extension will have a brick material finish to match existing, this can be clarified in the event of a grant in permission by planning **note** to ensure the materials used shall harmonise in colour and texture that is complementary to the existing dwelling. The extension would be almost the full width of the building with a proposed pitched style roof matching the style of the main dwelling with a ridge height of 3.48m. Overall, the front extension would not be seriously injurious to the residential amenity of the area and would be visually acceptable.

Single storey rear extension

A flat roofed single storey extension is proposed to the rear of existing dwelling. The extension would project to a depth of approximately 4.3m from the rear wall of the existing property and extends the just over half the width of the property from the west elevation. The area to the side of the rear extension would accommodate a patio area. The proposed extension would have an internal depth of 4m and width of 5m providing 20sqm of internal residential space to accommodate a kitchen which is considered acceptable. There will be over 138sqm of rear amenity space remaining following the proposed rear extension which satisfies the requirements of the County Development Plan. The roof of the proposed development will be flat with a parapet and will have a maximum height of 3.1m at parapet level which acceptable in the site context. The proposed development would not lead to excessive overshadowing or loss of daylight of the neighbouring dwellings and would not lead to additional overlooking. Overall, the rear extension would not be seriously injurious to the residential amenity of the area. The rear extension will be predominantly glazed to the rear (southwestern) elevation with render finish and would be visually acceptable.

Two-storey extension to the side above converted garage

A first-floor extension is proposed over the converted garage as part of the development. The extension would provide for a bedroom. The principle of development at first floor level over garage is acceptable. There would be no projection beyond the existing established front building line of the main dwelling over the converted garage. The extension would also be in line with the row of dwellings along the street.

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

Conversion of attic with roof lights on front roof and side

The proposed development includes for the extension of the existing hipped roof structure over the proposed side extension which is considered consistent with the established architectural design approach for the area. There have been similar developments in the vicinity that have adopted differing roof treatments, but the proposed development is sympathetic to the overall architectural concept and is therefore considered appropriate.

The internal ceiling height of the converted attic space is 2.5m at the height point in the roof with the lowest being 1.1m. The attic conversion is proposed to be used for storage and as an office/study. Three rooflights are proposed on the front elevation of the roof and are deemed acceptable to the planning authority and are located in good symmetry. A roof light is also proposed on the side roof elevation and would not negatively impact on the visual amenity of the area. The proposed attic conversion would not overtly injure the visual or residential amenities of the area provided the proposed roof profile established on the proposed first floor side extension over garage would not have an overshadowing impact on the neighbouring property No.4 as requested through Additional Information.

PV panels on rear roof

11 photo voltaic panels are proposed for inclusion on the rear (southwestern) elevation of the dwelling. The panels cover an area of 20.07sqm in two row with 5 panels located over a row of 6. The PV panels would have adequate separation distances from the adjoining dwelling No.8 Springfield Drive. Section 2.10.4 of the CDP sets policy standards for Solar Photovoltaic uses on buildings. The panels prioritise the south facing aspect and have an inclination of between approximately 35 and 50 degrees in keeping with the section 2.10.4. The panels are located to take account of over-shadowing from existing elements of the built environment such as chimneys, parapets in the immediate vicinity and are situated satisfactorily to ensure that the siting and design of proposals have regard to the visual amenities of the surrounding area. The proposal for the inclusion of the photo voltaic panels on the rear roof elevation of the dwelling would be in compliance with section 2.10.4 and is deemed acceptable.

Services and Drainage

No report was received from Water Services. Irish Water maps indicate that the proposed development would not be located within an unacceptable distance of any existing Irish Water infrastructure. Given the nature and scale of the development, it is considered appropriate that **conditions** including the appropriate treatment of Sustainable Urban Drainage Systems (SuDS) should apply in the event of a grant of permission.

Roads

The roads department of the council have reviewed the application and have stated no objection to the proposed development subject to conditions. The report received states the following conditions to be added in event of a grant in permission:

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

1. The boundary walls at vehicle access points 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.
2. The vehicular access point shall not exceed a width of 3.5 meters.
3. Any gates shall open inwards and not outwards over the public domain.
4. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.
5. The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.

It appears that there will be no change to the parking or access and egress arrangements on site and that an acceptable length of driveway will remain following the construction of the front extension with a driveway length of 7.7m. This successfully exceed the minimum stated of 6m in the House Extension Design Guide. It is considered appropriate that above noted Conditions be attached in the event of a grant of permission, but Condition 4 is not enforceable as a planning condition and shall therefore not be attached.

Parks

The public realm department of the council have reviewed the application and have stated no objection to the proposed development.

Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the subject house on an established suburban residential site. It is noted that the site is located within the Primary GI Corridor No.1; Dodder River Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

However, given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is not required.

Screening for Appropriate Assessment (AA)

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 of a two storey extension to the side above converted garage; single storey extensions to fore and rear of the existing semi-detached dwelling house and conversion of attic with roof lights on front roof with PV panels on rear roof.

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,

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

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.

Screening for Environmental Impact Assessment (EIAR)

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

Proposed works 38sqm
Total Assessable 0sqm

Planning Reference Number	SD22B/0447
Summary of permission granted & relevant notes:	Construction of a two-storey extension to the side above converted garage; single storey extension to front, Single storey rear extension, Conversion of attic with roof lights on front roof, PV panels on rear roof
Are any exemptions applicable?	Yes
If yes, please specify:	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). This exemption will not apply to development for which retention permission is sought.
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)	38
Amount of Floor area, if any, exempt (m2)	40
Total area to which development contribution applies (m2)	0
Total development contribution due	€0.00

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
<ul style="list-style-type: none">• Residential – Construction of a two-storey extension to the side above converted garage;• Garage Conversion• single storey extension to front,• Single storey rear extension,• Conversion of attic with roof lights on front roof,• PV panels on rear roof	38sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.035

Conclusion

Additional information should be sought to provide details of any potential overshadowing or overbearing impact which the proposed development may have on the neighbouring property from the current proposal and include revised plans and details on how to mitigate against any negative impacts which the development may have on the neighbouring dwelling in particular the window located on the front elevation of the first-floor element to the rear of garage.

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 in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

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

(iii) 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

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

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.

3. The disposal of surface water shall accord with the requirements of the Planning Authority as follows:
 - (a) The surface water generated by the development (roof and pavements) shall not be discharged to the sewer but shall be infiltrated locally, to a soakpit or similar. There shall be no overflow to the public network. The soakpit shall be designed to BRE Digest 365, shall be at a min. 5m from the house and shall have no impact on neighbouring properties.
 - (b) If the applicant does not consider a soakpit a feasible solution, the applicant shall prove that by submitting a report signed by a Chartered Engineer, showing an infiltration test (with results, photos, etc), and shall propose an alternative SuDS measure for the written agreement of the Planning Authority thereafter for build-out
 - (c) 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.

REASON: In accordance with GI4 Objective 1 of the County Development Plan 2022-2028 and the South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

4. 1. The boundary walls at vehicle access points 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.
 2. The vehicular access point shall not exceed a width of 3.5 meters.
 3. Any gates shall open inwards and not outwards over the public domain.
 4. The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.
- REASON: In the interest of Public Safety

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

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

NOTE: 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.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

Comhairle Chontae Atha Cliath Theas

PR/1539/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0447

LOCATION: 6, Springfield Drive, Templeogue, Dublin 6W



**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: 05/12/22



**Gormla O'Corrain,
Senior Planner**