

# Comhairle Chontae Atha Cliath Theas

**PR/1577/22**

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

**Reg. Reference:** SD22B/0364      **Application Date:** 12-Aug-2022  
**Submission Type:** Additional      **Registration Date:** 02-Dec-2022  
Information

**Correspondence Name and Address:** Kevin Tiernan 19, Aranleigh Gardens, Rathfarnham, Dublin 14

**Proposed Development:** Attic conversion for storage with 2 dormer windows to the rear. Side first floor extension for 2 additional bedrooms with raised gable to side. 2 storey front extension with gable. Front bay window extension with pitched roof over. Widening of front vehicular access. Raised fencing and gate to front and side of front garden. Single storey extension to rear. 4 velux windows to the front roof area.

**Location:** 57, Dodder Road Lower, Dublin 14

**Applicant Name:** Aidan McLaughlin and Maria McGrath

**Application Type:** Permission

(CS)

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

Site Area: Stated as 0.0327 Hectares.

#### Site Description

The site accommodates a two storey, semi-detached house with a hipped roof and with single storey rear extension. The subject dwelling also has a garage conversion to the side with a flat roof. The development pattern on this road has various extension alterations to the original characterised semi-detached dwellings with hipped roofs. Several houses in the area have extensions or modifications to the front, side or rear at ground level and over two storeys along this stretch of Dodder Road Lower. The subject site is back from the Dodder Road Lower. The majority of dwellings in the area are two storey semi-detached dwellings with hipped roofs and with a mainly uniform building line. It is noted there is a street tree on the grass verge to the front of the subject site.

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### **Proposal**

Permission is being sought for:

- Attic conversion (storage, non-habitable) with 2 no. rear dormers.
- First floor side extension with raised full side gable to provide for 2 no. additional bedrooms
- 2 storey front extension with apex pitched element.
- Front bay window extension with pitched roof over.
- Widening of front vehicular access from 2.5m to 3.5m.
- Front & side boundary fence 1.8m high. Front gate 1.8m high.
- Single storey extension to rear.
- 4 no. Velux windows to the front roof area.

It is noted that there is a similar current application reg. ref. SD22B0365 for the immediate neighbouring site to the west No.56 Dodder Road Lower. It is noted SD22B/0365 is seeking permission for the following:

- Single storey extension to front with 2 roof windows.
- 2 storey first floor extension to the side and front with gable to the front to give 2 additional bedrooms.
- Raised gable to the side.
- Widening of front vehicular access.
- Raised fencing and gate to front and side of front garden.
- 2 dormer windows to the rear and 1 dormer to the front roof area.
- 1 Velux window to the front roof area.
- Conversion of garage to living area.

### **Zoning**

The subject site is subject to zoning objective 'RES' - '*To protect and / or improve Residential Amenity*'.

### **Consultations**

*Surface Water Drainage* – No report received, subject to standard conditions.

*Irish Water* – No report received, subject to standard conditions.

*Roads Department* – No objection subject to **conditions**.

*Parks Department* – Grant with **conditions**.

### **SEA Sensitivity Screening**

No overlap with relevant layers.

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

One submission in objection to the proposal was received. Concerns raised relate to the following:

- Flooding from the adjacent River Dodder.
- Projection of front extension at ground and first floor level.
- Loss of light for neighbouring dwellings due to front extension.
- Negative visual impact on tree lined Dodder Road Lower.
- Devalue neighbouring properties in the vicinity.
- Proposed 1.8m high fence is not needed for security reasons.

The objection/s and submission/s lodged with the application have been considered in the overall assessment of the development

### **Recent Relevant Planning History**

None for subject site.

#### *Adjacent sites*

**SD20B/0513:** 58, Dodder Road Lower, Rathfarnham, Dublin 14.

Ground, first floor and attic extension to the side, front and rear including an attic conversion resulting in an overall increase in floor area from 107sq.m to 240sq.m and from a three bedroom dwelling to a four bedroom dwelling with all drainage and associated site works.

Decision: **GRANT PERMISSION**

**SD20B/0109:** 52, Lower Dodder Road, Rathfarnham, Dublin 14.

Alterations and extension to existing dwelling comprising of ground floor extension to the side incorporating the garage and to the rear of 82sq.m.; first floor extension to the side over the existing garage and to the rear of 37sq.m.; overall additional area is 119sq.m.; new bay windows and canopy to front; new windows throughout and all drainage and ancillary works.

Decision: **GRANT PERMISSION**

**SD17B/0251:** 62, Lower Dodder Road, Rathfarnham, Dublin 14.

Domestic extension to existing two-storey semi-detached dwelling comprising; single storey extensions to rear and side; dormer construction to side at first floor and attic levels to accommodate new stairs to attic; new dormer structures to attic level to front and rear; elevational changes; and all ancillary works.

Decision: **GRANT PERMISSION**

**SD15B/0033:** 62, Lower Dodder Road, Rathfarnham, Dublin 14.

Conversion of the existing garage to a habitable room including a new 3.5sq.m bay window to the front.

Decision: **GRANT PERMISSION**

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**SD09B/0143:** 33, Lower Dodder Road, Rathfarnham, Dublin 14.

Extension of existing roof to accommodate a bedroom and ensuite in the attic space, rooflights to front and rear and all associated site and landscaping works.

Decision: **GRANT PERMISSION**

**S00B/0741:** 46 Dodder Road Lower, Rathfarnham, Dublin 14.

Partial demolition of existing garage, demolition of existing chimney and lean-to structure, and construction of new two storey extension to side of existing two-storey house, plus conversion of existing attic space to habitable room, incorporating 2 no. dormer windows.

Decision: **GRANT PERMISSION**

S99B/0212: 53 Lower Dodder Road, Dublin 14.

Alterations to front elevation and re-modelling to main roof.

Decision: **GRANT PERMISSION**

### **Recent Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for subject site.

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

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GI1 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.

Section 4.2.1 Biodiversity

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.

Section 4.2.2 Sustainable Water Management

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.

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### Section 6.8.2 Residential Extensions

Policy H14: 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).

### 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 in SDCC**

### Ministerial Guidelines and Policy

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

**Regional, Spatial & Economic Strategy 2020-2032 (RSES)**, Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

**Rebuilding Ireland: Action Plan for Housing and Homelessness**, Government of Ireland (2016).

**Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities**, Department of Housing, Planning and Local Government (2020).

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

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**Urban Design Manual**, Department of the Environment, Heritage and Local Government, (2008).

**Urban Development and Building Heights Guidelines for Planning Authorities**, (2018)  
**Quality Housing for Sustainable Communities-Best Practice Guidelines**, Department of the Environment, Heritage and Local Government (2007).

**Design Manual for Urban Roads and Streets** Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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

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

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council policy
- Residential and Visual Amenity
- Access & Parking
- Parks & Landscaping
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

### ***Zoning and Council Policy***

The proposed development is 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 South Dublin House Extension Design Guide 2010.

### ***Residential & Visual Amenity***

*First floor side extension with raised full side gable & 2 no. rear dormers*

The majority of dwellings in the vicinity have hipped roof profiles. The applicant proposes to build up the existing hip roof to side to create a full pitched gable roof to allow conversion of attic into non-habitable (storage) space with 2 no. rear dormer extension.

The 2 no. rear dormer will be set appropriately above the eaves and below the ridge of the existing dwelling and will be inset slightly from the walls. However, it is considered that the proposed gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, it is considered that the roof profile

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should be redesigned to incorporate a 'Dutch' half-hipped roof or full hip. The applicant should be requested to address this by way of submitting **additional information**.

The first floor side extension will span a width of c.2.44m and will project the full depth of the existing dwelling and will be built to the boundary with the immediate neighbour to the west (No. 56 Dodder Road Lower). This element of the proposal would integrate reasonably well with the character of the area and with the character of the existing dwelling, subject to the roof profile changes.

### *2 storey front extension with apex pitched element.*

The two storey front extension will project outwards from the main front building line by c.1.5m. At ground floor level the front extension will provide for a larger living room and will provide for part of the proposed office. The ground floor front extension adjacent to the eastern site boundary will form a bay window feature and will have a hipped roof over. This bay window feature will be inset by c.0.5m from the eastern site boundary with No.58 Dodder Road Lower. At roof level the front extension will have an apex pitched element above the first floor whereby it will be set considerably below the ridge of the existing dwelling. The roof of this front extension is steeply pitched and discordant and the pitch should be reduced to be the same angle as the hip of the existing roof. **Further information** should be sought on this.

### *Single storey rear extension.*

The single storey rear extension will project outwards from the main rear building line by c.4.0m and at c.9.0m will span the full width of the existing dwelling and will be built to the boundary with both immediately adjoining neighbours. The extension will have a parapet height of c.3.6m. A reasonable level of private open space will remain post completion and there will be no undue overbearing impact on neighbouring site. This element of the proposal would integrate reasonably well with the character of the area and will not have a significant adverse impact on residential and visual amenity.

### *4 no. Velux rooflights to front roof.*

This element of the proposal is considered to be broadly acceptable.

### *Widening of front vehicular access*

The applicant proposes to move the existing eastern pillar further eastward to enable the driveway to be widened from 2.5m to 3.5m. In the event of a grant a **condition** shall be attached that the width is limited to a maximum of 3.5m in the interest of visual amenity and to preserve on street car parking. This element of the proposal is discussed further in the Access & Parking section of this report.

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*Front & side boundary fence & front gate 1.8m high.*

The proposed 1.8m height for the front and side boundary fence is considered to be excessive. The proposed 1.8m height for the new gate is also considered to be excessive. It is considered this may be addressed by way of additional information whereby the applicant is requested to submit revised drawings clearly showing the height of boundary treatment to be a maximum height of 0.9m to allow for driver visibility and in the interest of visual amenity.

### ***Access & Parking***

A report was received from the Roads Department recommending no objections subject to **conditions**. An extract taken from the Roads report states the following:

*Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.*

#### **Description:**

*Attic conversion for storage with 2 dormer windows to the rear. Side first floor extension for 2 additional bedrooms with raised gable to side. 2 storey front extension with gable. Front bay window extension with pitched roof over. Widening of front vehicular access. Raised fencing and gate to front and side of front garden. Single storey extension to rear. 4 Velux windows to the front roof area.*

#### **Access:**

*The applicant proposes widening the vehicular entrance from 2500mm to 3500mm. This is considered acceptable by Roads Department.*

#### **Car Parking:**

*The front extension leaves a car parking distance of 9344mm which is considered satisfactory for car parking.*

#### **Visibility:**

*The applicant proposes to erect a front boundary fence of 1800mm height. This would reduce driver visibility when egressing the property and could result in a hazard for footpath users.*



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No Roads objections subject to the following conditions:

1. The boundary walls, fences and gates 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. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
3. Any gates shall open inwards and not out 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.

It is considered appropriate to attach the above **conditions** in the event of a grant apart from condition no. 4 as it is not considered to be enforceable.

### **Parks & Landscaping**

A report was received from the Parks Department recommending a grant with **conditions**. An extract taken from the Parks report states the following:

*Recommendation: Grant with **Conditions***

### *Conditions*

*1.Potential Reduction of grass margin to facilitate an additional driving entrance*

*It is the opinion of the Public Realm Section that reduction/removal of the grass margin in order to facilitate the widening of the entrance driveway will negatively impact/impinge on the existing*

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*street tree. The tree survey should be in line with BS 5837:2012 Trees in relation to design, demolition and construction.*

### *2. Protection of Street Trees in Grass Margins*

*The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works pertaining to retention of the gate. Commencement of development should not be permitted without adequate protective fencing being in place in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan. NCBH11 Objective 3*

It is considered appropriate to attach **condition** no. 2 in the event of a grant. However, it would not be appropriate to attach condition no. 1 as the impact on the grass margin to facilitate a widened vehicular entrance would not be considered significant.

### ***Services & Drainage***

No reports have been received from Irish Water or Surface Water Drainage. Notwithstanding this it is considered appropriate to attach standard drainage **conditions** in the event of a grant of permission.

### ***Screening for Appropriate Assessment (AA)***

The subject site is not located within nor within close proximity to a European site. The proposed development is in an established residential area. The development comprises side extension, attic/garage conversions.

Having regard to:

- the small residential scale of the development,
- the location of the development in an established urban area, and
- the consequent absence of a pathway to the European site,

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

### ***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.

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### *Other Considerations*

#### *Development Contributions*

- Non-habitable attic, two storey front extension, single storey rear extension, first floor side extension measures 78sq.m. (as stated).
- 40sq.m. exemption remains as new single storey rear extension will be built on footprint of former single storey extension.
- Assessable area measures 38sq.m.

<b>Development Contributions</b>	
<b>Planning Reference Number</b>	SD22B/0364
<b>Summary of permission granted &amp; relevant notes:</b>	Residential Extension - 78 sqm.
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	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.
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	104.49
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€104.49
<b>Area of Development (m2)</b>	78sq.m.
<b>Amount of Floor area, if any, exempt (m2)</b>	40
<b>Total area to which development contribution applies (m2)</b>	38
<b>Total development contribution due</b>	€3,970.62

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### **Conclusion**

**Additional information** should be sought to amend the design of roof and to limit all boundary treatment to 0.9m.

### **Recommendation**

Request Further Information.

### **Further Information**

- Further Information was requested on 06.10.2022
- Further Information was received on 02.12.2022

### **Further information**

The following Further Information was requested.

#### **Item 1: Dutch Hip, Boundary**

The Planning Authority considers that the proposed fully pitched roof profile would not be in keeping with the character development in proximity to the subject site, having regard to the predominant hipped roof profiles at this location, specifically where there is an uninterrupted set of dwellings that retain the original character and features. It is considered that the proposed modification of existing roof structure from full hipped to a fully gable pitched roof profile would create a visual imbalance with the adjoining semi-detached dwelling and would in turn detract from the existing symmetry and character of this established part of the street. The applicant is therefore requested to submit revised proposals (including revised elevational plans, cross sectional plans, floor plans and roof plan) for the first-floor extension, front elevation and roof profile to address the above, in particular:

- (1) The revised design/proposals should demonstrate that the side extension and roof extension is subservient to the original structure and reads clearly as an addition.
- (2) The applicant is requested to explore and submit revised proposals for the provision of either a full-hipped roof extension or a significant half-hipped roof profile that would harmonise with the surrounding streetscape and would be less visually prominent at this mid-street location.
- (3) Reduce the height of the proposed front and side boundaries that lie forward of the front building line of the dwelling house to a maximum height of 0.9m to allow for driver visibility and in the interest of visual amenity. Submit details of an inward opening gate.
- (4) Demonstrate that the proposal is in accordance with the South Dublin County Council House Extension Design Guide (2010).

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No submissions/observations on the further information have been made.

### **Further Consultations**

Roads Department – No objections subject to **conditions**.

### **Further Submissions/Observations**

None.

### **Assessment**

#### **Item 1: Dutch Hip, Boundary**

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. The revised drawings submitted show that there will be a revised 'Dutch' hip to match the same angle as the existing hipped roof which is clearly distinguishable from that of a full pitched roof.

An extract taken from the cover letter submitted states the following:

*(1) The revised design/proposals should demonstrate that the side extension and roof extension is subservient to the original structure and reads clearly as an addition.*

### **Response**

**My clients have taken into consideration the council's concerns in relation to the fully pitched roof profile. They are willing to adopt a Dutch-hipped roof style, which will lead to both dwellings maintaining separation with the side and roof extensions reading clearly as additions. Find enclosed, the revised drawings reflecting this new design.**

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Item 1(1). The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

*(2) The applicant is requested to explore and submit revised proposals for the provision of either a full-hipped roof extension or a significant half-hipped roof profile that would harmonise with the surrounding streetscape and would be less visually prominent at this mid-street location.*

### Response

An important consideration for the council will be whether the proposed development fits in with the surrounding streetscape character, therefore it is encouraging that there is no real consistency with the roof profiles along the Lower Dodder Road. However, my clients are willing

to concede with regard to the fully pitched gable roof design in acknowledgement of the council's concerns regarding streetscape character. The Dutch-hipped roof profile will be harmonious in lieu of other similar roof designs on the street and in the surrounding area. Find enclosed the revised drawings that reflect this new design.

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Item 1(2). The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

*(3) Reduce the height of the proposed front and side boundaries that lie forward of the front building line of the dwelling house to a maximum height of 0.9m to allow for driver visibility and in the interest of visual amenity. Submit details of an inward opening gate.*

### Response

**My clients are prepared to reduce the height of front and side boundaries in respect of council guidelines. Find enclosed revised drawings reflecting the same.**



The Roads Department have issued a report recommending no objection subject to conditions for this item. An extract taken from the Roads report states the following:

**No Roads objections subject to the following conditions:**

- 1. The boundary walls, fences and gates 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. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.*
- 3. Any gates shall open inwards and not out over the public domain.*

It is considered appropriate to attach the above **conditions** in the event of a grant.

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Item 1(3). The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

*(4) Demonstrate that the proposal is in accordance with the South Dublin County Council House Extension Design Guide (2010).*

### **Response**

**My clients are fully satisfied the revised drawings will reflect a new design that is fully in accordance with the SDCC House and Extension Guide (2010). They have taken on board all concerns raised and are now eager to push forward with their new proposal.**

Item 1(4). The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

### ***Other Considerations***

#### ***Development Contributions***

- Non-habitable attic, two storey front extension, single storey rear extension, first floor side extension measures 78sq.m. (as stated).
- 40sq.m. exemption remains as new single storey rear extension will be built on footprint of former single storey extension.
- Assessable area measures 38sq.m.



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<b>Development Contributions</b>	
<b>Planning Reference Number</b>	SD22B/0364
<b>Summary of permission granted &amp; relevant notes:</b>	Residential Extension - 78 sqm.
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	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.
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	104.49
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€104.49
<b>Area of Development (m2)</b>	78sq.m.
<b>Amount of Floor area, if any, exempt (m2)</b>	40
<b>Total area to which development contribution applies (m2)</b>	38
<b>Total development contribution due</b>	€3,970.62

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

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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 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 02/12/2022, 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 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.

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(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 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

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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. Roads requirements.

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

3. Any gates shall open inwards and not out over the public domain.

4. The width of the vehicular entrance shall be limited to a maximum of 3.5 metres.

REASON: In the interest of proper planning and sustainable development.

4. Protection of Street Trees in Grass Margins.

The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works pertaining to retention of the gate. Prior to the commencement of development adequate protective fencing should be in place in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan. NCBH11 Objective 3.

REASON: In the interest of proper planning and sustainable development.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €3, 970.62 (Three Thousand, Nine Hundred and Seventy Euros and Sixty Two 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

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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 is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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

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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

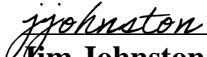
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REG. REF. SD22B/0364

LOCATION: 57, Dodder Road Lower, Dublin 14

  
\_\_\_\_\_  
Jim Johnston,  
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: 14/12/22\_\_\_\_\_

  
\_\_\_\_\_  
Gormla O'Corrain,  
Senior Planner