

# Comhairle Chontae Atha Cliath Theas

**PR/1578/22**

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

**Reg. Reference:** SD22B/0460      **Application Date:** 19-Oct-2022  
**Submission Type:** New Application      **Registration Date:** 19-Oct-2022

**Correspondence Name and Address:** Wojciech Kordyl A1 Architects, The Avila, 125, Drimnagh Road, Dublin 12, D12A8XC

**Proposed Development:** Permission is sought for construction of a single storey Extension to the rear and a bedroom extension at first floor level to the side of existing house; alterations to elevations and internal layout: 2 no. roof lights and all associated site development works at 22 Monastery Crescent Clondalkin Dublin 22

**Location:** 22, Monastery Crescent, Clondalkin, Dublin 22, D22VP02

**Applicant Name:** Paul Campbell

**Application Type:** Permission

(COS)

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

Site Area: stated as 0.036 Hectares on the application form.  
Site Visit: 23<sup>rd</sup> of November 2022.

### **Site Description**

The subject site is located on Monastery Crescent within an existing housing estate in Yellowmeadows. The site consists of terraced bungalow dwelling. The streetscape consists of housing of a similar form and character.

### **Proposal**

Permission is being sought for the construction of a single storey extension to the rear and a bedroom extension at first floor level to the side of existing house; alterations to elevations and internal layout: 2 no. roof lights and all associated site development 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.
Roads Department	No report received at the time of writing this report.
Public Realm	No objection subject to conditions.

SEA Sensitivity Screening – the site overlaps with the following aviation related layers: Bird Hazards, Outer Horizontal Surface for Dublin and Conical Surface for Casement.

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

Submissions closed the 22<sup>nd</sup> of November 2022. No third party submissions received.

### **Relevant Planning History**

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

SD10B/0326

The (part) demolition of existing garage and construction of single storey extension to the side, the construction of first floor dormer extension to the rear and minor alterations to the front elevation (including the provision of additional roof window). **Permission granted.**

S94B/0308

Construction of a velux roof window to the front. **Permission granted.**

#### ***Surrounding sites***

SD05B/0536 27, Monastery Crescent, Clondalkin, Dublin 22

First floor bedroom extension over existing garage; re-align garage facade; introduction of "Velux" roof windows plus vertical windows to existing porch facade; replacement rear windows to ground and first floors. **Permission granted.**

SD12B/0251 26, Monastery Crescent, Clondalkin, Dublin 22

Removal of existing bay window at ground floor level and forming a new front entrance with canopy to the front of existing two storey house, and screen to side passage. **Permission granted.**

### **Relevant Enforcement History**

Enforcement Ref. S6616

Non-compliance with Condition 7 of SD10B/0326. Closed as no unauthorised development taking place.

### **Pre-Planning Consultation**

None identified in APAS.

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### **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*

*G12 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 G14: Sustainable Drainage Systems*

*G14 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.*

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### *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.*

#### *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 and rear 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*

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*- Incorporate energy efficient measures where possible.*

### **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).*

### **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 subject site is located within 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 provide for the construction of a single storey extension to the rear and a bedroom extension at first floor level to the side of the existing house. The proposed ground floor rear extension would extend approx. 3.0m from the rear building line. It would be setback approx. 2.4m and 2.7m from the side boundaries. The extension would have a pitched

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roof. Sufficient rear amenity space would remain. The rear extension would provide for an extension to the family room.

The first floor side extension would be setback approx. 3.7m to 5.1m from the front building lines of the dwelling. The front of the extension would have a part mono-pitched roof to match the existing dwelling. The remainder of the extension would have a flat roof to match the flat roof of the existing dormer extension. The proposed bedroom would meet the minimum floorspace requirements of the CDP and 2007 Quality Housing Guidelines. The first floor window would be well setback from the rear boundary and not lead to undue overlooking.

The proposed materials and finishes would match existing. Given the scale and design of the proposed extensions it is not considered the proposal would lead to unacceptable overlooking, overbearing or overshadowing impacts.

In summary, the proposed development is considered to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and has an acceptable impact in terms of residential and visual amenity.

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

No report from the Roads Department received. Nevertheless, no changes to access or parking are proposed.

### ***Green Infrastructure***

The subject site is located proximate to a Primary Green Infrastructure Corridor as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. A soakpit is shown on the proposed site plans. A BRE Digest 365 Report has been submitted in relation to this. Having regard to the location, nature and scale of the development it is considered to 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.

The Public Realm Section have reviewed the proposed development and have no objection subject to conditions. This includes to ensure that existing street trees are retained and to submit a green infrastructure plan. The proposal comprises of a first floor side extension and rear extension. The proposal does not include the removal of street trees nor works in proximity to them. Given the nature and scale of the development it is not considered necessary to attach these conditions.

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

No reports have been received from Water Services or Irish Water. Standard conditions should apply in the event of a grant of permission.

### ***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 house extensions.

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.

### **Development Contributions**

Previous extensions 22.7sq.m

17.3sq.m of the 40sq.m exemption remaining

Proposed extension 29.9sq.m

Assessable area = 12.6sq.m

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<b>Planning Reference Number</b>	SD22B/0460
<b>Summary of permission granted &amp; relevant notes:</b>	Residential extensions
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	40 square metres
<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>	29.9
<b>Amount of Floor area, if any, exempt (m2)</b>	17.3
<b>Total area to which development contribution applies (m2)</b>	12.6
<b>Total development contribution due</b>	€1,316.57

### **SEA monitoring**

Building Use Type Proposed: Residential extensions

Floor Area: 29.9sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.036 Hectares.

### **Conclusion**

Having regard to the:

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

it is considered that, 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.



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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 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.  
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. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1, 316.57 (One thousand three hundred sixteen euros and fifty-seven 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.

**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/0460**

**LOCATION: 22, Monastery Crescent, Clondalkin, Dublin 22, D22VP02**



**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:** 12/12/22

  
**Gormla O'Corrain,  
Senior Planner**