

Comhairle Chontae Atha Cliath Theas

PR/0070/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0169 **Application Date:** 21-Apr-2022
Submission Type: Additional **Registration Date:** 14-Dec-2022
Information

Correspondence Name and Address: Bell Associates Bell Associates, Executive House,
Whitestown Road, Rush, Co. Dublin

Proposed Development: Construction of 2 storey
kitchen/dining/living/bedroom extension to side;
Porch extension to front; Detached garage to side and
all associated site works.

Location: 37, Pairc Mhuire, Saggart, Dublin

Applicant Name: Conor Brady and Cathrine Brady

Application Type: Permission

Description of Site and Surroundings:

Site Area

Stated as 0.0457 Hectares.

Site Description

The application site is located within the established Páirc Mhuire residential area and contains a semi-detached two storey dwelling. The surrounding streetscape of Páirc Mhuire is generally characterised by two storey dwellings of similar appearance and form. The subject site is located towards the end of a cul-de-sac with a uniform front building line.

Proposal:

Permission is being sought for the following:

- A front porch which projects approximately 1.5m out from the front elevation of the dwelling, has an approximate width of 2.35m and height of 3m, with a flat roof profile.
- A two storey extension to the side which projects approximately 5.5m out from the western elevation of the existing dwelling, has an approximately length of 7m and an approximate height of 7.43m with a pitched roof profile to match that of the existing dwelling.
- The proposed development will result in an increase in the gross floor area of the dwelling by approximately 74.1 sq.m and an amended layout comprised of an entrance hallway, toilet, living room, family room and kitchen/living/dining room at ground floor level and 4 No. bedrooms (one of which is ensuite) and a family bathroom at first floor level.

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- Provision of a single storey detached shed structure (30 sq.m) adjacent to the western elevation of the dwelling, with a flat roof profile that has an approximate height of 3m.
- All ancillary site works above and below ground.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity' in the South Dublin County Development Plan 2016-2022.

Consultations:

Drainage and Water Services Section – Additional Information required.

Irish Water – Additional Information required.

Roads Section – No objection, subject to conditions.

Parks and Public Realm Section – No objection, subject to conditions.

SEA Sensitivity Screening

Overlap is indicated with the following SEA environmental layers:

- Areas of Archaeological Potential – Saggart Architectural Conservation Area.
- Records of Monuments and Places 2016 – Saggart Village (No. 021-034) and Fulacht Fia (021-094).

Submissions/Observations /Representations

Submission expiry date – 25th May 2022.

No submissions or objections received.

Relevant Planning History

No recent Planning History recorded for subject site.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Policy H18 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 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

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

Elements of Good Extension Design:

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

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.*

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Front extensions:

- *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.*
- 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.*

Side Extensions

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
 - *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
 - *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
 - *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*
- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*

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- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

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.*

Relevant Government Guidelines:

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

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

Urban Design Manual, 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).

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

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

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Assessment

The main issues for assessment relate to:

- Zoning and Council Policy.
- Visual and Residential Amenity.
- Vehicular Access and Parking.
- Drainage and Water Services.
- Environmental Impact Assessment.
- Appropriate Assessment Screening.

Zoning and Council Policy

The extension to an existing dwelling comprised of a front porch extension, two storey side extension, ancillary garage and alterations to the elevations of an existing dwelling is consistent with the principle of the 'RES' zoning objective, subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings and the South Dublin County Council House Extension Design Guide (2010).

Visual and Residential Amenity

Each element of the proposed development shall be assessed individually below, having regard to the relevant policy and guidance contained within the South Dublin County Development Plan 2016-2022, the South Dublin House Extension Design Guide (2010) and the potential impact on the visual and residential amenity of the subject site, adjoining properties and the surrounding streetscape.

Front Porch

The proposed development includes the provision of a front porch which projects 1.5m out from the front elevation of the dwelling, has an approximate width of 2.35m and height of 3m, with a flat roof profile.

In relation to extensions to the front of dwellings, the South Dublin House Extension Design Guide (2010) states that:

'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'.

It is considered that the proposed front porch does not significantly alter the streetscape or impact the visual amenity of the area. Furthermore, it is noted that a driveway length of c.8m is retained, despite the introduction of the front porch. The design of the proposed front porch adheres to the content of the House Extension Design Guide (2010) and is therefore considered acceptable to the Planning Authority.

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Two Storey Side Extension

The proposed development includes the provision of a two storey extension to the side which projects approximately 5.5m out from the western elevation of the existing dwelling, has an approximately length of 7m and an approximate height of 7.43m with a pitched roof profile to match that of the existing dwelling.

Having regard to the public realm adjacent to the western boundary of the subject site and the separation distance of c. 15m between the rear elevation of the two storey side extension and the blank side elevation of No. 36 Páirc Mhuire, it is considered that the proposed side extension will not adversely impact the visual and residential amenity of adjoining properties and the surrounding streetscape. The continuation of the pitched roof profile is welcomed as it will retain the visual appearance of the roof profile along Páirc Mhuire.

However, a concern arises regarding the lack of the passive surveillance of the adjacent public realm presented by the blank western elevation. Policy H12 Objective 2 of the Development Plan states that:

'To ensure that there is a clear definition between public, semi-private and private open space at a local and district level and that all such open spaces benefit from passive surveillance from nearby residential development'.

Having regard to Policy H12 Objective 2 and the public realm adjacent to the western boundary of the subject site, it is considered appropriate that ADDITIONAL INFORMATION should be sought requiring the re-design of the proposed development to include at least one window at first floor level to the side (western) elevation, as it would result in increased passive surveillance to the adjacent public realm.

It is noted that sufficient private amenity space for a four bedroom dwelling is retained to the rear of the existing dwelling, in line with Table 11.20 of the South Dublin County Development Plan 2016-2022.

Single Storey Shed

The proposed development includes the provision of a single storey shed structure adjacent to the western elevation of the dwelling. The shed has a flat roof profile with a maximum overall height of 3m and an irregular shape to match the western and southwestern subject site boundaries which it directly abuts.

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Vehicular Access and Parking

The Report of the Roads Department indicates no objection to the proposed development, subject to the following conditions:

- The vehicular access points shall be limited to a width of 3.5 meters. Prior to commencement the applicant shall submit a revised layout showing a 3.5m wide access
- 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.
- 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.
- Any gates shall open inwards and not out over the public domain.
- 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.

Drainage and Water Services

The Report of the Drainage and Water Services Department indicates that the following ADDITIONAL INFORMATION is required to facilitate a complete assessment of the proposed development:

- The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie.
- The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

The Report of Irish Water indicates that the following ADDITIONAL INFORMATION is required to facilitate a complete assessment of the proposed development:

- The proposed development is located directly beside and potentially directly over a 150mm public wastewater sewer which traverses the site according to Irish Water record maps. Irish Water Standard Details for Wastewater Infrastructure require 3m clear distance from a sewer of this size. The applicant shall engage with Irish Water's

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diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

- The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

Parks and Public Realm

The Report of the Parks and Public Realm Section indicates no objection to the proposed development, subject to the following conditions:

- Prior to the commencement of Development, a landscape plan and associated planting plan shall be submitted to the Planning Authority. The Landscape Plan shall include details of hard and soft landscaping. The Landscape Plan shall be implemented in full, within the first planting season following completion of the development. The Landscape Plan to include a detailed Planting Plan and Planting Schedule stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes should contain pollinator-friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020).
- The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

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 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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Screening for Appropriate Assessment

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 consists of a domestic extension and minor alterations to the elevation of the existing dwelling. 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,

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.

Conclusion

Having regard to the 'RES' land-use zoning of the area, the relevant policies and objectives of the South Dublin County Development Plan 2016 – 2022 and the recommendations and the South Dublin House Extension Design Guide 2010 it is considered that, the proposed development is consistent with the proper planning and sustainable development of the area. However, it is noted that a concern has arisen regarding the proximity of the proposed development to a public wastewater sewer which requires a 3m separation distance. It is considered that a concern of this nature is too significant to overcome by way of condition and, as such, Additional Information is required to allay the concerns.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. Re-design

The Applicant is requested to provide amended elevational and plan drawings demonstrating the addition of at least one window to the western elevation at first floor level of the proposed two storey side extension, as it would result in increased passive surveillance to the adjacent public realm.

2. Irish Water

The Report of Irish Water has indicated a concern that the proposed development is located directly beside and potentially directly over a 150mm public wastewater sewer which traverses the site according to Irish Water record maps. Irish Water Standard Details for Wastewater Infrastructure require 3m clear distance from a sewer of this size. The Applicant is therefore requested to engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The Applicant is also requested to provide details of the outcome of this engagement with Irish Water's

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diversions and, if necessary, provide a complete set of drawings showing any resulting amendments to the proposed development.

3. Drainage and Water Services Infrastructure

The Applicant is requested to provide the following information in relation to the proposed drainage and water services infrastructure for the proposed development:

- (a) Submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.
- (b) Submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: Servicemaps@sdblincoco.ie.
- (c) Submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Additional Information

Additional Information was requested on 15th June 2022.

Additional Information was received on 14th December 2022.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Submissions/Observations

No submissions / observations received.

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Assessment

The following Additional Information was received from the Applicant on 14th December 2022:

- Letter of Response prepared by Bell Associates dated 8th December 2022.
- Correspondence between the Applicant and Irish Water.
- Drawing No. 54-07-01-A – Proposed Plans, Elevations & Site Plans prepared by Bell Associates.
- Drawing No. 54-07-03-A – Proposed Drainage Plan, Section B-B prepared by Bell Associates.

The Additional Information provided by the Applicant will be assessed below in the context of the 3 No. items of Additional Information requested by the Planning Authority on 15th June 2022:

Additional Information Item No. 1

In response to Additional Information Item No. 1, Bell Associates have prepared revised Proposed Plans, Elevations & Site Plan drawings (Drawing No. 54-07-01-A) which demonstrate the provision of 1 No. window at first floor level of the eastern elevation.

The Applicant has therefore satisfactorily address Additional Information Item No. 1.

Additional Information Item No. 2

The Applicant has provided evidence of engagement with Irish Water. It is noted that the email dated 7th October 2022 from Irish Water advises the Applicant that, whilst the proposed diversion of the wastewater sewer is feasible, to facilitate the proposed works an official application would need to be made to Irish Water's Diversion Team.

It is noted that the Applicant states that an official application has been submitted to the Irish Water Diversion team. To date, no decision appears to have been made in relation to said application.

Having regard to the efforts undertaken by the Applicant, and the correspondence from Irish Water, it is considered that Additional Information Item No. 2 has been substantially addressed. Should the Planning Authority be minded to Grant Permission for the proposed development, it is considered appropriate that a **CONDITION** be attached requiring the final drainage layout to be agreed with the Irish Water Diversions Team, prior to the commencement of development on site.

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Additional Information Item No. 3

In response to Additional Information Item No. 3, the Applicant has outlined the following response:

'We note from a survey of the property, that the storm water from the dwelling appears to discharge via a surface gully to the road at the front, onto the public footpath. On this basis we are proposing to divert all existing storm water discharge from both the existing dwelling, and the proposed extensions to a new storm water soakaway in the rear garden of the property. Please see drawings, and sectional detail of proposed soakaway included with this resubmission. This will comply with Sustainable Drainage Systems (SuDS) features for the development.'

The Drainage layout provided by the Applicant, along with the above outlined response appear to address Additional Information Item No. 3. However, should the Planning Authority be minded to Grant Permission for the proposed development, it is considered appropriate that a **CONDITION** be attached requiring the final drainage layout to be agreed with the Irish Water Diversions Team, prior to the commencement of development on site.

Other Considerations

South Dublin County Development Plan 2022-2028

Since this Planning Application was submitted, the South Dublin County Development Plan 2022-2028 was adopted on 3rd August 2022.

It is noted that the zoning of the subject site remains 'RES' and that the proposed development is largely consistent with the policies and objectives of the Development Plan.

Green Infrastructure

The subject application provides for an increase to the footprint of an existing dwelling within an established suburban residential area. The site is located within the Camac River Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4) and Table 4.1 of the South Dublin County Development Plan 2022-2028.

It is noted that the application does include a plan demonstrating the adoption of Sustainable Urban Drainage System measures. Having regard to the location of the site within the Camac River Primary GI Corridor, the extent of private amenity grassland, the scale of the footprint increase and the provision of SuDS measures, it is considered that the subject development has incorporated Green Infrastructure and would therefore be in accordance with Policy Objectives GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.

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Development Contributions

Development Contributions	
Planning Reference Number	SD22B/0169
Summary of permission granted & relevant notes:	Front porch, two storey extension to the side projecting approximately 5.5m out from the western elevation and increasing the gross floor area of the dwelling by approximately 74sqm.
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:	119.10
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€119.10
Area of Development (m²)	74.1
Amount of Floor area, if any, exempt (m²)	40
Total area to which development contribution applies (m²)	34.1
Total development contribution due	€4,061.31

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential (Domestic Extension)	74.1 sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0457 Ha

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Conclusion

Having regard to the policies outlined in the South Dublin County Development Plan 2022-2028 and the South Dublin County House Extension Design Guide (2010) and the Additional Information provided by the Applicant, it is considered that, subject to conditions, the proposed development generally adheres to the key policies, objectives and guidance and would not be contrary to the proper planning and sustainable development of the area.

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 14th December 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.

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(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 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

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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. (i) The vehicular access points shall be limited to a width of 3.5 meters. Prior to commencement the applicant shall submit a revised layout showing a 3.5m wide access
- (ii) 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.
- (iii) 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.
- (iv) Any gates shall open inwards and not out over the public domain.
- (v) 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.

REASON: In the interests of traffic and pedestrian safety and the proper planning and sustainable development of the area.

4. Prior to the commencement of Development, a landscape plan and associated planting plan shall be submitted to the Planning Authority. The Landscape Plan shall include details of hard and soft landscaping. The Landscape Plan shall be implemented in full, within the first planting season following completion of the development. The Landscape Plan to include a detailed Planting Plan and Planting Schedule stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes should contain pollinator-friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020).

REASON: In the interests of the proper planning and sustainable development of the area.

5. Prior to the commencement of development the applicant shall submit:
 - (i) A Drainage Layout drawing in plan and cross-sectional views clearly showing proposed drainage layout and Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

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(ii) Evidence of agreement in writing from the Irish Water Diversions Team confirming the feasibility of the proposed Drainage Layout.

No development shall take place on site until the above information and been submitted to, and agreed in writing with South Dublin County Council.

REASON: In the interests of public safety and adequate water and wastewater infrastructure.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €4, 061.31 (Four Thousand and Sixty One Euro and Thirty One Cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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

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

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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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.


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REG. REF. SD22B/0169

LOCATION: 37, Pairc Mhuire, Saggart, Dublin



**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: 19/01/23



**Gormla O'Corrain,
Senior Planner**