

Comhairle Chontae Atha Cliath Theas

PR/0127/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0401 **Application Date:** 09-Sep-2022
Submission Type: Additional **Registration Date:** 17-Jan-2023
Information

Correspondence Name and Address: Liam Cullen 44, Ballinteer Crescent, Dublin 16

Proposed Development: The development will consist of a single storey extension to side and rear of existing dwelling (overall floor area 54.3m.sq.) incorporating a new common entrance hallway & toilet (10.6m.sq.) located at the front of the proposed extension leading to a new 'family flat' (43.7m.sq.) located at the rear of the proposed extension and associated site works.

Location: 97, Killinarden Estate, Tallaght, Dublin 24

Applicant Name: Rachel O'Brien

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.024 hectares.

Site Description:

The application site contains a two storey, semi-detached / end-of-terrace house, located on Killinarden Estate. The surrounding area is a mixture of residential and commercial / retail uses.

Site Visited: 12/10/2022.

Proposal:

Permission is sought for the following:

- Single storey hipped roof side and rear extension (54.3 sq.m) to comprise entrance hall, toilet and family flat.

Zoning:

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

Consultations:

Water Services – No report received.

Irish Water – No report received.

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SEA Sensitivity Screening

SEA monitoring indicates no overlap with relevant sensitive environmental layers.

Submissions/Observations /Representations

Submission expiry date – 13 October 2022

No submissions or observations received.

Relevant Planning History

SD10B/0017: (1) Proposed ground floor front extension to existing single storey side garage & rear of garage to create utility room, garage to have proposed window in gable wall; (2) proposed first floor side & rear extension over extended garage & proposed rear extension with pitched & hipped roof over with 1 no. Velux rooflight over rear slope of roof. **Permission granted – it appears that this permission was implemented, and the garage has subsequently been demolished.**

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

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.

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 6.8.3 Family Flats

Policy H15: Family Flats

Support family flat development subject to the protection of residential and visual amenities.

H15 Objective 1: To favourably consider a family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member or members subject to the criteria outlined in Chapter 12: Implementation and Monitoring

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 12.6.8 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.

Family Flats

A family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of an existing dwelling). A family flat is not considered to represent an independent dwelling unit and as such open space and car parking standards are not independently assessed.

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Proposals for family flat extensions should meet the following criteria:

- *The applicant shall be required to demonstrate that there is a genuine need for the family flat;*
- *The overall area of a family flat should not generally exceed 50% of the floor area of the existing dwelling house;*
- *The main entrance to the existing house shall be retained and the family flat shall be directly accessible from the front door of the main dwelling via an internal access door, and the design criteria for dwelling extensions will be applied;*
- *Any external doors permitted (to provide access to private / shared open space or for escape from fire) shall be limited to the side or rear of the house;*
- *Conditions may be attached to any grant of permission that the family flat cannot be sold, conveyed or leased separately from the main residence, and that when the need for the family flat no longer exists the dwelling must be returned to a single dwelling unit.*

Relevant Government Policy & Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018

Regional Spatial and Economic Strategy, Eastern & Midlands Regional Assembly, 2019.

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, 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 DoEHLG, 2009.

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Residential and Visual Amenity
- Green Infrastructure
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

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Zoning and Policy

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity'*. Residential development (extension) is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out under the current Plan.

The applicants mention in their public notices and cover letter that the extension would provide family flat accommodation for the applicants' elderly father. Section 6.8.3 of the Development Plan provides the policy context for family flat extensions.

- *Policy H15: Family Flats*
Support family flat development subject to the protection of residential and visual amenities.
- *H15 Objective 1: To favourably consider a family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member or members subject to the criteria outlined in Chapter 12: Implementation and Monitoring.*

Section 12.6.8 states family flat development should meet the following criteria:

- *The applicant shall be required to demonstrate that there is a genuine need for the family flat;* – The applicant has stated the family flat would be for their elderly father and have provided a doctor's note stating the rationale for the specific reason for single level supported living. This is considered acceptable.
- *The overall area of a family flat should not generally exceed 50% of the floor area of the existing dwelling house;* The family flat element of the extension would be 43.26 sq.m. The existing house is approximately 91.71 sq.m, meaning the family flat is just under 50% of the size of the existing dwelling. This would be considered acceptable in principle.
- *The main entrance to the existing house shall be retained and the family flat shall be directly accessible from the front door of the main dwelling via an internal access door, and the design criteria for dwelling extensions will be applied;* – The applicant has provided a 'shared' entrance, recessed from the front building line of the existing dwelling. The existing entrance to the dwelling is located near the front of the dwelling, along the north side elevation. This door is indicated as being retained. It is considered that the two entrances would likely be used separately, or at least would create the possibility of the family flat extension being used completely separately to the main dwelling.

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The applicant should be requested to amend the proposals by **additional information**, removing the proposed entrance and common hall, with the flat accessed directly from the existing kitchen only.

- *Any external doors permitted (to provide access to private / shared open space or for escape from fire) shall be limited to the side or rear of the house; – As stated above, a front entrance door has been provided. This is considered unacceptable and should be amended by **additional information**.*
- *Conditions may be attached to any grant of permission that the family flat cannot be sold, conveyed or leased separately from the main residence, and that when the need for the family flat no longer exists the dwelling must be returned to a single dwelling unit. – These **conditions** should be included in the event of a grant of permission.*

Based on the above, it is considered that **additional information** is required to ensure the proposal fully complies with the policies, objectives and guidance of the Development Plan.

Residential and Visual Amenity

The ground floor extension would be constructed up to, and along, the northern site boundary, and would span the full depth of the site, from the existing dwelling to the end of the rear garden. There would be a maximum distance of 4m to the southern site boundary, with the adjoining dwelling, and at the western extent of the site, where the boundary is shared with a dwelling around the corner from the existing house, the distance would be approximately 2.3m.

It does not appear that there would be any direct external access for the family flat however, as previously stated, there would be a concern that the 'common hall' would ultimately serve the family flat exclusively, while the existing entrance would serve the main dwelling. In this regard the applicant should be requested to amend the proposals by **additional information**, providing only one main entrance to the dwelling.

The internal side elevation provided indicates an additional structure, or door, that is not included on the site layout plan. There are also discrepancies among plans and elevations regarding the number of rooflights proposed. The applicant should be requested to address these discrepancies by **additional information**.

The applicant has stated that a rear garden of 45 sq.m would be retained, with access to the public open space at the rear also maintained, though this appears to be relocated (not mentioned in notices). Table 3.2 of the Development Plan specifies minimum standards for housing, requiring a minimum of 60 sq.m private open space to be provided for dwellings. 45 sq.m would be below this minimum and the Planning Authority would have concerns about the useability of

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some of the areas that would be retained as private amenity space, particularly at the western part of the site.

As well as concerns about the amount of private open space to be retained, the Planning Authority would have a concern regarding the potential impact of the development on the neighbouring dwelling to the north in terms of daylight and overshadowing. The extension would have a maximum ridge height of 3.7m and a parapet wall height of approximately 2.9m. The existing boundary wall is approximately 1.9m (measured from drawings). Given the scale of the development, its location, and the orientation of the dwelling, it is considered that the development would have a significant negative impact on the neighbouring dwelling by way of overshadowing. There is an existing rear extension to the dwelling, protruding approximately 3m from the original rear building line. The proposed extension and family flat would protrude a further 13.6m from the revised rear building line. This is significantly in excess of the depth of the original dwelling, which is less than 8m. The scale of the development, by way of length and height, are therefore considered to be unacceptable. The applicant is proposing to provide a family flat that would function separately from the main dwelling, providing a kitchen and living area, as well as bedroom, bathroom and storage.

It is not considered that all of this can be accommodated within the site, which is constrained. It is considered that a ground floor extension would be better located at the side of the dwelling, utilising the space between the main dwelling and the northern site boundary. The neighbouring dwelling to the north has a side garage constructed up to the site boundary. Under SD10B/0017a garage was granted for the subject dwelling and it appears that this was built and subsequently demolished. It is considered that there is precedent in the area for single storey side extensions to be constructed up to site boundaries. Infilling this area would reduce the impact on the neighbouring dwellings that occurs as a result of extending the full depth of the garden. The applicant should be invited to amend the proposal by **additional information**, minimising the rear protrusion of the extension, and instead maximising the opportunity of infilling the space to the northern site boundary to the side of the existing dwelling.

Green Infrastructure

The site does not appear to be located within a Core Area, Primary GI Corridor or Secondary GI Link, as per Figure 4.4 of the Development Plan.

The development would significantly increase the floorplate of the existing dwelling, resulting in the loss of approximately 50% of the private outdoor amenity space. It does not appear that there are any mature trees or other vegetation at the site that could be impacted by the development. The applicant has not indicated any SuDS measures for the site, and these should be requested as **additional information**.

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Water Supply and Wastewater

Water Services and Irish Water have not provided responses in relation to the application. From a review of Irish Water maps, it does not appear that the development would interfere with, or compromise, any existing Irish Water infrastructure in the vicinity of the site. From the site layout plan provided, the drainage layout for the development is not entirely clear. The drawing indicates that surface and foul water would discharge to the same drainage system. The applicant should be requested to clarify this by **additional information**, noting it is standard to require the separation of surface and foul water.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is on Killinarden Estate, an established residential area. The development comprises construction of a single storey side and rear extension comprising a family flat.

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

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.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed it is considered that, the development as currently proposed would be unacceptable, resulting in significant negative impacts on the neighboring dwelling to the north and should therefore be amended. **Additional information** should be requested as follows:

- Relocate the ground floor extension to the side of the existing dwelling, infilling the area formerly occupied by the garage permitted under SD10B/0017 and reducing the extent of the protrusion of the extension to the rear. Only one entrance to the dwelling should be provided as part of these alterations.
- Provide a revised layout clearly indicating any rear structures that are to remain as part of the proposed works.

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- Provide information of proposed SuDS measures for the site.
- Provide drainage layouts for the revised scheme, including details of separate foul and surface water discharge.

Recommendation

Request Further Information.

Further Information

Further Information was requested on 02/11/22.

Further Information was received on 17/01/23.

Consultations

Water Services – No report received.

Irish Water – No report received.

Submissions/Observations

No further submissions/observations received.

Further Information

The Further Information requested was as follows:

- 1. The rear/side extension as proposed is considered unacceptable given its depth (13.5m from the rear building line of the existing extension) and the impact it would have on the neighbouring dwelling to the north as a result of its height and length along the entire northern site boundary. It is considered that this would result in unacceptable levels of overshadowing to the rear of the neighbouring property. It is considered that the extension would be better located to the side of the existing dwelling, infilling the area formerly occupied by a garage, between the dwelling and the northern site boundary. The applicant is requested to submit revised proposals, relocating the location of the extension to the side of the dwelling. A bedroom and en-suite could be accommodated in this area along with the downstairs toilet that was stated as a requirement in the applicants cover letter. In amending the proposal, the applicant is reminded that only one common entrance would be acceptable, and any works to provide additional family flat accommodation should be able to be absorbed into the main dwelling once the need for the family flat no longer exists. The applicant should ensure that all revised plans and elevations are consistent.*
- 2. A revised proposed site layout is required, clearly marking any rear structures that would remain after the works have been complete, including fixed shed structures or similar.*
- 3. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features. The applicant is requested to submit a drawing in plan and cross sectional views clearly*

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showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the Planning Authority. The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- *Rain Gardens*
- *Planter boxes with overflow connection to the public surface water sewer.*
- *Permeable Paving*
- *Grasscrete*
- *Green Roofs*
- *Rain gardens*
- *Swales*
- *Rills*
- *Water Butts*
- *Other such SuDS*

The applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

- 4. The drainage plans for the development are not clear. The applicant is requested to submit a drawing showing the watermain layout, foul and surface water layout of the proposed development, ensuring that surface water is kept separate from foul water.*

Assessment of Further information

Item 1 – Alterations to Extensions

The side extension has been brought forward along the northern elevation, to project approximately 1m beyond the front building line of the neighbouring dwellings recessed garage. This has provided additional rear garden space. The maximum depth of the extension has been reduced to 12.7m, a reduction of 4.3m. This is considered acceptable. The rear extension would now extend approximately 3.5m from the primary rear building line of the neighbouring dwelling to the north, with a separation distance of approximately 2.6m. This is considered acceptable. There may be some impact of overshadowing for the garage to the north however, as this is not a habitable space this is not a significant concern.

Internally, the revised layout provides for a family flat, accessed directly from the kitchen of the main dwelling. The family flat would have a shower room to the front, galley kitchen with open plan living area and a bedroom to the rear. The original entrance to the main dwelling would be retained. These alterations are considered acceptable.

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The full height window on the front elevation should be altered to a horizontal high-level window to increase privacy and improve the appearance of this elevation. This can be done by **condition**.

Item 2 – Revised Site Layout

The applicant has provided a revised site layout indicating the 2 no. outbuildings at the east of the site. The applicant has reduced the size of the extension at the rear, improving the amount of rear amenity space that is retained. In their cover letter the applicant states approximately 58 sq.m would be retained following the construction of the family flat. This is considered acceptable, especially as the amenity space retained would be south facing and would be considered to provide an acceptable level of useability, given size and orientation.

Item 3 – SuDS

The applicant is proposing to include 2 no. water butts as part of SuDS measures at the site. This is considered acceptable. Where possible, as part of the works the applicant should seek to maximise vegetation and flora at the site. Any additional external hardstanding areas should be permeable paving to enhance surface water drainage.

Item 4 – Drainage Plans

The applicant has provided updated drainage plans, clearly separating foul and surface water. This is considered acceptable.

Conclusion

The development subject to conditions, is considered to be consistent with the zoning objective 'RES' – '*To protect and/or improve residential amenity*', and the relevant provisions in the County Development Plan 2022-2028 and is considered acceptable.

Other Considerations

Development Contributions

Existing Extensions:	12.4 sq.m
Proposed Extensions:	37.2 sq.m

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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)	37.2
Amount of Floor area, if any, exempt (m2)	27.6
Total area to which development contribution applies (m2)	9.6
Total development contribution due	9.6 x 119.10 = €1,143.36

SEA Monitoring Information

Building Use Type Proposed: Residential Extension/Family Flat
Floor Area: 37.2 sq.m
Land Type: Urban Consolidation
Site Area: 0.024 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed it is considered that, subject to **conditions** set out below, the proposed development 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. It is considered that the proposal would be consistent with Council policy in relation to extensions to dwelling houses.

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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 17/01/2023, 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. Restrictions on Family Flat.
 - (a) The use of the family flat shall be restricted to a residential use only, directly associated with the use of the existing house on the site for such purposes and the family flat shall not be subdivided or separated from the main house. In particular, it shall not be sold, leased or let (including short-term letting) independently of the main house.
 - (b) The family flat extension shall revert to use as part of the main house when the development is no longer required for use as a family flat.REASON: To ensure that the family flat does not operate as an independent dwelling unit or for any commercial purpose, in the interest of residential amenity and the proper planning and sustainable development of the area.
3. 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.

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4. Amendments.

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

Revised plans that incorporate all of the following amendments-

(a) The window serving the shower room on the front elevation shall be amended to provide a high-level, horizontal window that shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.

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

5. (a) External Finishes.

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

REASON: In the interest of visual amenity.

(b) Restriction on Use.

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

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

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

(d) Minimise Air Blown Dust.

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

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

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(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 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.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1, 143.36 (One Thousand One Hundred and Forty Three Euros and Thirty Six 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

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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.

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REG. REF. SD22B/0401

LOCATION: 97, Killinarden Estate, Tallaght, Dublin 24



**Aoife O'Connor Massingham,
Assistant 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: 03/02/2023



**Jim Johnston,
Senior Executive Planner**