

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0522 **Application Date:** 12-Dec-2022
Submission Type: New Application **Registration Date:** 12-Dec-2022
Correspondence Name and Address: Michael Hamilton Meadow Lodge, Kilmacoo, Avoca, Co. Wicklow
Proposed Development: Demolition of existing sunroom to rear to make provision for new sunroom conversion of existing garage to a new Bedroom, new entrance porch, minor alterations to both ground and first floor external wall insulation to existing house and all associated site works
Location: Saint Marys, 1, Kew Park, Lucan, Dublin
Applicant Name: Eoghan O'Sullivan & Neidra Lenehan
Application Type: Permission

Description of Site and Surroundings:

Site Area: stated as 0.0745 hectares on application form.

Site Description:

The subject site is located at the end of the Kew Park residential street that joins the main N4 road/Leixlip road slip road. The site contains a two-storey detached dwelling house with hipped roof profile. Kew Park is a residential street containing a footpath and grass verge which contains mature trees and evidence of on-street parking. The street is characterised by semi-detached houses of similar form and appearance (redbrick exterior finish on ground floor level and pebble dashing/render at first floor level) with front and back gardens, and a uniform building line. Evidence also exists in the surrounding area of front porch type extensions with tiled roofs.

Proposal:

The proposed development consists of Permission for the following:

- Demolition of existing sunroom to rear to make provision for new sunroom,
- Conversion of existing garage to a new Bedroom,
- New entrance porch,
- Minor alterations to both ground and first floor
- External wall insulation to existing house and all associated site works.

Zoning:

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

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

Consultations:

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

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

Submissions/Observations /Representations:

Submission expiry date – 25/1/2023
No submissions or observations were received.

Relevant Planning History:

Subject Site:

None identified on APAS.

Adjacent sites:

SD06B/0550 - Inisfail, Leixlip Road, Lucan (*Property to the rear*)
Development of 2 storey extension to existing property & demolition of existing garage.

Grant Permission.

SD17B/0114 - 6, Kew Park, Lucan, Co. Dublin

Convert existing attached garage to the side of existing house to habitable space with new pitched roof over incorporating two roof lights, single storey front extension with matching pitched roof. Overall new accommodation to facilitate study, cloaks, bathroom and utility room. Small adjustment to first floor side window.

Grant Permission.

SD03B/0030 - 72, Kew Park, Lucan, Co. Dublin

Conversion of existing garage, construction of first floor over and construction of porch with ramp to front to provide for a granny flat to side/front of existing dwelling.

Grant Permission.

S00B/0081 - 69 Kew Park, Lucan, Co. Dublin.

Front porch and front extended garage conversion with first floor side extension over, and rear conservatory.

Grant Permission.

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

SD04B/0597 - 10, Kew Park, Lucan, Dublin

(A) Second storey extension above existing converted garage to side of house; (B) Second storey extension above existing kitchen extension to rear of house; (C) Sunroom to rear of house ; and (D) Attic conversion.

Grant Permission.

Relevant Enforcement History:

None identified for subject site on APAS.

Pre-Planning Consultation:

None identified on APAS for subject site.

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

6.8.2 Residential Extensions

Policy H14: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.

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

E3 Objective 1: To reduce the need for energy, enhance energy efficiency and secure the use of renewable energy sources in refurbished and upgraded dwellings, and other buildings through the design and location of new development, in accordance with relevant building regulations and national policy and guidance.

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.

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).

Policy GII: Overarching

GII Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan,

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

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

Chapter 12 Implementation and Monitoring

Section 12.5.8 Residential Consolidation

Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.

National Guidelines & Policy relevant to Development Management

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

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

Rear Extensions:

- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.
- Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.
- Make sure enough rear garden is retained.

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

Side extensions:

- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.
- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- Avoid the use of prominent parapet walls to the top of side extensions.

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.

Relevant Government Guidelines

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for assessment relate to:

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

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 County Development Plan **2022-2028** and of the South Dublin County Council House Extension Design Guide 2010.

Residential and Visual Amenity

Demolition of existing sunroom to rear to make provision for new sunroom.

The proposed development includes the demolition of a 23sqm single storey sunroom which is located on the rear of the dwelling. The sunroom consists of a 2.7m depth from rear building line by 8.6m wide structure with a flat roof. The structure is protruding c1.2m from the side elevation on the northern gable and is set in c0.8m from the southern gable elevation. The existing sunroom is to be demolished and a new c18.8sqm sunroom built in place of existing. The proposed sunroom would extend 3.4m from the rear building line for a length of 6.55m. This is less than the existing sunroom. A larger portion of space will remain to the side of the sunroom closest to the boundary with the neighbouring dwelling. 3.5m set in distance from existing side building line would replace the existing 0.8m. This is appropriate and will allow natural light into the existing playroom removing the sunroom element over and in front of the window. The sunroom will also not protrude to any extent greater than the previous sunroom which is deemed acceptable. The proposed sunroom would have a hipped roof profile which would match the pitch and finish to match the existing main dwelling. Four rooflights would be included in the roof, two on the front facing roof slope and two on the rear facing roof slope. The rooflights would provide no negative impact to the amenity of the residents of the main dwelling or of the neighbouring dwelling. The single storey structure would have a pitch height of c3.9m and eaves height of 2.9m. The scale and design of the roof would be acceptable to the planning authority and would not have a significantly negative impact on the visual or residential amenity of the area. A window in the side (south) elevation of the sunroom is located c4.3m from the boundary with No.2 Kew Park and is sufficiently screened by an existing boiler room building and planting that it will not have a significantly negative impact or overlook the neighbouring

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

dwelling. Overall, the proposed demolition of the existing sunroom and provision of a new sunroom is deemed acceptable.

Conversion of existing garage to a new Bedroom.

A single storey flat roof garage located to the side of the main dwelling is proposed to be converted to a bedroom as part of the development. The existing garage protrudes c0.9m from the front building line to the side of existing main entrance porch area. The proposal would involve the extension of the footprint of the garage/bedroom to the side building line by c.1.3m for the bedroom element. The bedroom would encompass an ensuite and walk-in ward robe with the floor area of c12.48sqm for the bedroom itself.

A large c2.4 by 1.7m window would replace the existing garage roller door on the front elevation which is acceptable while two new openings are proposed on the northern side elevation of the garage/bedroom conversion. A small window would serve the ensuite. The drawings do not specify if this window is to be frosted or opaque in nature however, this can be achieved by means of **condition** in the event of a grant in permission. The second new opening is proposed for a c1.7m wide door/entranceway with side window. The presence of a separate access door into the new bedroom/garage conversion is not acceptable to the planning authority. The presence of a separate accessway to the bedroom allows for the potential use of the development for residential purposes not directly associated with the use of the existing house on the site such as sub-division for sale or letting (including short-term letting) or otherwise. The proposed door on the northern side elevation is to be removed from the proposed development by **condition** in the event of a grant in permission and replaced with a window.

The roof profile of the garage conversion would be a flat roof type which is matching the existing roof profile of the garage; however, the roof will be raised in height from c2.6m to c3.2m.

Overall, the garage conversion to new bedroom would not seriously injure the amenities of the area or of property in the vicinity and is deemed appropriate.

New entrance porch.

The proposed development includes for a single storey porch extension to the front of the existing dwelling. The extension would project 0.810m from the existing front building line matching and aligning with the proposed front building line of the garage conversion/bedroom element of the development. This is acceptable and in accordance with section 4 of the House Extension Design Guide which states:

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

Adequate space in the driveway would remain to accommodate a vehicle with the front porch extension. The drawings appear to show the ground floor porch extension will have a brick material finish to match existing and a pitched roof with tiles to match existing, this can be clarified in the event of a grant in permission by planning **note** to ensure the materials used shall

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

harmonise in colour and texture that is complementary to the existing dwelling. The proposed extension would allow for the extension of the existing porch/ entrance hallway.

Given the scale of the porch extension and established precedent of similar type pitched roof porch extensions in the surrounding locality, the development is deemed acceptable and will not have any significantly negative impacts on the visual amenity of the area.

Minor alterations to both ground and first floor

Several alterations are proposed to the main dwelling as part of the overall development. Externally on the front elevation, the existing first floor window serving a bedroom No. 2 is to be reduced in width from c2.3m to 1.8m allowing for the internal reconfiguration of the first floor to provide an ensuite in bedroom No.3. The alteration is acceptable in this instance.

On the rear elevation a new window is proposed at first floor level to bedroom No.4. A window already exists to the side elevation however, a new window will have a southern aspect for increase lighting. The window appears to be high level slit (c1.9m by 0.4m) located over the bed. The first-floor window to the bedroom would be located c25m from the rear boundary with the neighbouring dwelling to the rear. This is above the 22m minimum separation distance and will not adversely impact the private amenity of the neighbouring dwellings.

External wall insulation to existing house and all associated site works.

A c0.15m thick external wall insulation is proposed to the exterior of the dwelling. This is deemed appropriate and in keeping with Policy E3: Energy Performance in Existing and New Buildings of the County Development Plan which states:

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

The external insulation will have a cement render with a smooth finish at first floor level and a selected brick finish at ground floor level. The finishes would match the existing and is deemed acceptable to the planning authority.

Overall, the proposed development subject to compliance with the conditions set out above, would not seriously injure the visual or residential amenities of the area or of property in the vicinity.

Services and Drainage

No reports were received from Water Services or Irish Water at time of writing. Irish Water maps indicate that the proposed development would not be located within an unacceptable distance of any existing Irish Water infrastructure. Standard **conditions** should apply in the event of a grant of permission.

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

Roads

The roads department of the council have reviewed the application and have stated no objection. It appears that there will be no change to the parking or access and egress arrangements on site with no impact from the proposed development on the existing driveway and therefore the proposed development is acceptable.

Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the subject house on an established suburban residential site. The site is located proximate to a Primary GI Corridor, No.4 - Liffey Valley Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

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 of the council have reviewed the proposed development and have no objection subject to conditions. This includes to submit a green infrastructure plan. The proposal comprises of a garage conversion and sunroom conversion to the rear of the property and new porch structure along with minor alterations to existing dwelling. Given the nature and scale of the development, it is not considered necessary to attach this condition which is stated below from the public realm report.

Green Infrastructure

The applicant is requested to submit a Green Infrastructure Plan which shall be submitted as part of the suite of Landscape Plans that are required for a development.

The Green infrastructure Plans should include the following information:

- *Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County.*
- *Indicate how the development proposals link to and enhance the wider GI Network of the County.*
- *Proposed GI protection, enhancement, and restoration proposals as part of the landscape plan, where appropriate, for the site.*
- *Proposals for identification and control of invasive species where appropriate, for the site*

REASON: In order to ensure the protection and enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the design process in accordance with relevant policies of the CDP 2022-2028.

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

Screening for Appropriate Assessment (AA)

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of the demolition of existing sunroom to rear to make provision for new sunroom, conversion of existing garage to a new Bedroom, New entrance porch, Minor alterations to both ground and first floor External wall insulation to existing house and all associated site works.

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.

Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Development Contributions

Proposed works	41sqm
Previous Extension	28sqm
Total Assessable	29sqm

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

Planning Reference Number	SD22B/0522
Summary of permission granted & relevant notes:	Demolition of existing sunroom to rear to make provision for new sunroom, Conversion of existing garage to a new Bedroom, New entrance porch, Minor alterations to both ground and first floor, External wall insulation to existing house and all associated site works.
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)	41
Amount of Floor area, if any, exempt (m2)	12
Total area to which development contribution applies (m2)	29
Total development contribution due	€3,453.90

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential - Demolition of existing sunroom to rear to make provision for new sunroom, Conversion of existing garage to a new Bedroom, New entrance porch, Minor alterations to both ground and first floor, External wall insulation to existing house and all associated site works	41sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0745

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

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.

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

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

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

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

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

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

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

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

(d) Minimise Air Blown Dust.

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

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

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 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

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

3. Amendments.

Prior to the commencement of development the applicant, owner or developer shall ensure that the following amendments are made to the plans for the proposed development:

- (a) The northern side elevation window to the ensuite of Bedroom No.5 is to be frosted or opaque in nature;
- (b) The proposed external door on the northern side elevation to bedroom No.5 as part of the garage conversion is to be omitted from the final design of the proposed development and replaced with a window;

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

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €3, 453.90 (Three thousand, four hundred and fifty three euro and ninety 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

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

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.

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.

Comhairle Chontae Atha Cliath Theas

PR/0166/23

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0522

LOCATION: Saint Marys, 1, Kew Park, Lucan, Dublin



Barry Coughlan,
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: 15/02/2023



Deirdre Kirwan,
Senior Executive Planner