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44/45 Clontarf Road
Clontarf
Dublin 3
D03 E240

NOTIFICATION TO GRANT PERMISSION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER

Final Grant Order No.:	0185	Date of Final Grant:	20-Feb-2023
Decision Order No.:	0040	Date of Decision:	13-Jan-2023
Register Reference:	SD22B/0357	Date:	08-Dec-2022

Applicant: Ciaran & Catherine McCabe

Development: Demolition of existing flat roof extension to the rear; Construction of a part single-storey flat roof, part two storey pitched roof extension, which is partially sunken to the rear, with two associated rooflights; Replacement of the front existing pvc windows with timber frame windows; Widen existing vehicular entrance, creation of a new parking area to the front of the property and new front stone boundary wall, together with all associated site, landscaping and ancillary works to the site location in an ACA.

Location: 636 Whitechurch Road, Rathfarnham, Dublin 16

Time extension(s) up to and including:

Additional Information Requested/Received: 03-Oct-2022 / 08-Dec-2022

A Permission has been granted for the development described above, subject to the following conditions.

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 08/12/2022, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.
REASON: In the interest of visual amenity.

(b) Restriction on Use.
The house and the proposed extension shall be jointly used as a single dwelling unit for

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

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

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

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

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

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

(d) Minimise Air Blown Dust.

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

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

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

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

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

REASON: In the interest of public health by the prevention of unacceptable levels of 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. Conservation Requirements.

Prior to commencement of development the applicant shall submit the following information to the Planning Authority for written approval:

(a). The proposed development should be fully completed in accordance with the Additional Information details and particulars provided.

REASON: To ensure the proposed development is carried out as per the revised design submitted as Additional Information.

(b). A schedule of materials and finishes should be provided for the proposed new additions/elements prior to commencing development. Although details of materials and finishes have been indicated there are elements which need to be confirmed ensuring the full and proper execution of these designed elements. This should include full details on materials and finishes for all elements of the proposed development.

REASON: To ensure the proposed new addition within an Architectural Conservation Area is of high quality and reflects the overall design ethos detailed in the proposal, minimising the overall visual impacts.

(c). A Method Statement should be submitted for agreement and approval detailing any proposed repair or conservation works proposed to the existing cottage. Any such works should be carried out in accordance with best practice and conservation principles.

The following items should be included:

- The existing windows – The correct window type is a multi-pane timber casement window as can be seen at No. 655 Whitechurch Road where the original window type were recently reinstated. It is considered that the proposed window type should match the correct historic type in terms of design, materials and profile. Details should be submitted for agreement confirming the overall design, material and profile and details should be submitted confirming that a specialist joiner has been engaged to carry out this work.

- The correct door type should be reinstated to match the historic type which would have been a timber plank door which can also be found at No. 655 Whitechurch Road which has been previously repaired.

- Reinstatement of the original granite boundary wall to the front with materials to match the original boundary walls found along Whitechurch Road to include details on the materials and the lime mortar mix.

REASON: To ensure that reinstatement of original architectural features are carried out to match the correct historical type in terms of design, material and profile and that any conservation and repair works are carried out in accordance with best practice, ensuring that original architectural features are retained and repaired using the correct materials and methods.

(d). Safety measures should be put in place during the proposed works on site. A Safety Statement should be provided detailing how the existing structures will be protected during demolition works and site clearance/excavation and construction. A safety statement should be submitted for written agreement with the Councils Architectural Conservation Officer prior to the commencement of development.

REASON: To ensure the proposed development is carried out as per the revised design submitted as Additional Information. To ensure the proposed new addition within an Architectural Conservation Area is of high quality and reflects the overall design ethos detailed in the proposal, minimising the overall visual impacts. To ensure that reinstatement

of original architectural features are carried out to match the correct historical type in terms of design, material and profile and that any conservation and repair works are carried out in accordance with best practice, ensuring that original architectural features are retained and repaired using the correct materials and methods. To ensure the existing cottage within an ACA is safeguarded during the proposed development and appropriate safety measures are put in place to prevent any possible damage.

4. SUDS.

The applicant shall include SuDS (Sustainable Drainage Systems) in the form of permeable paving for the proposed development within the driveway. The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under POLICY GI4: DRAINAGE SYSTEMS. 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.

5. Roads Requirements.

(a). The vehicular access points shall be limited to a maximum width of 3.5 metres.

(b). 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.

(c). The boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

(d). Any gates shall open inwards and not out over the public domain.

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

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €11, 552.70 (Eleven Thousand Five Hundred and Fifty Two Euros and Seventy Cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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

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

NOTES :

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

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

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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

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

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto www.localgov.ie and click on BCMS link.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

M. Crowley

for Senior Planner

20-Feb-2023