

An Rannóg Talamhúsáide, Pleanála agus Iompair

Land Use, Planning & Transportation Department

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Dublin 2

D02TN27

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

Final Grant Order No.:	0112	Date of Final Grant:	28-Jan-2022
Decision Order No.:	1579	Date of Decision:	08-Dec-2021
Register Reference:	SD21B/0541	Date:	26-Oct-2021

Applicant: John Aherne & Laura Kelly

Development: Modifications to previously approved planning permission SD20B/0060 for alteration/extension of the existing two storey, semi-detached house; modifications to previously approved permission to include omission of the first floor extension; enlargement of the ground floor rear extension; conversion of the garage to a study with associated modifications to the existing fenestration and site development; widening of the existing vehicular entrance.

Location: 62, Wainsfort Road, Terenure, Dublin 6W, D6WYY65

Time extension(s) up to and including:

Additional Information Requested/Received: /

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, 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. Conditions.
All conditions of parent permission SD20B/0060, to which this application will have the effect of creating modifications to shall apply, save as may be required by the other conditions attached hereto.
REASON: In the interest of the proper planning and sustainable development of the area.

3. Bike Store.

The bike store, located in the front garden, as annotated on the Site Layout Plan, shall be omitted.

REASON: In the interests of visual amenity, clarity and in the interests of proper planning and sustainable development of the area.

4. Vehicular Entrance.

(i) The vehicular access shall have a maximum width of 3.5 metres.

(ii) The boundary walls at vehicle access points shall have a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m.

(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.

REASON: In order to improve forward visibility for vehicles, in the interests of traffic and road safety and in the interests of proper planning and sustainable development of the area.

5. Drainage Design

Prior to the commencement of development, the Applicant shall submit the following information, for the written agreement of the Planning Authority:

(i) A report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

(ii) A drawing showing the 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 by emailing: datarequests@water.ie. All works are to comply with the Irish Water Standard Details for Wastewater infrastructure available at <https://www.water.ie/connections/Wastewater-Standard-Details.pdf>.

(iii) A revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

a. At least 5m from any building, public sewer, road boundary or structure.

b. Generally, not within 3m of the boundary of the adjoining property.

c. Not in such a position that the ground below foundations is likely to be adversely affected.

d. 10m from any sewage treatment percolation area and from any watercourse / floodplain.

e. Soakaways must include an overflow connection to the surface water drainage network.

f. At least 5m from any building, public sewer, road boundary or structure.

g. Generally, not within 3m of the boundary of the adjoining property.

h. Not in such a position that the ground below foundations is likely to be adversely affected.

i. 10m from any sewage treatment percolation area and from any watercourse / floodplain.

j. Soakaways must include an overflow connection to the surface water drainage network.

(iv) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.

(v) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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

(vii) All development shall be carried out in compliance with Irish Water Standards, codes and practices.

REASON: To ensure compliance with the relevant standards and in the interests of proper planning and sustainable development of the area.

6. External Finishes.

All external finishes shall harmonise in colour and texture with the adjoining dwelling at No. 62 Wainsfort Road, Terenure, Dublin 6W.

REASON: In the interest of visual amenity.

7. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no 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 be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor 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.

8. 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.

9. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €963.90 (Nine hundred and sixty 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 contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

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

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.

- (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.

 01-Feb-2022
for Senior Planner