

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Mr. Ross Somers
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Raheny
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NOTIFICATION TO GRANT PERMISSION & REFUSE PERMISSION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER

Final Grant Order No.:	0001	Date of Final Grant:	05-Jan-2022
Decision Order No.:	1492	Date of Decision:	18-Nov-2021
Register Reference:	SD21B/0435	Date:	21-Oct-2021

Applicant: Ruth Byrne & Des Condon
Development: Construction of two storey rear extension and attic conversion with rear and side dormers along with associated alterations to the profile of the existing roof.
Location: 38 Templeroan Park, Dublin 16

Time extension(s) up to and including:

Additional Information Requested/Received: 29 Sep-2021 \ 21-Oct 2021

PERMISSION GRANTED for the ground and first floor extension to the rear of the existing dwelling, subject to the Conditions and Reasons set out in the First Schedule hereto

SCHEDULE 1

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 further information submitted on 21/10/2021, 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. Revised Drawings.
Prior to the commencement of development the applicant shall submit revised drawings showing the omission of the attic conversion, side and rear dormers. The revised drawings shall be agreed in writing with the Planning Authority, prior to the commencement of development.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
3. External Finishes.
All external finishes shall harmonise in colour and texture with the adjoining dwelling at No. 38 Templeroan Park, Dublin 16.
REASON: In the interest of visual amenity.
4. SuDS.
The applicant shall include Water Butts as part of the Sustainable Drainage Systems (SuDS)

measures for the proposed development.

REASON: To ensure compliance with the Sustainable Drainage Systems (SuDS)

5. Separation of Foul and Surface Water Drainage.

Complete separation of Foul and Surface Water Drainage shall be maintained throughout the entire site.

REASON: In the interests of health and safety.

6. Drainage.

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

REASON: To ensure compliance with the Greater Dublin Regional Code of Practice for Drainage Works.

7. 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.

8. 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.

1. 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.
2. 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.

The Applicant is advised to ensure that all works comply with the requirements of the Building Regulations Technical Guidance Document Part H - Drainage and Water Disposal.

PERMISSION REFUSED for the attic conversion, 2 side dormers and rear dormer for the for the Reason(s) specified in Schedule 2.

SCHEDULE 2

REASONS :

1. The proposed attic conversion, side and rear dormer windows will significantly alter the existing roof profile of the dwelling and by reason of the awkward relationship between the proposed dormers and the existing roof, the excessive mass, width and poor overall architectural design would fail to integrate and respond to the subject site and the surrounding context and would result in a visually incongruous feature that would detract from the visual amenity and character of the area, and would, if granted, seriously injure the residential and visual amenities of property in the vicinity of the subject site. The proposed attic conversion, (side and rear dormers) would be contrary to the policies and objectives of the South Dublin County Council Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010) and would therefore be contrary to the proper planning and sustainable development of the area.

- (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.

B. Connolly

_____05-Jan-2022
for Senior Planner