

Tara Cooke Architects
13 Clarinda Park North
Dun Laoghaire
Co. Dublin

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

Final Grant Order No.:	0342	Date of Final Grant:	31-Mar-2023
Decision Order No.:	0216	Date of Decision:	23-Feb-2023
Register Reference:	SD22A/0467	Date:	21-Dec-2022

Applicant: Thomas & Hazel Reilly

Development: Alterations and associated repairs to the existing two storey corner extension to the rear, (north-east), of the house, including the provision of a new flat roof with a roof-light; Proposed new two storey flat roofed extension with roof-light(s) to the rear (south-east) with associated alterations to the existing building & development as approved under Planning Application Ref. No. SD21B/0530; Proposed new site entrance, (piers, vehicular and pedestrian gates) from the back (east), of the property, onto Laurel Park; Proposed solar panels; New garden wall with associated gates; All ancillary site works above and below ground.

Location: Oak Lodge, New Road, Clondalkin, Dublin 22, D22F516

Time extension(s) up to and including:

Additional Information Requested/Receive

PERMISSION GRANTED for the Rear Extension to the primary dwelling subject to the Conditions and Reasons specified in Schedule 1.

SCHEDULE 1

Conditions and Reasons:

1. Development in accordance with submitted plans and details.
The development for the alterations and associated repairs to the existing two storey corner extension 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. The Conservation Officer has concern in relation to the insertion of the solar panels is the weight bearing on the existing roof and the interventions to allow additional support.
Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:
 - (i) confirmation of such interventions on foot of an engineer's report should be submitted.
 - (i) use of solar panel tubes and fire safety therefore it is considered that the following details should be requested as RFI in order to obtain full details in relation to the insertion of solar panels.

- Information on the panel loads and their effect on the existing roof.
- The effects of any increase in loading should be identified to ensure this impact is addressed with regard to safety structural issues and any direct impact to the original roof.
- Details and specifications should be included on how the panels will be mounted. Associated works and additional services/items etc should be included as part of the methodology for the insertion of the photovoltaic panels in order to identify and highlight any such works to facilitate their use on a Protected Structure. Also ensuring the system will be correctly installed addressing both minimal impact approach to the original built fabric and also to address any possible fire safety issues.

REASONS: To ensure adequate and appropriate Conservation Methods are implemented

3. Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:
 - 1.0 drawing in plan and cross-sectional view showing existing and proposed surface water drainage layouts up to and including the point of connection to the soakaway (as approved under Ref SD21B/0530).
 - 1.1 All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.
 - 1.2 The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

REASONS: To ensure adequate and appropriate surface water drainage provision.

4. (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.

5. The applicant shall propose Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance. In addition the applicant should consider the provision of Water butts as part of the SuDS proposals.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under SECTION 4.2.2. SUSTAINABLE WATER MANAGEMENT and other relevant policies in the South Dublin County Council Development Plan 2022-2028.

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 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.

PERMISSION REFUSED for the demolition of the rear brick wall and creating a pedestrian / vehicular entrance for the Reason(s) specified in Schedule 2.

SCHEDULE 2

Reasons

1. Roads Department considers the construction of another vehicular access onto a cul de sac to be unnecessary addition which would endanger public safety due to generation of additional traffic movements
2. No pedestrian access gate inside boundary wall to be installed as it would set an undesirable precedent leading to obstructions for footpath users.

- (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

_____ 31-Mar-2023
for Senior Planner