

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

Mark Monaghan,
Marchitecture
97A, Killarney Heights
Bray
Co. Wicklow

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

Final Grant Order No.:	1600	Date of Final Grant:	14-Dec-2021
Decision Order No.:	1450	Date of Decision:	03-Nov-2021
Register Reference:	SD21B/0346	Date:	06-Oct-2021

Applicant: Siobhan McCrea
Development: Rooflight to the rear slope of existing roof; demolition of existing shed; two storey extension with flat roof and parapet to the rear; internal alterations; new garden shed and ancillary site works.
Location: 8, Sarsfield Terrace, Lucan, Co. Dublin

Time extension(s) up to and including:
Additional Information Requested/Received: 09-Aug-2021/06-Oct-2021

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 6 October 2011, 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. Protected Structure.
The proposed development shall be fully completed in accordance with the details and particulars provided and works to the existing dwelling (Protected Structure Ref. 056) shall be carried out in accordance with the details provided in the Conservation Report ensuring best conservation practice and minimal interventions.
REASON: To ensure alterations and works to the existing Protected Structure are completed in accordance with details and particulars ensuring best conservation practice.

3. Materials.

Prior to the commencement of development, a full schedule of materials and finishes for all elements of the proposed development (including the proposed new rear extension and any new element) shall be submitted for the written agreement of the Planning Authority.

REASON: To ensure the proposed new addition to the rear of a Protected Structure and within an Architectural Conservation Area is of high quality and reflects the overall design ethos detailed in the proposals.

4. Rooflight.

(i) The roof light (to be inserted in the rear slope of the existing roof) shall be a conservation rooflight.

(ii) Details of the specification and dimensions of the conservation rooflight shall be submitted for the written approval and agreement prior to the commencement of development.

REASON: To ensure minimal damage to the original roof of the Protected Structure and to ensure works are carried out in accordance with best practice, ensuring that original architectural features are retained and repaired using the correct materials and methods.

5. Windows.

(i) The Conservation Report, submitted with the application, shall be fully complied with.

(ii) The existing PVC windows shall be replaced with historically appropriate timber sash windows.

(iii) The design, profile and materials for the reinstated window type (required under Item ii) shall reflect an historical appropriate type. Prior to the commencement of development details of the historically appropriate timber sash windows shall be submitted for the written approval and written agreement of the Planning Authority.

REASON: To ensure the reinstatement of the correct historic type windows are done in accordance to best practice, using the correct materials.

6. (a) 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.

(b) 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.

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

(iv) The applicant shall include water butts as part of SuDS (Sustainable Drainage Systems) features for the proposed development

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.

(c) 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.

(d) 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.

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.

- (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.

Brian Connolly 14-Dec-2021
for Senior Planner