

Niall Duggan
4, Carrigmore Close
Aylesbury
Tallaght
Dublin 24

Date : 10-May-2023

Reg. Ref. : SD22B/0424/C1
Proposal : Build-up of existing hip in roof to side of roof into dutch hip at attic level. Proposed attic conversion with dormer roof window in rear slope of roof and 2 rooflights on front slope of roof all at attic level. Raising of chimney by 600mm.

Condition 1

Development to be carried out in accordance with submitted plans.

The proposed development shall be carried out in accordance with the plans and particulars submitted with the application, unless stated otherwise by the following conditions.

REASON: To ensure the development is carried out in accordance with the submitted plans.

Revised drawings

Regarding the location of the rear dormer, the proposed rear elevation is inconsistent with the roof plan drawings. Prior to the commencement of development revised consistent drawings shall be submitted to the Planning Authority for written approval. The edge of the rear dormer shall not extend beyond the intersection of the ridge of the dwelling and the proposed dutch hip.

REASON: to maintain accurate consistent drawings.

(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.

Location : 35, Paire Gleann Trasna, Aylesbury, Tallaght, Dublin 24
Applicant : Ryan Cassidy and Lisa Cunniffe
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 15-Mar-2023 to comply with Condition No 1 of Grant of Permission No. SD22B/0424, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M.C.

for Senior Planner