

# Comhairle Chontae Atha Cliath Theas

**PR/0642/23**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22B/0432      **Application Date:** 30-Sep-2022  
**Submission Type:** Additional      **Registration Date:** 12-May-2023  
Information

**Correspondence Name and Address:** Brennan Furlong Architects Vernon House, 2,  
Vernon Avenue, Clontarf, Dublin 3

**Proposed Development:** Demolition of existing single storey extension to rear of existing dwelling and construction of new larger single storey rear extension to the house, along with bin store, rear storage shed and covered terrace; Works also include attic conversion and associated rooflight to front, along with associated landscaping and site works.

**Location:** 2, Haydens Park View, Esker South, Lucan, Co. Dublin, K78 NY82

**Applicant Name:** Dermot & Margaret Finnerty

**Application Type:** Permission

(SW)

### **Description of Site and Surroundings:**

Site Area: 0.0366 ha

#### Site Description:

The site contains a semi-detached dwelling with a half-hip roof situated within a residential area. Griffeen Valley Park is situated to the front of the dwelling.

### **Proposal:**

Permission sought for the following:

- Demolition of existing single storey extension to rear of existing dwelling and
- construction of new larger **single storey rear extension** to the house, along with bin store, rear storage shed and covered terrace;
- Works also include **attic conversion and associated rooflight** to front, along with associated landscaping and site works.

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### **Zoning:**

The subject site is subject to zoning objective RES - 'To protect and/or improve residential amenity.'

CDP Maps: Bird Hazards, Conical Surface (Weston), Inner Horizontal Surface (Casement), Outer Horizontal Surface (Dublin)

### **Consultations:**

Roads – no objections.

Parks – No objections, subject to conditions.

Surface Water Drainage – no report received at time of writing.

Irish Water – no report received at time of writing

### **Submissions/Observations /Representations**

None received.

### **Relevant Planning History**

None.

### **Relevant Enforcement History**

None traced.

### **Pre-Planning Consultation**

PP074/21 The proposed Development will consist of a new porch to the front of the house, two and a half story side extension, housing a new staircase, a single story pitched extension to the rear of the house, an attic conversion and the introduction of a front facing velux window to the newly converted attic space. Works also to include proposed bin store, internal alterations, roof-lights to proposed extension and all associated site works and landscaping.

### **Relevant Policy in South Dublin County Council Development Plan 2022-2028**

*Policy QDP7: High Quality Design – Development General* Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

*Policy QDP11: Materials, Colours and Textures* Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

*Policy H11: Privacy and Security* Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

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#### *6.8.2 Residential Extensions*

*Policy H14: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.*

*H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

#### *Policy G11: Overarching*

*G11 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.*

*Policy E3: Energy Performance in Existing and New Buildings Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.*

*Policy E4: Electric Vehicles Promote the delivery of EV charging facilities in accordance with relevant regulations and national and regional policy and guidance. (See also Chapter 7: Sustainable Movement and Chapter 12: Implementation and Monitoring)*

*Policy SM7: Car Parking and EV Charging Implement a balanced approach to the provision of car parking with the aim of using parking as a demand management measure to promote a transition towards more sustainable forms of transportation, while meeting the needs of businesses and communities.*

*Policy IE1: Overarching Policy Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.*

*Policy IE2: Water Supply and Wastewater*

*Policy IE3: Surface Water and Groundwater*

*Policy IE4: Flood Risk*

*Policy IE7: Waste Management*

*Policy IE8: Environmental Quality*

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*12.3.1 Appropriate Assessment*

*12.3.2 Ecological Protection*

*12.3.3 Environmental Impact Assessment*

*12.4.1 Green Infrastructure Definition and Spatial Framework*

*12.4.2 Green Infrastructure and Development Management*

All planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission:

Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones,' Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.

*12.4.3 Riparian Corridors*

*12.5 Quality Design and Healthy Placemaking*

*12.6 Housing - Residential Development*

*12.6.7 Residential Standards*

*12.6.8 Residential Consolidation*

### Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the *South Dublin County Council House Extension Guide* (2010) or any superseding standards.

*12.7.4 Car Parking Standards*

*Table 12.26: Maximum Parking Rates (Residential Development)*

*12.7.5 Car Parking / Charging for Electric Vehicles (EVs)*

*12.7.6 Car Parking Design and Layout*

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### *12.11.1 Water Management*

#### ***South Dublin County Council House Extension Design Guide (2010)***

The House Extension design guide contains the following guidance on house extensions:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*
- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*

For rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

Attic conversions and dormer windows:

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch.*
- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *Relate dormer windows to the windows and doors below in alignment, proportion and character.*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*
- *Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.*
- *Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer.*
- *Avoid dormer windows that are over-dominant in appearance or give the appearance of a flat roof.*
- *Avoid the use of flat-roofed dormer window extensions on houses with hipped rooflines.*

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### **Relevant Government Guidelines**

*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government (2008).

*Quality Housing for Sustainable Communities-Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, (2007).

### **Assessment**

The main issues for assessment relate to the following:

- Zoning and Council policy,
- Residential and visual amenity,
- Services and Drainage,
- Screening for Appropriate Assessment,
- Screening for Environmental Impact Assessment

### ***Zoning and Council policy***

The site is zoned objective RES - 'To protect and/or improve residential amenity.' The principle of the proposed extension is, therefore, considered acceptable.

### ***Residential and Visual Amenity***

*Demolition of existing single storey extension to rear of existing dwelling*

There is no objection to this element of the proposal.

*Construction of new larger single storey rear extension to the house, along with bin store, rear storage shed and covered terrace*

It is apparent that there are a number of elements to the single storey rear extension:

- Extension to form a larger dining / living area, in line with the adjacent neighbours extension. This would step in towards the south. Eaves height of 2.72m and ridge of 3.55m. The roof would also form a canopy over the area that is stepped in
- A canopy area to the rear of the extension for outdoor dining
- Store area to the rear of the canopy, sharing the same roof structure of the canopy. There would be a raised planter between the store and open area.

The structures extend the length of the boundary with No4, to the rear boundary. The proposal would have a varied roof profile. The applicant has provided a section, but it does not appear that this indicates all structures, as viewed from No4. In addition to this, the rear elevation includes the boundary wall, and does not show the full proposed rear of the dwelling. The applicant is requested to provide further detail via **additional information**. Given the length of the structures and the proximity to the boundary with No4, which is situated to the north, the applicant is requested to revise the roof profile of the canopy / storage area to either a flat roof or a full hipped roof. This should be addressed via **additional information**.

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It is noted that the description of development references a bin store. No elevations have been provided for this. The applicant is requested to provide elevations via **additional information**.

The level of amenity space that would remain following the development is unclear. The applicant is requested to provide details via **additional information**. Areas to the side should only be included whether there have a clear amenity function and are well connected to the amenity space to the rear.

Works also include attic conversion and associated rooflight to front, along with associated landscaping and site works.

The rooflight and attic conversion would have an acceptable visual and residential impact. It is unclear from the section whether the internal height meets the requirement for a habitable room (2.4m). The applicant is requested to provide this detail as additional information.

### ***Services and Drainage***

Water Services has not provided a report in relation to the proposed development. It is noted that there are no pipes located close to the areas for development.

The applicant is requested to provide details of SuDS proposed as part of the development via **additional information**.

### ***Green Infrastructure***

The site is located within a secondary GI corridor L2 Griffeen – Grand Canal Link.

The subject application results in a small increase in the footprint of the subject house on an established suburban residential site.

In accordance with 12.4.2 Green Infrastructure and Development Management. Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. It states “*Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local ‘Stepping-Stones,’ Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.*

*Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:*

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

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*This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time”.*

Parks has requested a condition regarding provision of a GI plan. It is noted that additional tree planting is indicated on the proposed site plan. The applicant is requested to provide, as **additional information**, a plan which clearly identifies the details required above.

### ***Screening for Appropriate Assessment***

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

### ***Screening for Environmental Impact Assessment***

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### **Development Contributions**

Extension 27sq.m (including attic area)

Previous extension 9sq.m

Total – 36sq.m (including attic area)

40 sq.m exemption

Assessable area = Nil

### **SEA monitoring**

Building Use Type Proposed: Residential

Floor Area: 27sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0366 Hectares.



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### **Further Information**

The following AI was requested on 24th November 2023 and a response was submitted on 12th May 2023 (AI request is highlighted in bold):

- 1. The applicant is requested to provide the following:**
  - **Full section / elevations from boundary with No4;**
  - **Rear elevation, without boundary walls, landscaping etc;**
  - **Elevations for bin store;**

#### *Applicant Response:*

The applicant has provided the details under the Point 1 of the AI requested.

#### *Planning Department Response:*

The applicant has provided the details requested, which enables the full assessment of the application as proposed, which is considered in detail in the report below.

- 2. The applicant is requested to:**
  - **Revise the roof profile of the canopy / storage area to a flat roof ;**  
The applicant has provided details showing how a flat roof profile option would appear but has submitted a justification for the sloped roof profile.
  - **Provide details of the rear amenity space remaining following the development. 25sq.m should be provided as minimum;**  
The total non-covered area to the rear and side garden area is 60 sqm
  - **Detail the internal height of the attic conversion;**  
The internal attic head heights would have a maximum of the 2.4 meters at the apex, however the room would not meet minimum building regulations standards. The applicant has clarified that the room would be used for storage and not for habitable purposes.
  - **Set out the floor area of the attic conversion, the floor area of the ground floor extension (excluding the shed and canopy area) and the floor area for the shed / canopy areas;**

The floor areas have been the provided, which are as follows;

- Extension area only (Excluding Roof Overhang, External Canopy and Shed) -19 sqm;
- Extension Roof Overhang - 5.3 sqm;
- External Canopy Area (Not Including Shed and extension overhang)- 17.8sqm;
- Area of Shed - 7.1 sqm;
- Total Area of Canopy and Shed - 26 sqm (height under 4m);
- Attic Room (Non-Habitable Space) -11.13 sqm;

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- Attic Room Stair Lobby (Non-Habitable space - for access only) 1.83 sqm;
- Rear & Side Garden Area - 91sqm;
- Rear & side Garden Area - Non Covered Area - 60 sqm.

### *Planning Department Response:*

As part of the initial assessment, concerns were raised regarding the relationship of the proposed development with the adjoining property, especially given the length of the structures. However, the applicant has submitted additional visualisations of the rear extension, when viewed from the adjoining property. Considering the break in the massing of the structure, the proposed development would not be over bearing and therefore is considered to be acceptable.

**3. (a) The applicant is requested to provide an overall site summary quantifying and detailing the following:**

- **tree and hedgerow removal;**
- **tree and hedgerow retention;**
- **New tree and hedgerow planting**

**(b) The applicant is requested to provide:**

- **Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County.**
- **Indicate how the development proposals link to and enhance the wider GI Network of the County.**
- **Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.**
- **Proposals for identification and control of invasive species where appropriate, for the site**

**(c) the applicant is requested to detail what SuDS are proposed and indicate on a layout plan, where relevant.**

### *Applicant Response:*

A landscape plan and site location plan to address the requirements of the South Dublin County Council Green Infrastructure plan have been submitted the as per of the AI response.

It is noted that the application site is located on the L2 Green Infrastructure Route, overlooking Griffeen Park and Griffeen River. The attached landscape plan indicates the proposed and existing planting to the rear and front garden.

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To the front garden, the majority of the existing landscaping, including the existing boundary hedgerow is to be retained as is. The southern lawn will be dug up to top soil and prepped to take native Irish wildflowers, which are intended to provide greater biodiversity and improve the area for the local pollinators.

### *Planning Department Response:*

The submitted information has been reviewed by the Parks section, and on objection have been raised and no condition are required.

### **Conclusion:**

As part of the initial assessment of the current application, concerns were raised in relation to the proposed design and the potential impact upon adjoining properties along with landscaping details. As part of the submitted Further Information response, the applicant has demonstrated that the proposed development would not result in a significant impact and therefore is considered to be acceptable and worthy of support.

### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

## **FIRST SCHEDULE**

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

## **SECOND SCHEDULE**

### **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 12 May 2023 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.

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2. (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.

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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.

### 3. Drainage - Irish Water.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) 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.

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.

### 4. 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.

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### 5. 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.

**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 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.

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NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

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**REG. REF. SD22B/0432**

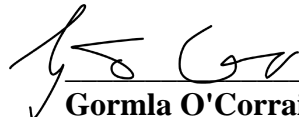
**LOCATION: 2, Haydens Park View, Esker South, Lucan, Co. Dublin, K78 NY82**

*Colm Harte*

**Colm Harte,  
Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

**Date:** 08/06/23



**Gormla O'Corrain,  
Senior Planner**