

# Comhairle Chontae Atha Cliath Theas

**PR/0864/23**

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

**Reg. Reference:** SD22B/0353      **Application Date:** 03-Aug-2022  
**Submission Type:** Significant      **Registration Date:** 29-Jun-2023  
Additional  
Information

**Correspondence Name and Address:** Shane Brew 116, Longwood Park, Rathfarnham,  
Dublin 14

**Proposed Development:** Construction of a new two storey extension to the  
side of the existing dwelling which will incorporate a  
garage and office at ground floor level and two  
bedrooms at first floor level.

**Location:** 10, Griffeen Glen Crescent, Lucan, Co. Dublin

**Applicant Name:** Ivan Ipati

**Application Type:** Permission

(COS)

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

Site Area: stated as 0.0274 Hectares on the application form.

Site Visit: 14<sup>th</sup> of September 2022.

### **Site Description**

The subject site is located on a corner site on Griffeen Glen Crescent within an existing housing estate in Lucan. The site consists of a two storey, semi-detached dwelling with a pitched roof.

The house has an existing rear extension. There are detached, single storey structures to the side and rear of house within the site. These structures are the subject of an enforcement file. The streetscape consists of housing of a similar form and character.

### **Proposal**

Permission is being sought for the construction of a new two storey extension to the side of the existing dwelling which will incorporate a garage and office at ground floor level and two bedrooms at first floor level.

### **Zoning**

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2022-2028.

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### Consultations

Water Services	No report received at the time of writing this report.
Irish Water	No report received at the time of writing this report.
Public Realm	No comments/conditions to add.
Roads Department	No objections.

SEA Sensitivity Screening – the site overlaps with the following aviation related layers:

- Bird Hazards
- Conical Surfaces for Weston and Casement
- Outer Horizontal Surface for Dublin

### Submissions/Observations /Representations

A third party submission has been received from No. 8 Griffeen Glen Crescent raising the following points in summary:

- Development will cause shadowing and impact light to neighbouring properties
- Proposal would result in a 6 bed house, out of keeping with surrounding houses
- Close, imposing and result in overlooking
- Existing rear buildings are used for commercial purposes and restrict use of rear garden. A new structure would further restrict space and fire escape.

This submission has been reviewed in full and taken into account in the assessment of the proposed development.

### Relevant Planning History

#### *Subject site*

S95A/0481

Development of 276 dwellings comprising 8 no. two-storey 4 bedroom semi-detached houses, 154 no. two-storey 3 bedroom semi-detached houses, 78 no. two-storey 3 bedroom terraced houses and 36 no. two-storey 2 bedroom terraced houses; site development and landscape works; three no. vehicular access points via a proposed road known as Griffeen Road approx. 7.5m wide which links to Griffeen Way; re-alignment of a section of the Lucan/Newlands Road to link to a proposed road known as Griffeen Road; all on approx. 10.2 hectares. **Permission granted.**

### Relevant Enforcement History

Enforcement Ref. S8844

Erection of 2 sheds/structures to the rear of the property which combined are more than 25sqm. Status: Active.

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### **Pre-Planning Consultation**

PP028/22

Construction of a new two storey extension to the side of the property which will incorporate an office and garage at ground floor and two new bedrooms at first floor. There is an existing watermain which runs adjacent to the proposed development that needs to be considered.

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

*Policy GI1: Overarching*

*GI1 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 GI2: Biodiversity*

*GI2 Objective 4:*

*To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12:*

*Implementation and Monitoring and the policies and objectives of this chapter.*

*Policy GI4: Sustainable Drainage Systems*

*GI4 Objective 1:*

*To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.*

*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.*

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*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.*

*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 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

*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.*

*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*

*12.5 Quality Design and Healthy Placemaking*

*12.5.2 Design Considerations and Statements*

*12.5.3 Density and Building Heights*

*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)*

*12.11.1 Water Management*

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

The House Extension design guide contains the following guidance on house extensions, including side extensions.

#### Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

#### Side extensions

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
  - *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
  - *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
  - *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*
- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*

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- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

### **Relevant Government Guidelines**

*Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).*

*Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).*

*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009).*

*Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).*

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

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).*

*OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).*

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### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Green Infrastructure,
- Infrastructure and Environmental Services;
- Environmental Impact Assessment; and
- Appropriate Assessment.

### ***Zoning and Council Policy***

The proposed development is consistent in principle with zoning objective 'RES': *'To protect and/or improve residential amenity'*. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

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

The proposed development would provide for a two storey side extension to the east side of the existing house. The extension would be setback from the front building line of the existing house by approx. 0.5m. It would align with the rear building line. It has been designed to match the form and design of the existing house.

The proposal is on a corner site on Griffeen Glen Crescent. So, in accordance with the House Extension Design Guide, the extension should be *'designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road'*.

Windows are proposed at first floor level, to the proposed bedrooms, so that a blank façade on the side elevation is avoided and passive surveillance is provided for. There is an existing hedgerow along the side boundary. The extension is therefore considered to be in accordance with the Design Guide in relation to corner plots.

A third party submission raised concerns in relation to the impact of the proposed extension on existing residential amenity. The proposed extension is on the side of the site that does not adjoin any residential property (adjoins road and then open space). It is therefore not considered that it would have any undue impact on existing residential properties in terms of overbearing, overshadowing or overlooking.

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An external door is proposed to the front of the extension. This provides external access to an irregular shaped room labelled on the floor plan as garage. The Planning Authority would not usually permit an additional external door to the front of a house, to avoid the use of the dwelling as two separate units. This is in reference to CDP criteria for family flats, however, is relevant in this instance. The proposed external door should therefore be omitted. An internal access should be provided to this room instead. **This should be addressed via additional information.**

The proposed bedrooms would meet the minimum floorspace requirements of the 2007 *Quality Housing for Sustainable Communities-Best Practice Guidelines*. Sufficient rear amenity space would be retained. It is noted that there is a current enforcement file in relation to the detached, single storey structures to the side and rear of house.

### ***Access and Parking***

No changes to access or parking proposed. The Roads Department have stated that they have no objections.

### ***Green Infrastructure***

The subject site is located along a Secondary GI Link as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. Having regard to this, further SUDS measures should be explored in order to be in accordance with Policy Objectives GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the CDP 2022-2028.

### ***Infrastructure and Environmental Services***

A water butt is proposed as part of the application. In these instances, SDCC's Water Services have advised that the applicant should be requested to include further SUDS features for the proposed development such as green roofs, rain gardens, permeable paving, grasscrete and/or other appropriate measures. This should be requested via **additional information.**

The proposed extension is in close proximity to an existing 100mm Irish Water watermain running along the outside of the eastern boundary. The applicant has submitted a cross-sectional drawing showing the separation distances of the extension and foundation from the pipe.

Irish Water Standard Details for water infrastructure require a 3m clear distance from a main of this size. The applicant is also advised that the separation distance is from the outside diameter of the pipe. The applicant should be requested to engage with Irish Water's Diversions Section to assess the feasibility of existing design and whether an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure is required.



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The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as **additional information**. If an alternative design is required a full set of revised drawings and the revised floor area should be submitted.

### ***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.

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

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves a house extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

### **Conclusion**

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required to ensure the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Recommendation**

Request Additional Information.

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### **Additional Information**

Additional Information was requested on the 27<sup>th</sup> of September 2022.

Request for an extension of time to respond granted for a time extension up to and including the 4<sup>th</sup> of July 2023.

Additional Information was received on the 29<sup>th</sup> of June 2023 (not deemed significant).

### **Assessment**

#### ***Item 1 Requested***

*An external door is proposed to the front of the extension. This provides external access to an irregular shaped room labelled on the floor plan as garage. The Planning Authority would not usually permit an additional external door to the front of a house, to avoid the use of the dwelling as two separate units. This is in reference to CDP criteria for family flats, however, is relevant in this instance. The proposed external door should therefore be omitted. An internal access should be provided to this room instead. A full set of revised drawings should be submitted.*

Applicant's Response:

The external door has been removed from the front of the extension.

Assessment:

It is considered that this item has been satisfactorily addressed.

#### ***Item 2 Requested***

*The proposed extension is in close proximity to an existing 100mm Irish Water watermain running along the outside of the eastern boundary. The applicant has submitted a cross-sectional drawing showing the separation distances of the extension and foundation from the pipe. Irish Water Standard Details for water infrastructure require a 3m clear distance from a main of this size. The applicant is also advised that the separation distance is from the outside diameter of the pipe.*

*The applicant should be requested to engage with Irish Water's Diversions Section to assess the feasibility of existing design and whether an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure is required.*

*The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as additional information. If an alternative design is required a full set of revised drawings and the revised floor area should be submitted.*

Applicant's Response:

The extension has been redesigned to step back the ground floor creating a cantilever structure at first floor level. This will maintain the 3m clear distance from the existing watermain.

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Revised drawings have been submitted.

Letter from Uisce Eireann Irish Water submitted stating that subject to detailed design being agreed and valid associated agreements being put in place, the proposal can be facilitated.

Assessment:

Irish Water have reviewed the information submitted and have no objection subject to conditions. Conditions include that the applicant/developer shall enter into connection agreement(s) with Irish Water and the foundations of the extension are to be a minimum of 3m horizontal distance to the Irish Water watermain (nearest side of watermain, not centre line). The site already has an existing house and connections. It is therefore not considered necessary to attach this condition.

The first floor level of the proposed extension would extend over the side of the ground floor level of the extension to create a cantilever structure. This is considered to be out of character with the existing dwelling and surrounding area and would not be visually acceptable. The first floor level should be revised so that it aligns with the side external walls of the ground floor level. The applicant should still ensure the proposed bedrooms meet the minimum floorspace requirements under the 2007 *Quality Housing for Sustainable Communities-Best Practice Guidelines*. A revised design can be agreed through **condition**.

The proposed external materials and finishes have not been specified. All external finishes should harmonise in colour or texture that is complementary to the house or its context. In the event of a grant of permission a **condition** to this effect should be attached.

It is therefore considered that this item has been satisfactorily addressed subject to conditions.

### ***Item 3 Requested***

*In these instances, SDCC's Water Services have advised that the applicant should be requested to include further SUDS features for the proposed development such as green roofs, rain gardens, permeable paving, grasscrete and/or other appropriate measures.*

Applicant's Response:

A waterbutt and a soakaway are proposed.

Assessment:

Water Services have reviewed the information submitted and have no objection subject to conditions. Conditions include above ground SuDS as the preferred option over soakaways and if a soakaway is to be used provide drawings and percolation test results. These **conditions** should be attached in the event of a grant of permission.

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It is therefore considered that this item has been satisfactorily addressed subject to conditions.

### **Development Contributions**

Existing extensions 19.8sq.m

20.2sq.m of the 40sq.m exemption remaining

Proposed extension 44.8sq.m (calculated from drawings and as per condition)

Assessable area = 24.6sq.m

<b>Planning Reference Number</b>	SD22B/0353
<b>Summary of permission granted:</b>	Residential extension
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). This exemption will not apply to development for which retention permission is sought.
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	119.10
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	119.1
<b>Area of Development (m2)</b>	44.8
<b>Amount of Floor area, if any, exempt (m2)</b>	20.2
<b>Total area to which development contribution applies (m2)</b>	24.6
<b>Vehicle display areas/ Open storage spaces</b>	
<b>Rate applicable</b>	€11.91
<b>Contribution</b>	€0.00
<b>Total development contribution due</b>	€2,929.86

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### **SEA monitoring**

Building Use Type Proposed: Residential extensions

Floor Area: 44.8sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0274 Hectares.

### **Conclusion**

Having regard to the: provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010), the established character of the area, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **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 the 29th of June 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. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit for the written agreement of the Planning Authority revised drawings that show the external walls of first floor level of the side extension aligned with the external walls of the ground floor level of the side extension.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. Surface Water Drainage.

Prior to the commencement of development the applicant, owner or developer shall submit for the written agreement of the Planning Authority the following:

(a) Drawing(s) showing additional Sustainable Urban Drainage Systems (SuDs) features instead of the soakaway, where possible. Examples of SuDS include but not limited to the following:

- Bioretention Rain Gardens,
- Planter boxes with overflow connection to the public surface water sewer,
- Filter drains
- Swales and Rills
- Permeable pavement and water butts.
- Green roofs
- Grasscrete

(b) If soakaways are to be used, a drawing showing cross sections of the soakaway and soakaway length, and a report detailing site specific percolation test results and calculations for the soakaway sizing. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- i) At least 5m from any building, public sewer, road boundary or structure.
- ii) Generally, not within 3m of the boundary of the adjoining property.
- iii) Not in such a position that the ground below foundations is likely to be adversely affected.
- iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate 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),

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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).

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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. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2, 929.86 (Two thousand nine hundred twenty-nine euros and eighty-six cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing [customerservice@water.ie](mailto:customerservice@water.ie).



# **Comhairle Chontae Atha Cliath Theas**

**PR/0864/23**

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

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.

# Comhairle Chontae Atha Cliath Theas

PR/0864/23

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

**REG. REF. SD22B/0353**

**LOCATION: 10, Griffeen Glen Crescent, Lucan, Co. Dublin**



**Caitlin O'Shea**  
**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:** 25/7/2023



**Deirdre Kirwan,**  
**Senior Executive Planner**