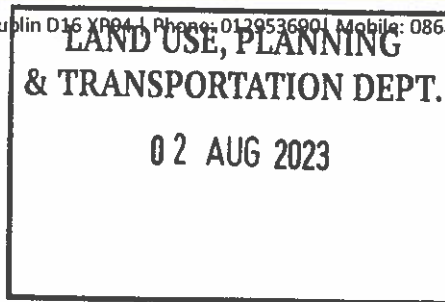


Terence Kirwan BSc.(Hons) M.I.E.I. Project Management Consultancy12 Wesley Lawns Sandyford Dublin D16 XP94 | Phone: 0129536901 | Mobile: 0868126307 | Email: terence.kirwan@gmail.com31th July 2023FAO: Senior Planner
Planning Department
South Dublin County Council
County Hall
Tallaght
D24**Re: Planning application Ref: SD21B/0575 – Conditions response letter**

To Whom it may concern,

I am writing on behalf of the applicant Marie Conway with regard to the grant of permission for the above project reference and in response to the conditions contained therein. I have set out below for your attention the formal responses to the condition as itemized on the final grant.

Condition 01:

Development in accordance with submitted plans and details. The development 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.

Response:*Noted***Condition 02:**

Architectural Conservation. The applicant shall submit the following details and obtain the written agreement and approval of the Planning Authority prior to commencement of development, and in accordance with the requirements of the SDCC Architectural Conservation Officer: (a) a full schedule of Materials and Finishes; (b) Details for the proposed rear roof light with regard to exact dimensions. The new roof light should be a conservation rooflight in order to reduce any visual impact. REASON: to protect the Architectural integrity of the Architectural Conservation Area.

Response:*(a)***Foundations:***35N20 concrete strip foundations, reinforced with double layer of high tensile mesh reinforcement.***Rising walls:***325 wide solid 5N concrete block up to DPC level.***External walls:***215 x 215x 450 Cavity concrete block with 100mm Xtratherm external insulation rendered with one coat mineral render. Colour Charcoal grey. RAL 7016*

The internal face of the wall is battened with 50 x 75 timber battens, finished with 12.5mm skimmed plasterboard.

Wall Capping:

3mm polyester powder coated aluminium capping with drips formed over external profile and roof flashing, laid to fall back to roof laid on

Paratorch composite faced insulation 80mm thick on plywood closer resting on top of block wall.

Ground Floor Slab:

150mm thick 35n20 concrete slab reinforced with A142 Mesh reinforcement with 25mm top cover laid on 150thick Xtratherm insulation laid on

Monarflex RMB 400 Radon membrane laid on

50mm Sand blinding laid on

Annex E of S.R.21:2014+A1:2015 Structural Hardcore 150mm minimum thickness laid on

Suitable formation approved by Engineer.

Roof:

Sika-Trocal Sikaplan SGK-15 Synthetic roof waterproof membrane fleece backed sheet fully bonded to 12mm OSB-oriented strand board laid on

10mm Insulation laid on

Adevapor3.5mm foil core vapour control layer bonded to

18mm OSB-Oriented strand board screw fixed to

175 x 44mm timber joists @ 400 centres resting on walls

(b)

Conservation Rooflight

The rooflight is a Velux conservation rooflight Ref: CK04 550mm wide x 978mm high, a PDF Brochure of the rooflight is attached to this response

Condition 03:

Roads. (a) The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

(b) Vehicles parked in the driveway shall not overhang the public footpath. (c) The retractable bollard shall be in use when a vehicle is parked in the driveway. REASON: To protect local residential amenities while facilitating the proposed development.

Response:

Noted

Condition 04:

Surface Water. Prior to commencement of development, the applicant shall submit for the written approval of the Planning Authority, a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all A/s, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works. REASON: in the interest of proper drainage.

Response:

Please see attached Drawing Number 18 – 23 – 10,

Showing Proposed Foul and Surface water drainage layout for the extension.

Condition 05

Condition 05(a):

External Finishes. All external finishes shall harmonize in colour or texture that is complementary to the house or its context. REASON: In the interest of visual amenity.

Response:

All external walls are finished with coloured mineral render. Colour Charcoal grey. RAL 7016

Condition 05(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 unauthorized development.

Response:

Noted

Condition 05 (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.

Response:

Noted

Condition 05 (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.

Response:

Noted

Condition 05(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.

Response:

Noted

I trust the above satisfies the requirements of the planning authority.

Yours sincerely,

Terence Kirwan

Terence Kirwan BSc. (Hons) M.I.E.I

An Rannóg Talamhúsaíde, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Michael Lamb,
Ryan and Lamb Architects
41, Baggot Street Lower
Dublin 2

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

Final Grant Order No.:	0309	Date of Final Grant:	11-Mar-2022
Decision Order No.:	0077	Date of Decision:	17-Jan-2022
Register Reference:	SD21B/0575	Date:	12-Nov-2021

Applicant: Marie Conway

Development: Erection of a single storey extension to the side of the house with a flat roof, sloped parapet wall and new rooflights; demolition of a single storey extension to the rear of the house and partial demolition of the boundary wall; new glazed patio doors to the rear courtyard garden; the addition of a new rooflight to the rear of the existing roof; the addition of a new retractable bollard to the driveway; all associated site works and services.

Location: 18, St Mary's Avenue, Rathfarnham, Dublin 14, D14X7P8

Time extension(s) up to and including:

Additional Information Requested/Received: /

A Permission has been granted for the development described above, subject to the following conditions.

Conditions and Reasons:

1. Development in accordance with submitted plans and details.

The development 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. Architectural Conservation.

The applicant shall submit the following details and obtain the written agreement and approval of the Planning Authority prior to commencement of development, and in accordance with the requirements of the SDCC Architectural Conservation Officer:

(a) a full schedule of Materials and Finishes;

(b) Details for the proposed rear roof light with regard to exact dimensions. The new roof light should be a conservation rooflight in order to reduce any visual impact.

REASON: to protect the Architectural integrity of the Architectural Conservation Area.

3. Roads.

(a) The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

(b) Vehicles parked in the driveway shall not overhang the public footpath.

(c) The retractable bollard shall be in use when a vehicle is parked in the driveway.

REASON: To protect local residential amenity while facilitating the proposed development.

4. Surface Water.

Prior to commencement of development, the applicant shall submit for the written approval of the Planning Authority, a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: in the interests of proper drainage.

5. (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.

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.

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.

- (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.


for Senior Planner

15-Mar-2022