

Mr. Daniel Leong
186 Whitehall Road
Terenure
Dublin 12

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

Final Grant Order No.:	1224	Date of Final Grant:	16-Oct-2023
Decision Order No.:	1041	Date of Decision:	05-Sep-2023
Register Reference:	SD22B/0440	Date:	09-Aug-2023

Applicant: Daniel Leong

Development: Single storey extension with flat roof and 2 storey extension to rear of existing house. Roof alterations to existing rear extension; removal of pitched roof and replacement with flat roof to match the proposed single storey block linking the 2 storey to existing house. Extension includes 3 bedrooms, 1 ensuite, WC and bathroom, open plan kitchen / living area. Demolition of shed in rear garden.

Location: 186 Whitehall Road, Terenure, Dublin 12

Time extension(s) up to and including:

Additional Information Requested/Received: 28-Nov-2022 / 09-Aug-2023

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

Conditions and Reasons:

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on the 9th of August 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.
2. Architectural Conservation.
Prior to the commencement of development the applicant/developer shall submit the following for the written agreement of the Planning Authority, following consultation with South Dublin County Council's Architectural Conservation Officer where necessary:
 - (a) A Schedule of Materials and Finishes for the proposed new extension to the rear of No. 186 Whitechurch Road. Details should be provided for approval and agreement by submitting the necessary images and samples of the final materials and finishes for all elements including the extension and boundary treatments.
 - (b) A Safety Statement detailing how the existing structures will be protected during demolition works and site clearance/excavation and construction. This shall include all architectural features within the curtilage. Details shall include how original architectural

features and fixtures will be protected during works. Details shall also be included as to how the site will be accessed during the works and location of site set up etc.

REASON: To ensure an appropriate standard of development/conservation and that the integrity of the retained structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

3. Amendments.

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

Revised plans that incorporate all of the following amendments-

(a) The first floor level of the extension reduced by at least 3 metres from the rear.

(b) The glass on the eastern side windows of Bedrooms 3 and 4 made not obscure.

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

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), 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.

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

(v) All works to comply with Technical Guidance Document H – Drainage and Waste Water Disposal.

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.

5. Sustainable Urban Drainage Systems (SuDs).

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

(a) A drawing showing cross sections of the soakaway, and soakaway length, width and depth.
(b) A report detailing calculations for the soakaway sizing, as per BRE Digest 365 (not just results). 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.

(c) A report detailing calculations as per BRE digest 365 for the sizing of the soakaway and agreement with Water Services before works begin. Storm duration in excess of 60min need to be considered. The depth of soakaway will be limited by the winter water level table.

(d) If a soakaway that compiles with the above requirements is unable to be located onsite the applicant/developer shall submit details of SuDs features instead of the proposed soakaway. A combination of SUDs features shall be used to provide an overall solution (not just rain water butts).

(e) A drawing showing SuDs features in plan and cross sections. Overflow pipes should be detailed on drawings, from SuDs features to the surface water drainage network (including from soakaways under permeable paving).

REASON: In the interests of public health, the proper planning and sustainable development

of the area and in order to ensure adequate surface water drainage provision.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €14, 244.36 (Fourteen thousand, two hundred forty-four euros and thirty-six cent), 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.

NOTES :

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.

- (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.

M. Crowley

_____ 16-Oct-2023
for Senior Planner