

BCF Architects
Cloncannon Lower
Mountmellick
Co. Laois

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

Final Grant Order No.:	1207	Date of Final Grant:	09-Dec-2016
Decision Order No.:	1070	Date of Decision:	02-Nov-2016
Register Reference:	SD16A/0316	Date:	08-Sep-2016

Applicant: Dabrena Construction
Development: Alter previously permitted development SD07A/0852 & SD07A/0852EP of 2 no. 2 bed, 2 storey units and 5no. 3 bed, 3 storey units to include removal of brick and terracotta thermalite cladding, reduction of glazing, alteration of main roof to 2 storey block, minor internal changes to floor plans and associated site works.
Location: Lands To Rear Of De Selby Lawns, Blessington Road, Dublin 24

Time extension(s) up to and including:
Additional Information Requested/Received: 29-Sep-2016 /

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

Conditions and Reasons:

- 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.
- This permission shall expire on the 28th of May, 2018, as per the parent permission SD07/852/EP.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
- Notwithstanding the above, this permission shall be for seven dwelling units only (units 1 to 7 inclusive shown on the submitted drawings) and the proposed development shall comply with the relevant conditions of the previous grant of planning permission on this site under Register Ref.SD07A/0852 and SD07A/0852/EP, save as may be required by other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.



4. i. Prior to the commencement of development, the applicant shall submit a drawing showing the surface water layout for the development up to and including the point of connection to the public sewer. The drawing should include the location of all AJs, manholes, invert and cover levels, pipe size, material type and direction of flow.
- ii. The applicant/developer shall submit a report showing how surface water flows from site culvert ditch passing through site will be dealt with.

- The Developer shall ensure that there is complete separation of the foul and surface water drainage systems within the site, both in respect of installation and use.

- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works which can be viewed /downloaded from the South Dublin County Council website at the following link

<http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-ofpractice-for-drainage-works.pdf>

REASON: In the interest of public health.

5. Prior to the commencement of development, the applicant/developer shall submit a fully detailed Landscape Plan with full works specification. The plan shall be submitted at A1 size, in colour, at appropriate scale and be clearly legible, to the required number of copies. These details shall include, as appropriate:

- Proposed finished levels or contours, where mounding or hollows are indicated
- Means of enclosure/ Boundary treatment
- Car parking layouts
- Other vehicle and pedestrian access and circulation areas.
- Hard surfacing materials
- Minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting)

- Proposed and existing functional services above and below ground if these interfere with existing or proposed trees or hedgerows (e.g. drainage, power, communication cables, pipelines, etc. indicating lines, manholes, supports etc)

Soft landscape details should include:

- Planting plan
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, planting sizes and proposed numbers /densities where appropriate
- Implementation timetables.

The Landscape Plan(s) should be prepared by a suitably qualified Landscape Architect. The applicant is advised to consult with South Dublin County Council Parks & Landscape Services Department prior to making this submission.

- Details regarding the boundaries in relation to the open space to the north of the site which appears to be private property. The proposals shall include a connection between the open space in this development and the existing public open space in the existing De Selby housing development.

REASON: In the interest of visual amenity.

6. All utility cables including information and communications technology (ICT) equipment shall be located underground throughout the entire site.

REASON: In the interests of amenity.

7. All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over



15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time.

REASON: In the interest of public health.

- 8. i. There shall be no railing provided at the front of the units as this will reduce the usability of the garage parking.
- ii. The footpath in front of the dwellings shall be a minimum of 2m wide.
- iii. The proposed footpath to the front on the N81 shall be a minimum of 2.15m as shown on the drawings submitted.

REASON: In the interest of traffic and pedestrian safety.

- 9. No development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority;

- (i) A Public Lighting Scheme for the development as approved, designed to provide for high quality public lighting throughout the public realm of the site, prepared by competent public lighting design consultants to BS5489: European Lighting Standard EN13201 and the SDCC Specification for Public Lighting Installations in Residential and Industrial Developments: February 1997, along with:

- (ii) Written confirmation from the Council's Public Lighting Section that the scheme is fully in compliance with the above standards applicable, and

- (iii) A written commitment to implement the agreed Public Lighting Scheme in full, and

- (iv) All the above requirements have been acknowledged in writing by the Planning Authority. Completed Lighting Design and Electrical designs to serve the entire development including details of the overall height of all proposed equipment shall be lodged with the Public Lighting Scheme.

The external lighting scheme shall be designed to minimise potential glare and light spillage and shall be positioned and/or cowled away from residential properties. No lighting column shall be located within the eventual canopy spread of any proposed tree. The public lighting design consultants should consult with the Council's Parks section in this regard.

In addition, no dwelling unit / commercial unit shall be occupied on any street until the public lighting provided for that street is operational fully in accordance with the agreed Public Lighting Scheme for the overall development.

The applicant, owner or developer may consult with the Council's Public Lighting Section and Public Realm Designer before lodging the required plan for agreement.

REASON: In the interests of public safety and amenity, to prevent light pollution and in the interests of the proper planning and sustainable development of the area.

- 10. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise or noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining premises or public place in the vicinity.

REASON: In the interests of public health and to contain dust arising from construction and demolition and to prevent nuisance being caused to occupiers of buildings in the vicinity.

- 11. All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time.

REASON: In the interest of public health.



12. No development shall take place under this permission until the applicant, developer or owner has lodged with the Planning Authority:
- (i) A detailed plan providing for the collection of domestic recyclable waste from the approved development that fully accords with the Council's policy, standards and requirements and,
 - (ii) Confirmation from the Council's Roads and Waste Management sections that the plan required above is in accordance with all Council requirements and,
 - (iii) The above has been acknowledged by the Planning Authority.
- The applicant, developer or owner is advised to consult with the Council's Roads and Waste Management sections in advance of lodging the required plan.

REASON: In order to ensure that the site is adequately and safely serviced.

13. 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.

14. No Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) shall be operated on or adjacent to 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 work outside these hours 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 un-necessary noise outside the hours stated above.

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.

15. The developer shall pay to the planning authority a financial contribution of €64,220.30 (sixty four thousand two hundred and twenty euros and thirty 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 2016 - 2020, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the planning authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2016 - 2020.

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.



16. Pursuant to this decision, no development shall be commenced until security for the provision, satisfactory completion and maintenance, to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy), of roads, open spaces, car parks, sewers, watermains, drains and other publicly accessible services required in connection with the development, has been given by:

(A) Lodgement of a cash deposit of €46,858.00 (forty six thousand eight hundred and fifty eight euros) (amount will be updated at the date of commencement of development in accordance with changes in the Tender Price Index), to be retained by South Dublin County Council and applied by South Dublin County Council at its absolute discretion, if roads, open spaces, car parks, sewers, watermains, drains and other publicly accessible services required in connection with the development are not duly provided, completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy), or

(B) By lodgement with South Dublin County Council of an approved Insurance Company Bond or a Bond of any Body approved by the Planning Authority in the sum of €56,301.00 (fifty six thousand three hundred and one euros) (amount will be updated at the date of commencement of development in accordance with changes in the Tender Price Index) which shall be kept in force until such time as the roads, open spaces, car parks, sewers, watermains, drains and other public services required in connection with the development are provided, completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy). The bond shall be coupled with an agreement empowering South Dublin County Council to apply such sum or part thereof of said bond to the satisfactory completion of publicly accessible services in the development.

REASON: To ensure that a ready sanction may be available to South Dublin County Council to induce the provision of public services and safeguard amenity in the development.

NOTES:

Note 1: The developer is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 a person shall not be entitled solely by reason of a permission to carry out any development.

Note 2: Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department. Under this Act, non compliance constitutes an offence.

Note 3: Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement. In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

Note 4: To protect the amenities of the area, 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.



An Rannóg Talamhúsáide, Pleanála agus Iompair
Telephone: 01 4149000

Land Use, Planning & Transportation Department
Email: planning.dept@sdblincoco.ie

Fax: 01 4149104

Note 5: The developer is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

Note 6: The requirements of the Environmental Health Officer should be ascertained prior to the commencement of the development.

- (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.dub.gov.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

13-Dec-2016