

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 1540	Date of Decision: 29-Nov-2021
Register Reference SD15A/0105/EP	Date 05-Oct-2021

Applicant: Pathway Homes Ltd.

Development: (1) a new access roadway into the site from Cloverhill Road;
(2) a new single-storey changing facility for Ballyfermot Utd. Sports & Social Club including new vehicular and pedestrian access gates to the club grounds from the new access road and parking for 37 cars and 2 buses and (3) residential development of 43 2-storey dwellings including 44 car spaces and comprising 4 Type A 3-bedroom semi-detached houses, 19 Type B 3-bedroom terraced houses, 16 Type C 3-bedroom terraced houses and 4 Type D 2-bedroom terraced houses. The proposed development also includes all associated landscaping, site development and infrastructural works.

Location: Cloverhill Road, Dublin 22

Floor Area:

Time extension(s) up to and including:

Additional Information Requested/Received: /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by order dated as above make a decision to GRANT EXTENSION OF DURATION OF PERMISSION in respect of the above proposal.

Condition(s)

1. Extension of Duration of Permission.

Permission Reg. Ref. SD15A/0105 is extended for a period of 11 months, and shall (subject to any further extensions) expire on 3rd October 2022.

REASON: To clarify the details of the decision.

2. Financial Contributions/Security/Bond.

That arrangements be made with regard to the payment of financial contributions and lodgement of security/bond in respect of the overall development, as required by Condition Nos. 14 and 15 of Register Reference SD15A/0105, arrangements to be made prior to commencement of development.

REASON: It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

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.

The Developer is advised that, under the provisions of the Construction Products Regulation 2013 (No.305/2011-CPR), all products sourced for use in building process must conform with the statutory requirements of the CPR. For more information on these responsibilities see <http://ec.europa.eu/enterprise/sectors/construction/legislation>.

From March 1, 2014 the Building Control (Amendment) Regulations 2013 (SI 80 of 2013) come into effect. All Commencement Notices for works greater than 40sq.m are obliged to be accompanied by a number of certified undertakings as described by these Regulations.

NOTE: *Building Control Regulations require a Commencement Notice.*

Signed on behalf of the South Dublin County Council.

Brian Connolly
for Senior Planner

01-Dec-2021