

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0504 **Application Date:** 23-Sep-2021
Submission Type: Additional **Registration Date:** 24-Nov-2021
Information

Correspondence Name and Address: Stephen Mason Architectural and Planning Services
2, Clonkeefy, Castlerahan, Ballyjamesduff, Co.
Cavan

Proposed Development: Demolition of previous flat roof rear extension; single storey mono pitched roof front extension (full width of existing house); single storey flat roof rear extension; conversion of existing garage to habitable use and internal alterations at ground and first floor levels; Attic conversion to include the reconfiguration of the side roof profile from hipped to half hipped and including dormer window structure within the rear roof slope ; rooflights within the front and rear slopes; detached single storey flat roofed shed/home gym building within the rear garden; all nessecary ancillary site development works to facilitate this development.

Location: 23 Newlands Park, Clondalkin, Dublin 22.

Applicant Name: Dave and Jessica Doherty

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.0198 Hectares.

Site Description:

The subject site is located in Newlands Park in Clondalkin. The subject dwelling is a two-storey, semi-detached dwelling with a hipped roof profile, single storey rear extension (flat roof), attached side garage and first floor side extension over. The street is characterised by other similar residential dwellings with a mainly uniform building line.

Proposal:

The proposed development consists of the following:

- Demolition of existing flat roof rear extension (c.8sq.m).
- Raising side wall to create 'Dutch' hip roof profile.
- Attic conversion for storage (non-habitable).

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

- 1 rear roof light and 4 roof lights to front.
- Detached single storey flat roofed shed/home gym to rear (50sq.m).
- Single storey flat roof rear extension.
- Single storey mono-pitched roof to front elevation (full width of existing dwelling).
- Garage conversion to habitable use.
- Proposed works measure total of c.143sq.m c.93sq.m(extensions), c.50sq.m (shed buildings).

Zoning:

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'.

Consultations:

Surface Water Drainage – No objection subject to **conditions**.

Irish Water – No objection subject to **conditions**.

SEA Sensitivity Screening

No overlap identified with SEA screening tool software.

Submissions/Observations /Representations:

Three submissions were received in objection to the proposed development.

Concerns raised relate to the following:

- Overshadowing impact on rear garden of No.21 Newlands Park due to combined height and depth of rear extension.
- Overbearing and overshadowing impact of proposed shed along boundary with No.21 Newlands Park. Shed height is 3.2m with a length of 7.7m.
- Height of proposed shed/gym is too high.
- Adverse impact on privacy and on light on No.25 Newlands Park.
- Adverse impact on light with change in roof profile from hipped to 'Dutch' hip on No.22 Newlands Park.
- Proposed front extension with hipped roof projects out by 2.0m from existing dwelling which is excessive and would not be in keeping with the character of the area.
- 'Velux' windows on front roof would be out of character.

The objections and submissions lodged with the application have been considered in the overall assessment of the development

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

Recent Relevant Planning History:

11028: Extension (Bedrooms & Shower). No further details or drawings provided. This permission may be referring to the first floor side extension over garage.

Decision: **GRANT PERMISSION** (1968)

Adjacent sites

SD21B/0295: 17, Newlands Park, Clondalkin, Dublin 22.

Single storey domestic extension to the rear incorporating an extended dining, sitting and kitchen area; conversion of the existing garage to a living room; porch to the front and all associated site works.

Decision: **GRANT PERMISSION.**

SD20B/0459: 17, Newlands Park, Clondalkin, Dublin 22.

Single storey domestic extension to the rear of the existing dwelling incorporating an extended dining, sitting and kitchen area; the conversion of the existing garage to a living room; a new porch to the front of the dwelling; a new foul drain connection from the dwelling to the main public foul drain on the roadway. All of the above together with all associated site works.

Decision: **GRANT PERMISSION.**

SD07B/0742: 25, Newlands Park, Dublin 22.

Retention for a 20sqm ground floor extension (4sqm to the front and 16sqm to the rear), revisions to internal arrangements including attic conversion, revised fenestration to front and rear elevations and associated site works.

Decision: **GRANT PERMISSION FOR RETENTION.**

SD06B/0130: 21, Newlands Park, Clondalkin, Dublin 22.

Demolition of existing single storey garage, the erection of a two storey extension to the front and side, a single storey extension to the rear and porch and single storey extension to the front. Also retention of first floor bedroom window.

Decision: **GRANT PERMISSION & GRANT RETENTION.**

Relevant Enforcement History:

None traced.

Pre-Planning Consultation:

No pre-planning consultation recorded.

Relevant Policy in South Dublin County Council Development Plan 2016-2022

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Policy H18 – Residential Extensions.

H18 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 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3(i) Additional Accommodation - Extensions.

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

The House Extension Design Guide, *Section 4*:

- *Outside space*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties*
- *Rear extension*

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible.*

For attic conversions and dormer windows:

- *Use materials to match the existing wall or roof materials of the main house;*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape;*

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch;*
- *Locate dormer windows as far back as possible from the eaves line (at least 3 tile courses);*
- *Relate dormer windows to the windows below in alignment, proportion and character;*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*

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 (2008).

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, (2008).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy;
- Residential and Visual Amenity;
- Services & Drainage;
- Screening for Appropriate Assessment (AA);
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'. The development of an extension to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the 2016-2022 South Dublin County Council Development Plan and the House Extension Design Guide.

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

Residential & Visual Amenity

Demolition

The demolition of the existing flat roof rear extension to allow for the construction of the new proposed single storey rear extension would be considered to be broadly acceptable in this instance.

Garage Conversion (c.13sq.m)

The existing attached side garage will be converted to habitable use as a play room. The garage door will be replaced with a window that would visually accord with the fenestration treatment of the existing dwelling. This is considered to be broadly acceptable in this instance.

'Dutch' hip

The proposal comprises the raising of the side wall to create a 'Dutch' hip profile. The 'Dutch' hip maintains the same angle as the existing hip roof of the dwelling and is clearly distinguishable from a full gable roof. The 'Dutch' hip would integrate reasonably well with the character of the existing dwelling and with the character of the area.

Rear dormer attic conversion for storage (non-habitable)

The proposed attic conversion with 3 rear rooflights to the front and 1 rooflight to the rear would integrate reasonably well the character of the existing dwelling. The dormer will be set appropriately below the ridge and above the eaves of the existing dwelling and will be inset slightly from the immediately adjoining neighbour. It will span a width of c.5.6m and will project outwards from the roof by c.2.7m. There will be no undue overlooking and the proposal would comply with the SDCC House Extension Design Guide 2010. It is noted a new window will be inserted into the side gable landing window at attic level which is identified in the drawings submitted to be obscure glazing. There will be no undue overlooking or overbearing impact and the proposal would comply with the SDCC House Extension Design Guide 2010 and would visually accord with the character of the area.

Single storey flat roof rear extension

At c.10.45m the extension will span the full width of the existing dwelling and will be offset by c.0.16m from the boundary with the immediate adjoining neighbour to the east. The extension will be offset by c.1.39m from the immediate adjoining neighbour to the west. It will project outwards from the main rear building line by c.4.43m and will have a parapet height of c.3.5m. It is noted the immediate neighbour to the east (No. 25 Newlands Park) has an existing single storey rear extension spanning the full width of the house and projecting outwards from the main rear building line by c.3.5m. It is noted from the planning history this was granted retention permission under Reg. Ref. SD07B/0742. There will be no undue overlooking or overbearing impact and the proposal would comply with the SDCC House Extension Design Guide 2010 and would visually accord with the character of the area.

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

Single storey front extension with hipped roof

The extension will span the full width of the existing dwelling and will project outwards from the main front building line by c.2.0m. It will have a ridge height of c.3.5m and an eaves height of c.2.9m. It will be offset slightly from the immediate neighbour to the east. To comply with the SDCC House Extension Design Guide 2010, in the event of a grant a condition shall be attached that the depth of projection from the main front building line is limited to a maximum of 1.5m in order to prevent adverse impact on residential amenity of neighbouring properties and to provide the 6m min required for car parking to the front.

Detached shed/home gym with flat roof to rear (c.50sq.m.)

The 'L' shaped shed will be built towards the rear site boundary and will be offset slightly from the boundary on all sides (c.0.6m gap). It will have a parapet height of c.3.1m. It will span a width of c.10.958m along the rear site boundary and will project a length of 7.7m along the boundary with the immediate neighbour to the west (No.21 Newlands Park) with an offset of c.0.6m. Notwithstanding the c.0.6m offset from the boundary the cumulative impact of the height and depth of projection along the boundary with the immediate neighbour to the west (c.7.7m projection) and the immediate neighbour to the east (c.4.7m projection) would result in a significant overbearing and overshadowing impact on the private open space of neighbouring properties. Approximately 78sq.m. (as stated) of private open space will remain post construction, however due to the shape and geometry of the private open space that would remain the quality of this private open space would be considered poor and inadequate. To address the issues raised the applicant is requested to submit a revised design which may include for reduction in the height of the shed structure and a reduction in the depth of projection of the shed. It is considered this may be addressed by way of **additional information**.

In the event of any grant a **condition** shall be attached that the use of the shed building shall be restricted to purposes incidental to the enjoyment of the house as such and shall not be used for commercial use, as a habitable unit and shall not be leased or subdivided from the main dwelling.

Services & Drainage

Both Surface Water Drainage and Irish Water have recommended no objection subject to **conditions**.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: *No objection subject to:*

1.1 The applicant shall include the following SuDS (Sustainable Drainage System) features for the proposed development:

Green sedum roof on all proposed flat roofed development

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

Water butts

Porous paving on any new hardstanding areas at ground level.

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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

It is considered appropriate to attach the recommended **conditions** in the event of a grant.

An extract taken from the Irish Water Drainage report states the following:

IW Recommendation: No Objection

IW Observations:

1 Water

1.1 All works are to comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure.

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 All works are to comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure.

Reason: In the interest of public health and to ensure adequate water facilities.

It is considered appropriate to attach the recommended **conditions** in the event of a grant.

Screening for Appropriate Assessment (AA)

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real 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.

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

Conclusion

Request Additional Information regarding revised design for rear shed.

Recommendation

Request Further Information.

Further Information

- Further Information was requested on 15/11/2021.
- Further Information was received on 24/11/2021.

The following Further Information was requested.

Item 1: Shed

The applicant is requested to submit a revised design for the detached shed structure to the rear whereby a revised design may include for reduction in the height of the shed structure and a reduction in the depth of projection of the shed to address the issues of overbearing and overshadowing impact on immediate neighbours to the east and to the west.

Item 2: Porch

The applicant is advised that the SDCC House Extension Design Guide 2010 recommends a that the depth of projection from the main front building line is limited to a maximum of 1.5m in order to prevent adverse impact on residential amenity of neighbouring properties. The applicant is requested to reduce the depth of the proposed single storey front extension to comply with House Extension Design Guide and to demonstrate a 6 metre minimum required for car parking to the front.

Further Consultations

None.

Further Submissions/Observations

None.

Assessment

Item 1: Shed

The applicant has submitted a cover letter and revised to address this request for further information. An extract taken from the cover letter states the following:

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

Response

Please find attached 6 copies of revised drawings 442/03A, 04A and 05A.

These drawings indicates the following:

- Reduction in the projection of the shed structure (towards the house) by 690mm.

- Increase in clear width between boundary wall and shed structure side walls, from 600mm to 750mm, this provides a reduction in width of shed structure.
- Reduction in floor area by 3m².
- Increase in private open space area by 3m².
- Reduction in height of shed structure to 3.0m high measured from ground level to top of roof parapet. This provides a height of 2.85m from finished floor level to top of roof parapet.

NOTE: As per Planning And Development Regulations 2001 Schedule 2 – Part 1 / Exempted Development – General (Article 6) March, 2002 / Class 3 / Conditions and Limitations for: The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure. Condition 5, states: The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres. We submit that the reduced shed structure height is in accordance with the Exempted Development Regulations.

The revised drawings show the height of the shed has been reduced from the original 3.1m to 3.0m and the depth of projection has been reduced by c.0.61m. It is also noted that the shed will now be setback by c.0.75m from the neighbouring boundary walls where this dimension was originally c.0.6m. In doing this the width of the shed will also be reduced. The Planning Authority considers the applicant has satisfactorily responded to the request for further information.

Item 2: Porch

The applicant has submitted a cover letter and revised to address this request for further information. An extract taken from the cover letter states the following:

Response

Please find attached 6 copies of revised drawings 442/02A.

This drawing indicates the front extension projection 1.5m from the main front building line. A 6m min clear space is provided for off-road car parking to the front.

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

The revised drawings show the depth of projection for the extension to be 1.5m and the driveway length to be 6.1m. The Planning Authority considers the applicant has satisfactorily responded to the request for further information.

Other Considerations

Development Contributions

- Single storey rear extension c.40.68sq.m., single front extension c.11.82sq.m., garage conversion to habitable use c.13sq.m. Total c.65.5sq.m.
- Attic Conversion is non-habitable (not assessable).
- Existing single storey rear extension to be demolished and new extension built on same footprint.
- Existing first floor side extension measures c.20.6sq.m.
- 19.4sq.m. exemption remains.
- Assessable area is 46.1sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Extension & garage conversion	65.5sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0198

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

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 2016 - 2022 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.

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

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 24/11/2021, 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. Shed Use.
The use of the shed shall be restricted to purposes incidental to the enjoyment of the house as such and shall not be used for commercial use or as a habitable unit and shall not be leased or subdivided from the main dwelling.
REASON: In the interest of the proper planning and sustainable development of the area.
3. (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 applicant shall include the following SuDS (Sustainable Drainage System) features for the proposed development:
 - Green sedum roof on all proposed flat roofed development
 - Water butts
 - Porous paving on any new hardstanding areas at ground level.
 - (ii). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
 - (iii). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
 - (iv). All works are to comply with the Irish Water Standard Details & Code of Practice for

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

Water Infrastructure.

(v). All works are to comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure.

(vi). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(vii). 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.

(viii). 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

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

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.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €4,443.58 (four thousand four hundred and forty three euros and fifty eight 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 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 2021 - 2025.

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.

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.

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

Comhairle Chontae Atha Cliath Theas

PR/1634/21

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0504

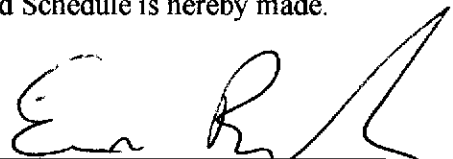
LOCATION: 23 Newlands Park, Clondalkin, Dublin 22.



Jim Johnston,
Senior 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: 17/12/21



Eoin Burke, Senior Planner