

Comhairle Chontae Atha Cliath Theas

PR/0318/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0556 **Application Date:** 01-Nov-2021
Submission Type: Additional **Registration Date:** 15-Feb-2022
Information

Correspondence Name and Address: Donal McNally Architects 93, St. Stephens Green,
Dublin 2

Proposed Development: Construction of side and rear single storey domestic
extension (63 sq.m); front porch infill (2 sq.m); both
with front and side rooflights; all associated site and
side boundary wall works.

Location: 22, Idrone Park, Knocklyon, Dublin 16, D16YD74

Applicant Name: Tom Lyon

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.0529 Hectares on the application form.
Site Visit: 24th of November 2021.

Site Description

The subject site is located on the corner of Idrone Park and Idrone Avenue within an existing housing estate in Ballyroan. The site contains a single storey, semi-detached dwelling with a pitched roof. The site shares its rear boundary with a school. The site slopes from north up to south. The streetscape consists of housing of a similar form and character.

Proposal

Permission is being sought for the construction of a side and rear single storey domestic extension (63sq.m); front porch infill (2sq.m); both with front and side rooflights; all associated site and side boundary wall works.

Zoning

The subject site is subject to zoning objective 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2016-2022.

Consultations

Water Services – further information requested.
Irish Water – further information requested.

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SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

None received.

Relevant Planning History

None recent relevant to the subject site.

Relevant Enforcement History

None relevant to the subject site.

Pre-Planning Consultation

None recorded for the subject application according to APAS.

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

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

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 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 Additional Accommodation

Section 11.3.3 (i) Extensions

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.

Elements of Good Extension Design:

- *Respect the appearance and character of the house and local area;*

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- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing effect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional Spatial and Economic Strategy 2019 – 2031.

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009).

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, (2009).

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

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective RES – *'To protect and/or improve residential amenity'*. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

Visual and Residential Amenity

The proposed development would provide a single storey side and rear extension to the existing dwelling. The dwelling would be extended to the side by approx. 5.3m to 5.4m. The extension would be setback approx. 0.4m to 1.0m from the western side boundary. It would extend past the

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rear building line by approx. 2.5m and be setback approx. 10.5m from the rear boundary. Sufficient rear amenity space in accordance with the County Development Plan would remain.

The extension would extend the existing pitched roof of the dwelling so that a gable end is still provided to the western side. The projection to the rear would have a pitched roof with the gable end facing the rear (south). This would not sit higher than the roof ridge of the existing house. The extension would provide for a garage/workshop, bedroom, ensuite, utility and altered kitchen and dining area. An additional external access would be provided to the rear amenity space from the utility. The new bedroom would meet the minimum floor area requirements under the County Development Plan. The proposed external materials and finishes of the extension would match existing.

The proposal would also involve a new gate in the side (west) boundary wall. This would provide for pedestrian access to the site from Idrone Avenue. There is an existing footpath along this road. The provision of this gate is therefore acceptable. The ground level along this boundary slopes up from north to south. The western boundary wall would also be revised so that it is lowered along the extent of the extension. The wall would be lowered to approx. 1.0m to 0.8m, when measured from the ground level outside of the site. The Planning Authority welcomes the lowering of the boundary wall along the extent of the extension.

The boundary wall would then step back up to approx. 2.4m. This would present an overly high blank wall to the streetscape and is not considered acceptable. The boundary wall beyond the rear building line of the dwelling (and extension) should be lowered to a stepped wall not exceeding 1.8m when measured from the ground level outside of the site on this boundary. **This should be addressed via additional information.**

The side (western) elevation of the development would present a blank elevation close to the public pavement and road. This is not considered to comply with the House Extension Design Guide and should be redesigned to take in account that it would be visible from the streetscape. Window(s) to habitable room(s) should be provided on this elevation to improve passive surveillance onto the adjoining streetscape. The applicant should be requested **via additional information** to submit a revised proposal that includes window(s) to habitable room(s) on the western elevation and a planted privacy strip behind the western boundary wall along the extent of the dwelling (and extension). This may involve the revisions to the internal layout of the dwelling. A full set of revised drawings should be submitted including revised floor plans, elevations and sections.

The front porch would be infilled (approx. 2sq.m) and incorporated into the entrance hall. This porch infill would not be set forward of the existing front building line. It is therefore considered to be in compliance with the House Extension Design Guide.

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In summary, the proposed extension is considered to be acceptable in principle, however, **additional information** is required to ensure the extension would comply with the guidance set out in the South Dublin County Council House Extension Design Guide (2010) and would have an acceptable impact in terms of residential and visual amenity.

Services and Drainage

Water Services has reviewed the proposed development and requests further information regarding surface water:

1.1 The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit 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 Aj'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.

1.2 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development to manage excess surface water run off. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Irish Water has reviewed the proposed development and requests further information regarding foul water:

2.1 The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj'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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

2.2 The proposed development is in close proximity to a 225mm public wastewater sewer located under the public footpath to the west of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information

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2.3 All development shall be carried out in compliance with Irish Water Standards codes and practices.

These reports are noted and should be addressed via **additional information**. In order to address the proposal's proximity to the public wastewater sewer it may need to be revised. If this is the case the applicant should submit a full set of revised drawings for assessment.

Screening for Environmental Impact Assessment

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

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required, to ensure the proposed development would be in compliance with Council policy in relation to extensions to dwelling houses, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

Request Further Information.

Further Information

Further Information was requested on the 16th of December 2021.

Further Information was received on the 15th of February 2022 (not deemed significant).

Further Information Consultations

Water Services – no objection subject to conditions.

Irish Water – no objection subject to conditions.

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Assessment

Item 1

The applicant is requested to submit a revised proposal showing that the boundary wall beyond the rear building line of the dwelling (and extension) lowered to a stepped wall not exceeding 1.8 m in overall height, when measured from the ground level outside of the site on this boundary.

Assessment:

The applicant has submitted revised drawings showing the boundary wall beyond the rear building line lowered to a stepped wall not exceeding 1.8 m in overall height, when measured from the ground level outside of the site. It is therefore considered that this item has been satisfactorily addressed.

Item 2

The side (western) elevation of the house extension development would present a blank elevation close to the public pavement and road. This is not considered to comply with the South Dublin County Council House Extension Design Guide (2010) and should be redesigned to take in account that it would be visible from the streetscape. The applicant is requested to submit a revised proposal that includes window(s) to habitable room(s) on the western elevation and a planted privacy strip behind the western boundary wall along the extent of the dwelling (and extension). This may involve the revisions to the internal layout of the dwelling. A full set of revised drawings should be submitted including revised floor plans, elevations and sections.

Assessment:

The side (western) elevation has been redesigned to include windows to the habitable rooms and a planted privacy strip behind the western boundary wall along the extent of the dwelling and extension. It is noted that the existing planting along this boundary will be important to provide privacy to the proposed bedroom. It is therefore considered that this item has been satisfactorily addressed.

Item 3

The applicant is requested to submit the following:

(a) 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_j'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.

(b) A drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development to manage excess surface water run off.

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Assessment:

Water Services has reviewed the further information submitted and has no objection subject to conditions including:

1.1 The applicant has not submitted surface water drainage plans for the proposed development. Prior to commencement of development the applicant is required to submit 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 Aj'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.

1.2 The applicant shall include water butts as part of additional SuDS (Sustainable Drainage Systems) for the proposed development.

This report is noted and should be conditioned as such in the event of a grant of permission.

Item 4

The applicant is requested to submit the following:

(a) A drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj'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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All development shall be carried out in compliance with Irish Water Standards codes and practices.

(b) The proposed development is in close proximity to a 225mm public wastewater sewer located under the public footpath to the west of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. It is requested that the outcome of this engagement with Irish Water's diversions is submitted.

(c) If it is required to revise the proposed development, it is requested that a full set of revised drawings is submitted.

Assessment:

The applicant has submitted a letter from Irish Water and details in relation to the setback from the existing public wastewater sewer. Irish Water has reviewed the further information submitted and has no objection subject to conditions including:

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The applicant has not submitted foul water drainage plans for the proposed development. Prior to commencement of development the applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

This report is noted and should be conditioned as such in the event of a grant of permission.

Summary:

It is therefore considered that the further information items have been addressed satisfactorily subject to conditions.

Development Contributions

Pre-existing extension of 10sq.m

New extension of 65sq.m

40sq.m exemption less 10sq.m used up on previous extension leaves 30sq.m remaining of exemption

65sq.m less 30sq.m remaining of exemption leaves an assessable area of 35sq.m

Assessable area = 35sq.m

SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 65sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0529 Hectares.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to the conditions set out below, the proposed development would be in compliance with Council policy in relation to extensions to dwelling houses, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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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.

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 the 15th of February 2022, 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. (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.

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(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:

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- 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.

3. Surface Water.

(a) Prior to commencement of development the applicant/developer shall submit 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@sdublincoco.ie.

(b) The applicant/developer shall include water butts as part of additional SuDS (Sustainable Drainage Systems) for the proposed development.

(c) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.

(d) The applicant/developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(e) All works for this development shall comply with the requirements of 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 surface water drainage provision.

4. Water Supply & Foul Water Drainage.

(a) Prior to commencement of development the applicant/developer shall submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul 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 public watermains and wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

(b) All development shall be carried out in compliance with Irish Water Standards codes and practices.

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

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5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €3,657.15 (three thousand six hundred and fifty seven euros and fifteen 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.

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: 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.

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REG. REF. SD21B/0556

LOCATION: 22, Idrone Park, Knocklyon, Dublin 16, D16YD74

jjohnston

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: 14/3/2022

Colm Harte

Colm Harte,
Senior Executive Planner