

Comhairle Chontae Atha Cliath Theas

PR/0347/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0599 **Application Date:** 26-Nov-2021
Submission Type: Additional **Registration Date:** 23-Feb-2022
Information

Correspondence Name and Address: Vincent Durkin Design Limited Gort Walk, Carrick on Shannon, Co. Leitrim.

Proposed Development: Retention of existing single storey rear dining room extension; construction of single storey front bay window & porch extension with 2 storey side extension for new bedrooms and bathroom.

Location: 12, Riversdale Crescent, Dublin 22

Applicant Name: Rodolfo Hoyte

Application Type: Permission and Retention

(CS)

Description of Site and Surroundings:

Site Area: 0.254 Hectares as stated per application.

Site Description:

This site contains a two storey, semi-detached dwelling with a pitched roof profile and an existing single storey rear extension. The subject site is splayed in design tapering to the north at the rear. The streetscape in the immediate vicinity of the dwelling is characterised by dwellings of similar form and appearance.

Proposal:

The application for **retention and permission** comprises of the following:

- **Retention** of existing single storey rear extension (17.07sq.m).
- **Permission** for construction of single storey front bay window and porch extension
- **Permission for** two storey side extension.
- Total proposed works seeking **Permission** is stated as 64.9sq.m.

Zoning:

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

Consultations:

Roads Department – **Additional Information** recommended.

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

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

SEA Sensitivity Screening

No overlap identified with SEA screening tool layers.

Submissions/Observations /Representations

None.

Relevant Planning History

None recorded for subject site.

Adjacent sites

SD16B/0087: 10, Riversdale Crescent, Dublin 22.

Demolition of existing 2sq.m single storey front porch and the construction of a new **two storey extension to the front** façade. The new extension is to consist of a 4.3sq.m ground floor porch and 9sq.m bedroom extension to the existing front box bedroom. Installation of new rendered external insulation to front, gable and rear external façade.

Decision: **GRANT PERMISSION.**

It is noted that this two storey front extension has been completed. It is noted that this extension projects outwards from the main front building line by c.2.0m and this application was assessed based on the SDCC Development Plan 2016-2016. A distance of 5.3m was provided between the front boundary and the proposed extension.

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None.

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 2:

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).

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Section 2.5.8 Rural House & Extension Design
Policy H27 Rural House & Extension Design

Section 11.2.7 Building Height
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)

Relevant Government Guidelines

Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

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

Assessment

The main issues for the assessment are:

- Zoning and Council Policy
- Residential & Visual Amenity
- Access & Parking
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

The site is located in an area that is zoned 'RES' 'to protect and/or improve residential amenity.' A residential extension is permitted in principle subject to its accordance with the relevant

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provisions in the Development Plan with specific reference to Section 11.3.3 (i) which relates to Extensions.

Visual and Residential Amenity

Retention of existing single storey rear extension (17.07sq.m.)

The single storey extension is offset from the boundary with the immediate neighbour to the west by c.05.m. The extension is offset c.2.0m at its narrowest point from the boundary with the immediate neighbour to the east. It projects outwards from the main rear building line by c.4.0m and spans a width of c.5.2m. The extension has a mono-pitch roof with a ridge height of c3.7m and an eaves height of c.3.0m. The extension integrates reasonably well with the character of the existing dwelling and with the character of the area. The extension would comply with the SDCC House Extension Design Guide 2010.

Permission for construction of single storey front bay window and porch extension (23sq.m.)

The proposed front extension (porch & living room) will have a hipped roof and will project outwards from the main front building line by c.1.8m. The bay window for Bedroom A which comprises the ground floor of the two storey side extension will project outwards from the main front building line by c.2.4m. This proposed ground floor projection is in excess of what is set out in the SDCC House Extension Design Guide where a projection of 1.5m maximum is required (Section 4, Front Extensions). Furthermore, the drawings submitted only show for a driveway length of c.5.0 metres which is below the 6m required for a car to park on curtilage. This is referred to in Section 4, Outside Space of the SDCC House Extension Design Guide 2010. It is considered this may be addressed by way of **additional information** whereby the applicant is requested to reduce the depth of projection of all elements of the front & side extension so that there is a minimum 6.0m length provided for on curtilage vehicle parking.

Permission for two storey side extension (41.9sq.m.)

The two storey side extension will project the full length of the existing dwelling (8 metres) and will continue to extend outwards beyond the main front building line by c.2.6m (total length c.10.6m). It will be constructed on a splayed site tapering to the north at the rear. The extension will be offset by c.1.0m from the eastern site boundary. There will be a separation distance of c.4.0m from the immediate neighbour to the east at its widest point and c.3.0m at its narrowest point. At ground level the front of the extension will have a hipped roof. The main roof profile of the extension will be pitched and the ridge and eaves height will align with the ridge and eaves height of the existing dwelling. There are no windows proposed in the eastern side elevation at ground floor level or first floor level and there will be no undue overlooking. Proposed bedroom sizes broadly comply with SDCC Development Plan standards (iv) Dwelling Standards. The extension would comply with the SDCC House Extension Design Guide 2010.

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Access & Parking

A report was received by the Roads Department recommending **Additional Information** be requested regarding minimum parking distance of 6m and provision for 2 on-curtilage car parking spaces. An extract taken from the Roads report states the following:

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.

Description:

Retention of existing single storey rear dining room extension; construction of single storey front bay window & porch extension with 2 storey side extension for new bedrooms and bathroom

Applicant states on application form they have 2 existing car parking spaces but zero spaces are proposed. The proposed site layout only shows one car parking space is proposed.

The proposed extension protrudes from the existing building which would reduce the on-curtilage parking distance to 5.5m. The proposed extension would result in insufficient space for on-curtilage parking, a minimum of 6m should be available from the boundary to the front elevation of the proposed dwelling.

The Roads Department's concern is that vehicles will be parked on public realm where they would endanger public safety by creating a traffic hazard.

*Roads recommend that **additional information** be requested from the applicant:*

- 1. A revised layout of not less than 1:100 scale, that shows a car parking arrangement with a minimum parking distance of 6m.*
- 2. A revised layout of not less than 1:100 scale, showing provision of space for 2 on curtilage parking spaces.*

It is considered appropriate to request the above **additional information**.

Services and Drainage

Both Irish Water and Surface Water Drainage have recommended no objections subject to **conditions**. An extract taken from the Irish Water report states the following:

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IW Recommendation: No Objection

IW Observations:

1 Water

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

2 Foul

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

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

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

Surface Water Report: No Objection Subject to:

1.1 Include Water butts as part of Sustainable Drainage Systems (SuDS) features for the proposed development.

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

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 above **conditions** in the event of a grant.

Screening for Appropriate Assessment (AA)

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

Environmental Impact Assessment (EIAR)

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required.

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Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

- **Retention** of single storey rear extension (17.07sq.m).
- **Permission** for single storey front bay window and porch extensions.
- **Permission** for two storey side extension. Total proposed works seeking **Permission** is stated as 64.9sq.m.
- Previous single storey rear extension exists measuring 17.07sq.m.
- Exemption remains of 22.93sq.m.
- Assessable area is c.41.97sq.m.

| SEA Monitoring Information | |
|---|--------------------------|
| Building Use Type Proposed | Floor Area (sq.m) |
| Residential – Retention & Permission for extensions | 81.97sq.m. |
| Land Type | Site Area (Ha.) |
| Brownfield/Urban Consolidation | 0.254 |

Conclusion

Additional information is requested regarding the following items:

- Minimum parking distance of 6m
- Provision for 2 on-curtilage car parking spaces.

Recommendation

Request Further Information.

Further Information

- Further Information was requested on 31/01/2022.
- Further Information was received on 23/02/2022.

No submissions/observations on the further information have been made.

The following Further Information was requested.

Item 1: Access & Parking

The applicant is requested to submit revised drawings clearly showing the following information regarding requirements of the Roads Department:

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- (a) A revised layout of not less than 1:100 scale, that shows a car parking arrangement with a minimum perpendicular parking distance of 6m (measured from the front boundary to the proposed extension).
- (b) A revised layout of not less than 1:100 scale, showing provision of space for 2 on curtilage parking spaces.

Item 2: Front/Side Extension.

The proposed front extension (porch & living room) will have a hipped roof and will project outwards from the main front building line by c.1.8m. The bay window for Bedroom A which comprises the ground floor of the two storey side extension will project outwards from the main front building line by c.2.4m. The proposed ground floor projection for the front and side extension is in excess of what is set out in the SDCC House Extension Design Guide where a projection of 1.5m maximum is required (Section 4, Front Extensions). Furthermore, the drawings submitted only show for a driveway length of c.5.0 metres which is below the 6.0m that is required for a car to park on curtilage. This is referred to in Section 4, Outside Space of the SDCC House Extension Design Guide 2010. The applicant is requested to reduce the depth of projection outwards from the main front building line of the existing dwelling for all elements of the front & side extension so that there is a minimum 6.0m length provided for on curtilage vehicle parking and the depth of projection is a maximum of 1.5m as per SDCC House Extension Design Guide 2010.

Further Consultations

Roads Section – **Clarification of Additional Information** recommended or **conditions** to be attached if granting.

Further Submissions/Observations

None received.

Assessment

Item 1: Access & Parking

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter states the following:

As per your letter dated 31st Jan 2022 requesting further information, please now find attached six copies of (a) Drawing No 21072.P01.R002 (Ground Floor & First Floor Layout, inc Site Layout Block Plan) and (b) Drawing No 21072.P02.R002 (Proposed Elevations and Sections). You will see the proposal has reduced the front ground floor extension to allow a 6.0m distance from front boundary to proposed extension, and still provides for two car parking spaces adequately on site as and if is required.

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The drawings submitted show that the depth of projection of the ground floor front extension has been limited to 1.5m where it was previously 1.8m to allow a for 6.0m long driveway whereby there will be a 6.0m distance from the front boundary to the proposed ground floor front extension. However, the drawings submitted do not show provision for 2 on curtilage parking spaces.

Based on review of the additional information submitted the Roads Section have issued a report recommending **Clarification of Additional Information** or **conditions** to be attached in the event of a grant. An extract taken from the Roads report states the following:

Roads Department Assessment:

The applicant has submitted a drawing detailing a 6.0m distance from the boundary to the main front of the building. However, the drawing only details 1no. on curtilage parking space. Roads are not satisfied with the additional information.

Roads recommends that additional information be requested from the applicant:

- 1. A revised layout of not less than 1:100 scale, showing provision of space for 2 on curtilage parking spaces.*

Should the permission be granted, the following conditions are suggested:

- 1. The vehicular access points shall be limited to a width of 3.5 meters.*
- 2. The boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
- 3. Any gates shall open inwards and not out over the public domain.*

Notwithstanding the Roads report recommendation of seeking clarification of additional information it is considered that as there is 1 no. on curtilage and 1 no. off curtilage car parking spaces shown on the revised drawings submitted this would satisfactorily address the request for additional information for this item and would comply with SDCC Development Plan 2016-2022 *Car Parking Standards (Section 11.4.2)*.

Item 2: Front/Side Extension.

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter states the following:

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As per your letter dated 31st Jan 2022 requesting further information, please now find attached six copies of (a) Drawing No 21072.P01.R002 (Ground Floor & First Floor Layout, inc Site Layout Block Plan) and (b) Drawing No 21072.P02.R002 (Proposed Elevations and Sections). You will see the proposal has reduced the front ground floor extension to allow a 6.0m distance from front boundary to proposed extension, and still provides for two car parking spaces adequately on site as and if is required.

The applicant has submitted a revised drawing which has reduce the depth of projection outwards from the main front building line of the existing dwelling for all elements of the front & side extension extension so that there is a minimum 6.0m length provided for on curtilage vehicle parking and the depth of projection is a maximum of 1.5m as per SDCC House Extension Design Guide 2010. It is considered that the applicant has satisfactorily addressed the request for additional information for this item.

Other Considerations

Development Contributions

- **Retention** of single storey rear extension (17.07sq.m).
- **Permission** for single storey front bay window and porch extensions.
- **Permission** for two storey side extension. Total proposed works seeking **Permission** is stated as 64.9sq.m.
- Previous single storey rear extension exists measuring 17.07sq.m.
- Exemption remains of 22.93sq.m.
- Assessable area is c.41.97sq.m minus 3.33sq.m. following revised front extension reduced in area.
- Assessable area is c.38.67sq.m.

| SEA Monitoring Information | |
|---|--------------------------|
| Building Use Type Proposed | Floor Area (sq.m) |
| Residential – Retention & Permission for extensions | 78.67sq.m. |
| Land Type | Site Area (Ha.) |
| Brownfield/Urban Consolidation | 0.254 |

Conclusion

It is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area and would therefore be in accordance with the proper planning and sustainable development of the area. It is considered that the proposed development would be in compliance with Council policy.

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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 & Grant Retention 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 in accordance with submitted plans and details.
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.
2. Roads Requirements.
 - (a) The vehicular access points shall be limited to a width of 3.5 meters.
 - (b) The boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 - (c) Any gates shall open inwards and not out over the public domain.
REASON: In the interest of proper planning and sustainable development.
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

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dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

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

(ii) Include Water butts as part of Sustainable Drainage Systems (SuDS) features for the proposed development.

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

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

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

(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-

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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.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €4385.45 (Four thousand, three hundred and eighty-five Euro and forty-five 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

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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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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

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.

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

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REG. REF. SD21B/0599

LOCATION: 12, Riversdale Crescent, Dublin 22



Colm Maguire,
Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission & Grant Retention 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: 22/3/22



Eoin Burke, Senior Planner