

Comhairle Chontae Atha Cliath Theas

PR/0329/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0022 **Application Date:** 21-Jan-2022
Submission Type: New Application **Registration Date:** 21-Jan-2022
Correspondence Name and Address: Vincent Durkin Gort Walk, Carrick on Shannon, Co. Leitrim.
Proposed Development: Front extension of ground floor garage, internal modifications, two storey rear extension maintaining existing ridge line, larger kitchen GF kitchen/dining extension, relocate stairs and add new roof windows.
Location: 58, Knockcullen Drive, Dublin 16
Applicant Name: John & Ingrid Brennan
Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.026ha

Site Description

The subject site is located within the established residential area of Knockcullen Park and is bound by residential dwellings to the south, east and west and an internal access road to the north. The site contains a 2 storey detached dwelling with a pitched roof profile, front and rear-facing gables and a single storey garage affixed to the eastern elevation. The dwelling is comprised of an entrance porch and hall, living room, dining room, snug, kitchen/dining area and toilet at ground floor level and 4 bedrooms, hot press and a family bathroom at first-floor level.

The surrounding streetscape is characterised by dwellings of similar architectural form and appearance, with a generally uniform building line, which is staggered between each dwelling.

Proposal

Permission is sought for:

- A single-storey extension to the front, projecting approximately 2.5m forward of the front elevation of the existing garage, spanning a width of approximately 2m and with an approximate height of 2.8m.
- A two-storey extension to the side and rear of the dwelling comprised of:
 - A single-storey extension to the rear projecting approximately 2m out from the existing rear elevation, spanning a width of approximately 9m and rising to an approximate height of 2.9m. The extension will provide a utility room that has direct access to the rear garden through a new door and an enlarged kitchen and

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dining area with lounge seating and bifold doors providing access to the rear patio. In addition to the proposed extension, the ground floor layout will be re-configured with the re-location of the stairs and toilet, the provision of a shower within the enlarged garage and the conversion of the existing dining room into a kid's playroom.

- An extension at first floor level projecting approximately 3.6m out from the existing rear elevation, spanning a width of approximately 6.75m and rising to an approximate height of 6.9m which matches the height of the existing dwelling. The roof profile of the 2 storey portion of the proposed extension will match the existing pitch and extend the ridge line outwards by approximately 3.85m from the existing rear elevation.
- Elevational amendments comprised of:
 - **Front Elevation:** New uPVC double doors to the proposed ground floor extension.
 - **Side Elevation:** No amendments to the side elevations.
 - **Rear Elevation:** 1 new door, 1 new window and new bifold patio doors at ground floor level and 2 new windows at first floor level approximately matching the location of the existing windows.
 - **Roof:** 2 new rooflights in the single storey portion of the rear extension and 1 new rooflight in the eastern pitch of the roof.
- The proposed development will result in an additional 62sq.m floor area, bringing the Gross Floor Area of the dwelling to approximately 193sq.m.
- All ancillary site works above and below ground.

Zoning

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

Consultations

Drainage and Water Services Department: Further Information required.

Irish Water: Further Information required.

Roads Department: No objection, subject to conditions.

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Transport Infrastructure Ireland: No report received at time of writing.

Screening for Strategic Environmental Assessment

No overlap indicated with relevant environmental layers.

Submissions/Observations /Representations

Last date for Submissions/Observations – 3rd February 2022.

None received.

It is noted that the Applicant has provided a letter dated 11th December 2021 from owners of a directly adjoining property which indicates no objection to the proposed development.

Relevant Planning History

Subject Site

No Planning History recorded for the subject site.

Surrounding Context

No planning history of significance recorded in the vicinity of the subject site.

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None recorded.

Relevant Policy of 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.

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.5.2 (iv) Development in Proximity to a Protected Structure

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

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

The South Dublin County Council House Extension Design Guide (2010)

Elements of Good Extension Design:

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

Rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*

Side Extensions

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
 - *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
 - *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*

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- *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*
- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*

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- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

Relevant Government Guidelines:

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

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Urban Design Manual, 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).

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

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021)

Assessment

The main issues for assessment are:

- Zoning and Council Policy;
- Visual Impact and Residential Amenity;
- Drainage and Water Services;
- Roads and Traffic;

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- Environmental Impact Assessment;
- Appropriate assessment.

Zoning and Council Policy

The proposed development is consistent 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 and the South Dublin County Development Plan 2016-2022, with specific reference to Section 11.3.3(i) which relates to extensions.

Visual Impact and Residential Amenity

Each element of the proposed development shall be assessed individually below, in the context of the potential impact on the residential and visual amenity of adjacent properties and the wider streetscape. The proposed development shall also be assessed against the relevant policy, including but not limited to the South Dublin County Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010).

Single Storey Extension to the Front

The proposed development includes a single-storey extension that projects approximately 2.5m forward of the front elevation of the existing garage, spanning a width of approximately 2m and with an approximate height of 2.8m.

It is noted that the proposed extension to the front will sit approximately 3m behind the building line of the existing dwelling and will not project forward of the front elevation of No. 57 Knockcullen Drive. The Planning Authority considers that the proposed single storey extension to the front will not significantly alter the character of the streetscape and will not adversely impact the visual and residential amenity of adjoining properties.

Part one to part two Storey Extension to the Rear and Side

The proposed development includes the provision of a part 1, part 2 storey extension to the rear and side of the dwelling.

The single-storey element will project approximately 2m out from the existing rear elevation, spanning a width of approximately 9m and rising to an approximate height of 2.9m with a flat roof profile containing 2 new rooflights.

The two-storey element of the proposed development will project approximately 3.6m out from the existing rear elevation, spanning a width of approximately 6.75m and rising to an approximate height of 6.9m which matches the height of the existing dwelling.

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The House Extension Design Guide (2010) states that extensions should:

'Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.

Match the shape and slope of the roof of the existing house, **although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area**

Do not include a flat roof to a prominent extension **unless there is good design or an architectural reason for doing so.** [Emphasis added]

The proposed flat roof profile of the single-storey side of the rear extension is acceptable to the Planning Authority and the proposed roof profile of the two-storey element matches the roof shape and profile of the existing dwelling. In this regard, the proposal is considered to adhere to the South Dublin House Extension Design Guide.

It is noted that the single-storey element of the proposed side and rear extension has an approximate height of 2.9m and is located adjacent to the eastern and western party boundaries. The 2 storey element has an approximate height of 6.9m, which matches the height of the existing dwelling and is set back approximately 2m from the boundary with No. 57 Knockcullen Drive to the east. It is noted that the proposal directly adjoins the boundary with No. 59 Knockcullen Drive to the west. Having regard to the content of the House Extension Design Guide and the existing situation whereby the dwellings along Knockcullen Drive directly adjoin the boundaries, the two-storey element would result in an overbearing impact on the adjoining property.

However, the Planning Authority is satisfied that this can be addressed by way of CONDITION requiring the slight reduction in this projection, to a maximum depth of 3 metres from the rear elevation.

Having regard to the orientation of the dwellings along Knockcullen Drive and the aspect of the rear amenity spaces, it is considered that, subject to compliance with the recommended conditions, the proposed is unlikely to result in unacceptable overbearance, overlooking and overshadowing of adjacent properties and therefore will not adversely impact the visual and residential amenity of adjacent properties.

Internal Layout

It is noted that amendments are required to the internal layout at the ground and first-floor level to facilitate the proposed extension.

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The Planning Authority has no objection to the proposed amendments to the internal layout of the dwelling.

Elevational Amendments

The proposed development includes amendments to the front elevation comprised of new uPVC double doors to the proposed ground floor extension to the front. The Planning Authority considers that the proposed new garage doors will not significantly alter the character of the streetscape and will not adversely impact the visual and residential amenity of adjacent properties.

No additional fenestration is proposed to the side elevations.

New fenestration is proposed to the rear elevation comprised of 1 new door, 1 new window and new bifold patio doors at ground floor level and 2 new windows at first-floor level. It is noted that the proposed first-floor fenestration largely matches the location and size of the existing fenestration, as such, it is not considered that the proposal would be materially worse than views from the existing first-floor windows and therefore would not give rise to unacceptable levels of overlooking to adjacent properties.

Summary

Having regard to the overall scale and design of the proposed development, it is considered that the proposal would not obscure the main features of the existing dwelling and roof profile, would not result in unacceptable overbearance, overlooking and overshadowing of adjacent properties and would not significantly alter the character of the streetscape. The proposed development is therefore considered acceptable to the Planning Authority, subject to conditions.

Drainage and Water Services

The Reports of the Drainage and Water Services Department and Irish Water have indicated that the following ADDITIONAL INFORMATION is required:

- 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 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. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

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The Planning Authority is satisfied that the above information can be provided by way of a CONDITION requiring a compliance submission.

Roads and Traffic

The Roads Department has assessed the proposed development and indicated no objection.

It is noted that the proposed extension to the front sits approximately 3m behind the building line of the dwelling and as such there will be no material impact on the existing driveway length and car parking arrangements.

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.

Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq.m)
Residential (Extension)	62sq.m
Previous Extension	0sq.m
Assessable Area	22sq.m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential (Extension)	62sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.026 Ha

Conclusion

Having regard to the 'RES' land-use zoning of the area, the relevant policies and objectives of the South Dublin County Development Plan 2016 – 2022 and the recommendations and the South Dublin House Extension Design Guide 2010 it is considered that, subject to the conditions

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set out below, the proposed development would not seriously injure the residential and visual amenity of adjacent properties and would not significantly alter the character of the streetscape. It is therefore considered that the proposed development adheres to the key principles of proper planning and sustainable development.

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, 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. Revised Drawings.
The applicant shall submit revised plans and elevations demonstrating that the projection of the two storey element of the rear extension has been reduced from 3.6m to 3.0m out from the rear elevation of the dwelling. The revised drawings shall be agreed in writing with the Planning Authority prior to the commencement of development.
REASON: To protect the amenity of adjacent properties.
3. Drainage - Irish Water.
Prior to the 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

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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. The drawing shall be agreed in writing with the Planning Authority prior to the commencement of development.

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.

4. (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, garage 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.

(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.

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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:

- 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.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2,298.78 (two thousand two hundred and ninety eight euros and seventy 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 contributions under the Scheme shall be payable prior to commencement of

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development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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: 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.

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REG. REF. SD22B/0022

LOCATION: 58, Knockcullen Drive, Dublin 16

Colm Harte

**Colm Harte,
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: 21/5/22


Eoin Burke, Senior Planner