

An Rannóg Talamhúsáide, Pleanála agus Iompair
Telephone: 01 4149000 Fax: 01 4149104

Land Use, Planning & Transportation Department
Email: planning.dept@sdblincoco.ie

Keith Duggan
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Leixlip
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**NOTIFICATION TO GRANT PERMISSION
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Final Grant Order No.:	0571	Date of Final Grant:	22-May-2017
Decision Order No.:	0404	Date of Decision:	12-Apr-2017
Register Reference:	SD17B/0056	Date:	17-Feb-2017

Applicant: Nancy Murphy
Development: Construction of a storey and a half domestic extension to the side of the existing dwelling incorporating a kitchen, living and dining area on the ground floor and a bedroom and bathroom on the first floor, the development also includes an attic conversion to the existing dwelling incorporating a new attic room, landing space, storage space and dormer windows together with all associated site works including a new Biocycle waste water system.
Location: Beasley's Lane, Bohernabreena, Tallaght, Dublin 24.

Time extension(s) up to and including:
Additional Information Requested/Received:

A Permission has been granted for the development described above, subject to the following conditions.

Conditions and Reasons:

- 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.
- The water supply and drainage infrastructure, shall comply with the technical requirements of the Water Services Authority and/or Irish Water.
 - There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.
 - All works for this development shall comply with the following standards and/or the requirements of Irish Water:
 - The South Dublin County Council 'Specification for the Laying of Watermains and Drinking Water Supply' which can be viewed/downloaded from <http://www.sdcc.ie/sites/default/files/publications/sdcc-water-specification-jan-2012.pdf> and,
 - The Greater Dublin Regional Code of Practice for Drainage Works which can be viewed/downloaded from the South Dublin County Council website at the following link <http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-of-practice->



for-drainage-works.pdf

REASON: In the interests of public health and in order to ensure adequate water supply and drainage provision.

3. 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, 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.

4. No development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority:
 - (i) A layout which shows the proposed driveway and parking layout.
 - (ii) The written confirmation of the Council's Roads Department of their agreement to the revised plans and;
 - (iii) A written commitment to carry out the development fully in accordance with the revised plans and;
 - (iv) The receipt for this requirement has been acknowledged in writing by the Planning Authority.

REASON: In the interest of public safety and the proper planning and sustainable development of the area.

5. 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.

6. No Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) shall be operated on or adjacent to the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any work outside these hours 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 unwanted noise outside the hours stated above.

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.

7. The developer shall pay to the planning authority a financial contribution of €5,869.14 (five thousand eight hundred and sixty nine euros and fourteen 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 2016 - 2020, 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

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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 2016 - 2020. 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 1: The developer is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 a person shall not be entitled solely by reason of a permission to carry out any development.

Note 2: To protect the amenities of the area, 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 3: Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.


Note 4: In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

Note 5: The developer of these lands should be aware that in order to use the attic conversion as a habitable room it must meet the Building Regulations.

Note 6: The applicant/developer should consult with the Environmental Health Officer regarding their requirements.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto www.local.gov.ie and click on BCMS link.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.


for Senior Planner 23-May-2017