

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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Eamonn Weber Architect
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Dublin 6

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

Final Grant Order No.:	0971	Date of Final Grant:	04-Sep-2017
Decision Order No.:	0820	Date of Decision:	27-Jul-2017
Register Reference:	SD17A/0172	Date:	02-Jun-2017

Applicant: Alan Davis

Development: Permission to demolish a single storey extension at side, erect a 2 storey, 4 bedroom semi-detached dwelling (end of terrace) at front, side and rear including reconstruction of existing front vehicular entrance to provide vehicular access for new and existing dwellings (revisions to previously approved plans SD13A/0163). The proposal includes demolishing a conservatory extension and construction of a single storey extension to rear of existing dwelling.

Location: 23 Knocklyon Close, Knocklyon, Dublin 16.

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.

- No development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority;

(i) Revised plans that incorporate all of the following amendments-

- The centre pier shall be set back into the site along the common boundary between the two sites by 2.0m from its proposed location to create a double recessed entrance to the two dwellings.

The applicant, owner or developer may consult with the Planning Authority in advance of lodging the required revised plans.

(ii) A commitment to complete the development in accordance with the required revised plans, and;

(iii) The receipt for all these requirements has been acknowledged in writing as an acceptable lodgement from the applicant, owner or developer by the Planning Authority.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area

3. The drainage infrastructure, including the disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section and or Irish Water as appropriate.

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of works on site the applicant, owner or developer shall lodge with the Planning Authority;

(1) A letter to comment on the flood risk of proposed development if any and mitigation measures for same if required.

(2) The written confirmation of the Council's Water Services Section of their agreement to these revised plans, and;

(3) A written commitment to carry out the development fully in accordance with the required revised plans and;

(4) The receipt for all these requirements has been acknowledged in writing as an acceptable lodgement from the applicant, owner or developer by the Planning Authority.

REASON: In the interests of public health, safety and in order to ensure adequate and appropriate surface water drainage provision.

4. The revised vehicular entrance required will result in the removal of an existing street tree to the front of the existing and proposed dwellings. The developer of these lands shall pay a financial contribution of €1500 to South Dublin County Council to cover the cost of removal and disposal of the tree, and the provision of replacement planting at a suitable alternative location in the vicinity of the development.

REASON: In the interests of visual amenity.

5. The applicant, developer or owner shall ensure the following is carried out and completed in respect of the proposed development in accordance with the Planning Authority's requirements:

(a) All existing street trees, aside from the one street tree required to be removed to facilitate the new vehicular entrance in the adjoining grass verges to the front and side of the site shall be retained and protected, both above and below ground, from damage during construction works.

(b) No building materials, machinery, soil or debris shall be stored or deposited on the grass verges at any time during the construction of the proposed development.

(c) Any damaged roadside margins shall be reinstated.

REASON: In the interest of visual amenity and of protecting trees from inappropriate storage, mixing or application of cement-based products of other phytotoxic materials that are likely to have a detrimental effect upon trees in the grassed margin.

6. The kerb and footpath of the public road at the vehicle entrance(s) shall be,

(a) dished and a widened dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense, and

(b) all works shall be completed in fully accordance with the terms of a Road Opening Licence to be obtained by the applicant, developer, or owner from the Council prior to commencement of any works in the public domain.

REASON: In the interest of public safety and the proper planning and sustainable development of the area, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10.

7. No gate to be installed or erected shall be capable of opening across any public footpath, cycle-track, roadway or right of way, and any front entrance pillars shall be a maximum height

REASON: In the interests of visual amenity and pedestrian safety.

8. The house shall be used as a single dwelling unit and shall not be sub-divided by way of sale or letting (including short-term letting) or otherwise nor shall it be used for any commercial purposes.

REASON: To prevent unauthorised development.

9. All external finishes shall harmonise in colour and texture with the adjoining dwelling.

REASON: In the interest of visual amenity.

10. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Part 1 of Schedule 2 of those Regulations and any statutory provision replacing or amending them shall take place within the curtilage of the proposed development without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwelling, compliance with Development Plan policy, and in order to protect the residential amenity of the area.

11. 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.

12. To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution levels as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on 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 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.

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.

13. The developer shall pay to the planning authority a financial contribution of €16,361.29 (sixteen thousand three hundred and sixty one euros and twenty nine 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).



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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 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.

NOTES

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.

- (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.localgov.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 04-Sep-2017