

# Comhairle Chontae Atha Cliath Theas

**PR/0449/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD21B/0649      **Application Date:** 23-Dec-2021  
**Submission Type:** Additional      **Registration Date:** 10-Mar-2022  
Information

**Correspondence Name and Address:** Peter Kavanagh, DublinPlanning.ie 77, Lower Camden Street, St. Kevin's, Dublin 2

**Proposed Development:** Alterations to existing house to include a ground floor extension to rear & side; first floor extension to side, new roof to include attic conversion with dormer windows to front & rear and associated site works.

**Location:** 3, Knocklyon Avenue, Dublin 16

**Applicant Name:** Robert Whelan

**Application Type:** Permission

(CS)

### **Description of Site and Surroundings:**

Site Area: 0.034 Hectares as stated per application.

### **Site Description:**

This site contains a two storey detached gable fronted dwelling with pitched roof, single storey element to front and side and with single storey rear extension. The dwelling immediately to the north is similar in design however the majority of dwellings in the area is characterised by semi-detached dwelling with pitched roofs that are not gable fronted. The side of the subject dwelling faces onto the rear of the immediate neighbour to the south (No. 5 Knocklyon Avenue).

### **Proposal:**

The proposed development comprises of the following:

- Raising of ridge height by c.1.12m and change from gable fronted dwelling to gable sided dwelling to provide for 2 front dormers 1 rear dormer (dormers are habitable).
- Single storey rear extension.
- Single storey side extension.
- First floor side extension.
- First floor front extension.
- Total proposed works measure c.102q.m (as stated).

# Comhairle Chontae Atha Cliath Theas

**PR/0449/22**

## **Record of Executive Business and Chief Executive's Order**

### **Zoning:**

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

### **Consultations:**

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

*Irish Water* – No objections subject to conditions.

### **SEA Sensitivity Screening**

No overlap identified with SEA screening tool layers.

### **Submissions/Observations /Representations**

One submission in objection was received for the proposal.

Concerns raised relate to the following:

- Front and rear dormers would visually dominate the front and rear of the property.
- Serious adverse impact on residential and visual amenity of neighbouring properties in the vicinity.
- Overbearing, dominant and out of character.
- South elevation has four large windows will have an adverse impact on privacy and overlooking.
- The apex roof would be visually incongruous and obtrusive to views due to its overbearing appearance.
- Not keeping with original character of roof.

The objection/s and submission/s lodged with the application have been considered in the overall assessment of the development

### **Relevant Planning History**

None recorded for subject site.

### *Adjacent sites*

**SD21A/0072:** 5, Knocklyon Avenue, Dublin 16.

Two storey, two bedroom dwelling to the rear with a vehicular entrance and footpath dishing; associated changes to boundary wall to accommodate same and associated site works.

Decision: **REFUSE PERMISSION.**

# Comhairle Chontae Atha Cliath Theas

**PR/0449/22**

## **Record of Executive Business and Chief Executive's Order**

**SD20B/0108:** 5, Knocklyon Avenue, Dublin 16.

Retention for access gates to rear and side of house; rendered finish to single storey extension to front elevation in replacement of brick; zinc cladding on pitched roof over front single storey extension and all associated site works.

Decision: **GRANT PERMISSION & REFUSE PERMISSION.**

**SD17B/0239:** 5, Knocklyon Avenue, Knocklyon Wood, Dublin 16.

Internal and external alterations and extension to the existing property comprising: (1) alterations to the roof incorporating new hip roof on east and west elevation, (2) part first floor extension over existing garage on the east side of the property, (3) new 1.800mm rendered block boundary wall to west of the site, (4) change of use of part ground floor from doctors surgery to residential use, (5) all associated landscaping and site works.

Decision: **GRANT PERMISSION.**

**S96B/0181:** 1 Knocklyon Avenue.

Garage conversion, first floor bedroom extension over together with new tiled roof to the front elevation over, porch, existing lobby and the proposed converted garage.

Decision: **GRANT PERMISSION.**

### **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).

*Section 2.5.8 Rural House & Extension Design*

*Policy H27 Rural House & Extension Design*

*Section 11.2.7 Building Height*

# Comhairle Chontae Atha Cliath Theas

**PR/0449/22**

## **Record of Executive Business and Chief Executive's Order**

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

# Comhairle Chontae Atha Cliath Theas

PR/0449/22

## Record of Executive Business and Chief Executive's Order

### *Visual and Residential Amenity*

#### *Change of roof profile*

The pitch on this dwelling and surrounding dwellings is relatively low. Nevertheless, the proposed raising of the original ridge height of the existing dwelling by c.1.12m and the change from a gable fronted dwelling to a gable sided dwelling to provide for 2 front dormers 1 rear dormer (dormers are habitable) is considered to be acceptable in this instance and will not have a significant adverse impact on residential and visual amenity. This will allow additional accommodation in the roofspace and result in an improved dwelling from a building regulations perspective. Front dormers on two storey dwellings are now becoming part of the landscape, and even though this is the first in this area, such a proposal is not so out of character to warrant refusal. The eaves height of the original dwelling will remain the same and the level of additional shadow cast would not be considered to have a significant adverse impact.

#### *Single storey rear extension.*

The proposed 'L' shaped extension will integrate with the existing single storey rear extension (flat roof). The extension will have a flat parapet roof with a parapet height of c.3.291m. At 9.5m the extension will span the full width of the existing dwelling at the rear. On the northern side it will project outwards from the main rear building line by c.5.3m and on the southern side it will only project slightly outwards by c.0.65m. It will have high level windows on the north and southern elevations. At c.85sq.m. a reasonable level of private open space will remain post completion. There will be no significant overlooking or overbearing impact and the proposal would comply with the SDCC House Extension Guide 2010.

#### *Single storey side extension.*

This element of the proposal will fill in an existing courtyard like element and will provide for part of the proposed gym and playroom. The proposed first floor extension will be built over this extension. the proposal would comply with the SDCC House Extension Guide 2010.

#### *First floor side extension.*

The extension will project the full length of the original dwelling and will align with the existing ground floor side (south) building line of the original dwelling. It will have a pitched roof over the southern side elevation will have a gable finish. The ridge height of the new roof over will align with that of the new proposed raised ridge height of the main roof. To mitigate against overlooking to the immediate neighbour to the south the high level windows at first floor level for bedroom 4 on the southern elevation should be removed and the large window in the centre to serve the stairwell should be reduced in size and should use obscure glazing. It is considered this may be dealt with by way of **additional information**.

#### *First floor front extension.*

Although not stated in the description of works in the public notices the proposal also provides for a first floor front extension. The proposed first floor plan and proposed elevations show the

# Comhairle Chontae Atha Cliath Theas

**PR/0449/22**

## **Record of Executive Business and Chief Executive's Order**

first floor front extension will project outwards from the main front building line by c.2.7m and will span a width of c.2.6m. It will have a flat parapet roof with a parapet height of c.8.27m. It is noted that the parapet height will project slightly above the eaves height of the existing dwelling. The Planning Authority have serious concerns with the design of the roof at the first floor projection. A pitched roof would be considered a more appropriate design in the context of the proposal. It is considered this may be dealt with by way of **additional information**.

### *1 rear dormer*

The rear dormer will be set appropriately above the eaves and below the new proposed ridge. It will have a width of c.3.2m and will project outwards from the roof by c.4.0m. There will be no undue overlooking and the proposal would not have a significant adverse impact on residential and visual amenity. The proposal would comply with the SDCC House Extension Guide 2010.

### *2 front dormers*

The front dormer will be set appropriately above the eaves and below the new proposed ridge. However the front of the dwelling is considered to be more visually sensitive than the rear and it is considered appropriate that the front dormer that will provide for a wardrobe room should be omitted by way of **additional information**. The remaining front dormer will span a width of c.3.1m and will project outwards from the roof by c.4.0m and would be considered to be of an appropriate size and scale for the proposal and would not have a significant adverse impact on residential and visual amenity.

The planning drawings submitted show that the height of both the front and rear dormers are the same height in elevation but not in section. It is considered this may be dealt with by way of **additional information**.

### ***Services and Drainage***

Both Irish Water and Surface Water Drainage have issued reports stating no objection subject to **conditions**. An extract taken from the Irish Water report states the following:

#### *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.*

# Comhairle Chontae Atha Cliath Theas

**PR/0449/22**

## **Record of Executive Business and Chief Executive's Order**

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 The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures 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. 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***

- Construction of single storey side and rear extension.
- Construction of first floor side extension.
- Construction of front and rear dormers.
- Previous single storey rear extension measures c.22.5sq.m.
- 17.5sq.m. exemption remains.
- Assessable area is 84.5sq.m.

# Comhairle Chontae Atha Cliath Theas

**PR/0449/22**

## Record of Executive Business and Chief Executive's Order

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – Extension	102sq.m.
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.034

### **Conclusion**

Request Additional Information.

### **Recommendation**

Request Further Information.

### **Further Information**

- Further Information was requested on 25/02/2022.
- Further Information was received on 10/03/2022.

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

The following Further Information was requested.

#### **Item 1: Windows to be addressed.**

To mitigate against overlooking to the immediate neighbour to the south the high level windows at first floor level for bedroom 4 on the southern elevation should be removed and the large window in the centre to serve the stairwell should be reduced in size and should use obscure glazing. The applicant is requested to submit appropriate revised drawings to clearly show the removal of the high level window for bedroom 4 and submit a revised drawing showing the large window in the centre to serve the stairwell appropriately reduced in size.

#### **Item 2: Discrepancy in dormer heights.**

The planning drawings submitted show that the height of both the front and rear dormers are the same height in elevation but not in section. The applicant is requested to submit revised scaled and dimensioned drawings to clearly address this and show appropriate consistency.

#### **Item 3: First floor extension roof.**

The Planning Authority has serious concerns with the design of the roof at the first floor front projection. A pitched roof would be considered a more appropriate design in the context of the proposal. Therefore, the applicant is requested to either omit the front first floor projection or submit revised drawings clearly showing an appropriate scaled and designed pitched roof (such proposal should remove the proposed dormer window to serve the wardrobe room).



# Comhairle Chontae Atha Cliath Theas

**PR/0449/22**

## **Record of Executive Business and Chief Executive's Order**

### **Item 4: Omit 1 roof dormer.**

As the front of the dwelling is considered to be more visually sensitive than the rear and it is considered appropriate that the front dormer that will provide for a wardrobe room in bedroom 4 should be omitted. Therefore, the applicant is requested to submit revised drawings clearly showing the removal of this front dormer.

### **Further Consultations**

None received.

### **Further Submissions/Observations**

None received.

### **Assessment**

#### **Item 1: Windows to be addressed.**

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:

1. The enclosed drawing No. FI-01 indicates the removal of the southern high level window at bedroom 4 and the substantial reduction of the size of the window on the southern elevation to serve the stairwell which will be obscured glass.

The drawings submitted show that the high level windows at first floor level for bedroom 4 on the southern elevation has been removed. The stairwell window at the centre has now been substantially reduced and will use obscure glazing. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

#### **Item 2: Discrepancy in dormer heights.**

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:

2. See enclosed drawing No FI-01 correcting the difference in heights and indicating the dimensions of the dormers.

The revised drawings submitted show that the front and rear dormers are consistent in height in elevation and in section. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

#### **Item 3: First floor extension roof.**

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:

# Comhairle Chontae Atha Cliath Theas

**PR/0449/22**

## **Record of Executive Business and Chief Executive's Order**

3. Drawing No. FI-01 shows the removal of the flat roof element at first floor front replacing with the suggested pitched roof which is more in keeping with the original house.

The revised drawings submitted show the removal of the flat roof at first floor front and replacement with an appropriate pitched roof. The proposed dormer window to serve the wardrobe room to the front has also been removed. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

### Item 4: Omit 1 roof dormer.

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:

4. The front dormer serving the wardrobe has been removed from the front elevation and relocated to the rear.

The proposed dormer window to serve the wardrobe room to the front has been removed. It is noted that the applicant has now inserted an additional dormer to the rear. It is considered that this additional rear dormer will have no undue overlooking and would visually accord with the character of the area. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

### ***Other Considerations***

#### ***Development Contributions***

- Construction of single storey side and rear extension.
- Construction of first floor side extension.
- Construction of front and rear dormers.
- Previous single storey rear extension measures c.22.5sq.m.
- 17.5sq.m. exemption remains.
- Assessable area is 84.5sq.m.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – Extension	102sq.m.
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.034

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, the Planning Authority is satisfied that subject to conditions the development is consistent

# **Comhairle Chontae Atha Cliath Theas**

**PR/0449/22**

## **Record of Executive Business and Chief Executive's Order**

with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

### **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 10/03/2022, 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.

# **Comhairle Chontae Atha Cliath Theas**

**PR/0449/22**

## **Record of Executive Business and Chief Executive's Order**

(c) Drainage - Irish Water.

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

(ii). The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures 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-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

# **Comhairle Chontae Atha Cliath Theas**

**PR/0449/22**

## **Record of Executive Business and Chief Executive's Order**

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.

### **3. Financial Contribution.**

The developer shall pay to the Planning Authority a financial contribution of €8,829.41 (eight thousand eight hundred and twenty nine euros and forty one 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 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

# **Comhairle Chontae Atha Cliath Theas**

**PR/0449/22**

## **Record of Executive Business and Chief Executive's Order**

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

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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

**Comhairle Chontae Atha Cliath Theas**

**PR/0449/22**

**Record of Executive Business and Chief Executive's Order**

**REG. REF. SD21B/0649**

**LOCATION: 3, Knocklyon Avenue, Dublin 16**

*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: 06/04/2022**

*Colm Harte*  
\_\_\_\_\_  
**Colm Harte,**  
**Senior Executive Planner**