

Comhairle Chontae Atha Cliath Theas

PR/0456/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0056 **Application Date:** 11-Feb-2022
Submission Type: New Application **Registration Date:** 11-Feb-2022

Correspondence Name and Address: Avril O'Connor 46, Limekiln Road, Terenure, Dublin 12

Proposed Development: New two storey extension to rear of existing dwelling comprising 49sq.m additional floor area at ground floor and 22.5sq.m additional floor area at first floor, including the introduction of a family flat of 90sq.m floor area within the footprint of the existing dwelling and associated internal alterations. Introduction of a new porch at existing main entrance door and new rooflight on existing pitched roof. Upgrade of existing drainage including replacement of existing septic tank.

Location: Cnoc Mhuire, Friarstown Lower, Bohernabreena, Dublin 24

Applicant Name: Lynne McKeon & Seamus Foley

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.2 hectares.

Site Description:

The application site contains a large, detached dormer bungalow with significant hardstanding for parking to the front and mature hedgerow boundaries to the side and rear. The site is located in Friarstown, on the east side of the Bohernabreena Valley, in an area with a cluster of residential dwellings of varying use, scale and design.

Site visited:

16 March 2022

Proposal:

Permission is sought for the following:

- Two storey **rear extension** of existing dwelling comprising 49sq.m at ground floor and 22.5sq.m at first floor
- **New family flat** of 90sq.m within the footprint of the existing dwelling

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- New porch at existing main entrance door and new rooflight on existing pitched roof.
- **Replacement of existing septic tank**

Zoning:

The site is subject to zoning objective 'HA-DM' - *'To protect and enhance the outstanding natural character of the Dublin Mountains Area'*.

Consultations:

Surface Water Drainage – No objection, **conditions** recommended

Irish Water – No objection, **conditions** recommended

Environmental Health (EHO) – No objection, **conditions** recommended

SEA Sensitivity Screening

Indicates overlap with:

- High Amenity Dublin Mountain 2016
- Located within 900m of SAC 2016 – Glenasmole Valley SAC

Submissions/Observations /Representations

Submission expiry date – 21/03/2022

No submissions or objections received.

Relevant Planning History

No recent, relevant history recorded for subject site.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

PP124/21 – no response on file

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.

Section 2.4.2 Family Flats

A family flat refers to a temporary subdivision or extension of a single dwelling unit to provide semi-independent accommodation for an immediate family member (older parent or other

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dependent). The Council will consider family flat developments where an established need has been satisfactorily demonstrated.

Policy H19 Family Flats

It is the policy of the Council to support family flat development subject to the protection of residential and visual amenities.

H19 Objective 1:

To favourably consider family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria outlined in Chapter 11 Implementation.

Section 2.5.8 Rural House & Extension Design

HOUSING (H) Policy 27 Rural House & Extension Design

It is policy of the Council to ensure that any new residential development in rural and high amenity areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape.

H27 Objective 1:

Ensure that all new rural housing and extensions within areas designated with Zoning Objective 'RU' (to protect and improve Rural Amenity and to provide for the development of Agriculture), Zoning Objective 'HA-DM' (to protect and enhance the outstanding natural character of the Dublin Mountains Area), Zoning Objective 'HA-LV' (to protect and enhance the outstanding character and amenity of the Liffey Valley) and Zoning Objective 'HA-DV' (to protect and enhance the outstanding character and amenity of the Dodder Valley):

- Is designed and sited to minimise impact on the landscape including views and prospects of natural*
- beauty or interest or on the amenities of places and features of natural beauty or interest including*
- natural and built heritage features; and*
- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground*
- water) and human beings; and*
- Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and*
- Retains and reinstates traditional roadside and field boundaries; and*
- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and*
- Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards; and*
- Would not create or exacerbate ribbon or haphazard forms of development.*

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Section 11.3.3 Additional Accommodation

(i) Extensions

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

(ii) Family Flat

A family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of a dwelling). A family flat is not considered to represent an independent dwelling unit and as such open space and car parking standards are not independently assessed. Proposals for family flat extensions should meet the following criteria:

- The applicant shall be required to demonstrate that there is a genuine need for the family flat,*
- The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house,*
- The family flat should be directly accessible from the main dwelling via an internal access door, and*
- The design criteria for dwelling extensions will be applied.*

Relevant Government Guidelines

***Sustainable Rural Housing - Guidelines for Planning Authorities**, Department of the Environment, Heritage and Local Government (2005).*

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

Assessment

The main issues for assessment concern the following:

- Description of development
- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Environmental Health
- Appropriate Assessment
- Environmental Impact Assessment

Description of development

The main elements are set out in the public notice as follows:

- Two storey **rear extension** of existing dwelling comprising 49sq.m at ground floor and 22.5sq.m at first floor
- **New family flat** of 90sq.m within the footprint of the existing dwelling
- New porch at existing main entrance door and new rooflight on existing pitched roof.
- **Replacement of existing septic tank**

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Zoning and Council Policy

The site is subject to zoning objective 'HA-DM' - *'To protect and enhance the outstanding natural character of the Dublin Mountains Area'*. A residential use is open for consideration under this zoning objective.

Family Flat

Section 11.3.3 (ii) of the Development Plan states that *'a family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of a dwelling)'*. The applicants have stated in their Cover Letter that the proposal is to accommodate the owner's daughter, her fiancé and their child with the intention that the family flat would provide a solution to their daughters housing needs and will assist in providing care for the owners as they approach old age.

Policy H19 of the Development Plan states *'it is the policy of the Council to support family flat development subject to the protection of residential and visual amenities.'* H19 Objective 1 states it is an objective *'to favourably consider family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria outlined in Chapter 11 Implementation.'*

As per Section 11.3.3 (ii), proposals for family flat extensions should meet the following criteria:

- *The applicant shall be required to demonstrate that there is a genuine need for the family flat,*
- *The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house,*
- *The family flat should be directly accessible from the main dwelling via an internal access door, and*
- *The design criteria for dwelling extensions will be applied.*

The applicants have provided a shared hallway, accessed from the relocated entrance and new front porch, providing direct access into the family flat and the main dwelling. The family flat would comprise 45% of the floor area of the existing dwelling, excluding the proposed rear extension area. In this regard, the proposal is considered to be compliant with the Development Plan.

Residential and Visual Amenity

The proposal includes a ground (49sq.m) and first floor (22.5sq.m) rear extension and open porch to front to facilitate family flat extension. From floor plans it appears that the dwelling would be separated into two separately functioning dwellings, accessed off a shared entrance hallway.

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Rear extension and Internal Alterations

The open front porch would provide access to a shared hallway, providing access to a one-bedroom family flat at ground floor and the main dwelling, comprising three-bedrooms and living accommodation.

Ground floor internal alterations would facilitate the provision of a family flat at ground floor level. The existing open plan kitchen and living area, living room and ground floor bathroom would form a one-bedroom apartment, with the previous hallway forming the bedroom. Existing bedroom 6 and 5 would become an office/playroom and entrance hallway with storage and w/c serving the two-storey unit. The stairs would be relocated to this area also providing access to the first floor. This unit would connect to the rear extension which would provide an open plan kitchen, dining and living room at ground floor and bedroom with en-suite bathroom at first floor.

The two-storey rear extension would infill an existing terrace area, protruding 7m from the rear building line of the dwelling at this point at ground level, with a protrusion of approximately 3m from the existing rear extension of the dwelling, located to the north. The first-floor extension would be stepped with a maximum protrusion of 5.034 from the existing rear building line. Given the sites location, orientation, separation to other dwellings and existing mature boundary trees, it is not considered that this extension would have a significant impact on the residential amenity of neighbouring dwellings. The flat roof of the ground floor extension would have a green roof. In the event of a grant a **condition** would be required specifying this roof is not to be used as a balcony/terrace. The flat roof of the first-floor extension would be zinc with provision for solar panels.

The open front porch would provide cover to the entrance. The porch would protrude 0.9m from the front building line and would be clad in zinc. A driveway in excess of 6m in length would be retained. In this regard the works would comply with the House Extension Design Guide and would be considered acceptable.

H23 Objective 1 provides criteria that extensions in the HA-DM zone must comply with. These criteria are as follows:

- *Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features* – the extension would be located to the rear of an existing dwelling and would not be visible from the public road. To the rear, the extension would be blocked by existing agricultural sheds. In this regard the development is considered acceptable.
- *Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings* – the extension would be constructed on an area of existing hardstanding and therefore the impact on the environment is considered

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to be limited. There may be some impact on existing mature vegetation along the site boundary and information has not been provided to address boundary treatments and mitigation/protection at this location. This could be addressed by **condition**.

- *Is designed and sited to minimise impact on the site's natural contours and natural drainage features* – the extension would be located on an area of existing hardstanding. In this regard there would be limited impact on the sites natural contours and natural drainage features.
- *Retains and reinstates traditional roadside and field boundaries* – the extension is constructed up to the site boundary which is currently mature vegetation. Information has not been provided on proposed boundary treatments or the protection of existing vegetation at this location and should be requested as **condition**.
- *Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls* – It does not appear that any intrusive engineered solutions would be required as part of the development
- *Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards* – Water Services and the Environmental Health Officer have not stated any concerns with the proposed wastewater treatment system for the site. In this regard the development is considered acceptable.
- *Would not create or exacerbate ribbon or haphazard forms of development* – given the intended use of the development to sub-divide a dwelling in the HA-DM area, it is considered that the extension would create a haphazard form of development and to permit it would set a precedent for ad-hoc, haphazard forms of development. In this regard the development should be refused.

Summary

Based on the above, the proposed development is considered acceptable.

Services, Drainage and the Environment

Water Services has reviewed the application and has no objection. Their report recommends inclusion of the following **condition**:

1. *Prior to commencement of development, the applicant is required to submit a revised drainage layout drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaways such that the following criteria is fully complied with:*

Soakaways are located:

- (i) *at least 5m from any building, public sewer, road boundary or structure.*
- (ii) *Generally, not within 3m of the boundary of the adjoining property.*
- (iii) *Not in such a position that the ground below foundations is likely to be adversely affected.*
- (iv) *10m from any sewage treatment percolation area and from any watercourse / floodplain.*

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Note: The revised drainage layout drawing shall show the inclusion of water butts as part of additional SuDS (Sustainable Drainage Systems) for the development.

Irish Water has reviewed the application and has stated no objection. Their report recommends the inclusion of **conditions** that all works must comply with Irish Water standards, codes and practices. These **conditions** are considered appropriate in the event of a grant of permission.

Environmental Health

The Environmental Health Officer (EHO) has reviewed the application and has stated no objection subject to the following **conditions**:

1. *To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that :*

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- *Before 07.00 hours on weekdays, Monday to Friday*
- *Before 09.00 hours on Saturdays.*
- *After 19.00 hours on weekdays, Monday to Friday.*
- *After 13.00 hours on Saturdays.*
- *Not permitted at any time on Sundays, Bank Holidays or Public Holidays.*

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.

2. *During the operational 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.*

Reason: To contain dust arising from construction in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

3. *The proposed wastewater treatment systems shall be located, installed and operated in accordance with the details submitted to the Planning Authority on 11/02/2022 and in accordance with the requirements of the Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses issued by Environmental Protection Agency 2009.*

Reason: In the interest of public health.

4. *A maintenance contract for the lifetime of the treatment system shall be entered into with the suppliers of the wastewater treatment system or with an appropriate*

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maintenance firm. Documentary evidence of an on-going maintenance agreement shall be submitted to the Planning Authority within 4 weeks of the installation of the wastewater treatment system.

Reason: In the interest of public health in order to ensure adequate drainage provision.

- 5. Within three months of the first occupation of the house, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the wastewater treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner, and that the polishing filter and/or percolation area is constructed in accordance with the requirements of the Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses issued by Environmental Protection Agency 2009.*

Reason: In the interest of public health in order to ensure adequate drainage provision.

- 6. The existing septic tank shall be decommissioned, emptied and made safe.*

Reason: In the interest of public health and amenity.

These **conditions** would be considered appropriate in the event of a grant of permission.

Screening for Appropriate Assessment

The subject site is located within 1km of a European site. The proposed development is located within an established rural residential area and comprises of a house extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a cluster or rural housing between the subject site and the nearby European site, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

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 real 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.

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Other Considerations

Development Contributions

Existing extensions: 2.25sq.m

Proposed extensions: 71.5sq.m

Assessable area: 33.75sq.m

SEA Monitoring Information

Building Use Type Proposed: Residential extension

Floor Area: 71.5sq.m

Land Type: Brownfield

Site Area: 0.2 hectares

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposal would be consistent with Council policy in relation to extensions to dwelling houses and family flats.

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 in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance

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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. Restrictions on Family Flat.

(a) The use of the family flat shall be restricted to a residential use only, directly associated with the use of the existing house on the site for such purposes and the family flat shall not be subdivided or separated from the main house. In particular, it shall not be sold, leased or let (including short-term letting) independently of the main house.

(b) The family flat extension shall revert to use as part of the main house when the development is no longer required for use as a family flat.

REASON: To ensure that the family flat does not operate as an independent dwelling unit or for any commercial purpose, in the interest of residential amenity and the proper planning and sustainable development of the area.

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 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.

4. Rear Extension Roof

The flat roof of the rear extension shall not be used as a terrace or balcony without prior

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grant of permission. Under this permission, the roof shall function entirely as designed, as a green roof, and not for any other purposes.

REASON: To protect the privacy and amenity of neighbouring dwellings.

5. Drainage.

Prior to commencement of development, the applicant shall submit a revised drainage layout drawing for written approval to the Planning Authority showing plan and cross-sectional views, dimensions, and location of proposed soakaways such that the following criteria is fully complied with:

Soakaways are located:

- (i) at least 5m from any building, public sewer, road boundary or structure.
- (ii) Generally, not within 3m of the boundary of the adjoining property.
- (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
- (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

Note: The revised drainage layout drawing shall show the inclusion of water butts as part of additional SuDS (Sustainable Drainage Systems) for the development.

REASON: in the interests of proper drainage.

6. Environmental Health

(a) The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

(b) During the operational 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.

(c) The proposed wastewater treatment systems shall be located, installed and operated in accordance with the details submitted to the Planning Authority on 11/02/2022 and in accordance with the requirements of the Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses issued by Environmental Protection Agency 2009.

(d) A maintenance contract for the lifetime of the treatment system shall be entered into with the suppliers of the wastewater treatment system or with an appropriate maintenance firm. Documentary evidence of an on-going maintenance agreement shall be submitted to the Planning Authority within 4 weeks of the installation of the wastewater treatment system.

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(e) Within three months of the first occupation of the house, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the wastewater treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner, and that the polishing filter and/or percolation area is constructed in accordance with the requirements of the Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses issued by Environmental Protection Agency 2009.

(f) The existing septic tank shall be decommissioned, emptied and made safe.

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. Boundary Treatment.

Prior to the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority:

A plan showing full details and specifications of site boundary treatment that accords with Development Plan policy and the requirements of the Council's Parks and Landscape Services Section. The plan shall ensure the protection of mature vegetation along site boundaries and will provide mitigation/protection measures where relevant.

REASON: In the interest of visual amenity and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

8. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €3,526.54 (three thousand five hundred and twenty six euros and fifty four 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

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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 requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

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.

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REG. REF: SD22B/0056

LOCATION: Cnoc Mhuire, Friarstown Lower, Bohernabreena, Dublin 24



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: 7/4/22



Eoin Burke, Senior Planner