

Comhairle Chontae Atha Cliath Theas

PR/0520/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0589 **Application Date:** 19-Nov-2021
Submission Type: Clarification of **Registration Date:** 24-Mar-2022
Additional
Information

Correspondence Name and Address: Joe Fallon Architectural Ryland House, Ryland Street, Bunclody, Co. Wexford

Proposed Development: Single storey 76.7sq.m extension to the rear and sides of existing dwelling with new roof lights; new 74.3sq.m single storey domestic shed to replace existing derelict structure to the front of the site; widening of existing vehicular entrance to 3.5 metres; removal of 2 existing pedestrian entrances and all associated site works.

Location: Tig Mhuire Old Bridge Road, Templeogue Dublin 16

Applicant Name: Brian and Lauren Monaghan

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.1145 hectares

Site Description:

The application site contains a two storey, detached house with a large derelict outhouse, located on Tig Mhuire off Old Bridge Road, Templeogue. The site is accessed by an access road shared with 4 other properties and immediately bounds the Dodder River along its northern boundary. The surrounding area is residential in nature.

Site visited:

20 December 2021

Proposal:

Permission is sought for the following:

- Demolition of existing detached garage structure and entrance porch (22.3sq.m) and construction of single storey side and rear extensions (95.9sq.m)
- Replacement of derelict outhouse with single storey domestic shed (74.3sq.m)
- Widening of existing entrance from 2.77m to 3.5m

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Zoning:

The site is subject to zoning objective 'HA-DV' - *'To protect and enhance the outstanding character and amenity of the Dodder Valley.'*

Consultations:

Surface Water Drainage – Further information recommended

Irish Water – Further information recommended

Roads – No objection, conditions recommended

Parks – No objection

Strategic Environmental Assessment Sensitivity

- High Amenity Dodder Valley 2016
- SFRA A 2016
- SFRA B 2016
- Proximate to RPS. Ref. 239 mill, weir – Old Bridge Road

Submissions/Observations /Representations

Submission expiry date – 23/12/2021

No submissions or observations received.

Relevant Planning History

None recorded for subject site.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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 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*

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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 of the Environment, Heritage and Local Government, (2007).

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Roads
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'HA-DV' - *'To protect and enhance the outstanding character and amenity of the Dodder Valley*. A residential extension is 'Open for Consideration' under this zoning objective.

Residential and Visual Amenity

The proposal is for demolition of existing porch, garage and outbuildings (22.3sq.m). Construction of single storey pitched and flat roof ground floor extensions to the rear and side of the main dwelling (73.58sq.m), removal and relocation of existing windows, replacement and upgrade of windows and doors, rendering of the main dwelling and construction of 74.3 sqm shed, replacing an existing derelict structure. No other alterations are noted from the drawings.

Works to main dwelling

The ground floor extensions would provide an additional 73.58sq.m and would incorporate a master bedroom suite to the rear and a large kitchen/dining/living area to the front and side. The extensions would be a mix of pitched and flat roofs and constructed in materials to match and complement upgrades to the existing dwelling. A rear garden in excess of 65sq.m would be retained. No extensions are proposed at first floor level. It is noted that an existing garage and outhouse will have to be demolished to facilitate the side extension to the kitchen/dining/living area and the existing enclosed porch will also be demolished and replaced with a canopied entrance area. These areas have not been stated on the application form for demolition and removal elements are not clearly and consistently detailed across all drawings, however, their removal is referenced on some plans and elevations. Despite this, the demolition element has been assessed under general 'associated works' stated on the site notice. Other changes noted from drawings include rendering of the existing dwelling and new doors and windows.

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It is considered that the extensions and external works will upgrade the existing dwelling both visually and also in terms of sustainability, through upgraded windows and doors providing better insulation and improved internal accommodation. While the site is located in the HA-DV zoning, the house is not visually prominent from the road or surrounding area. It is considered that the works would have a limited impact on the amenity of the area and are therefore considered acceptable.

Based on the above, works to the existing dwelling are considered acceptable.

Shed

The shed would replace an existing derelict structure, located along the site's northern boundary. The shed would be 74.3sq.m and would comprise a home office, home gym and storage. While the size of the shed is considered large, it is noted that it is replacing an existing structure that is currently derelict on site. The replacement and making good of the site is therefore considered desirable. There would be one entrance to the shed (from within the site), with the three rooms connected internally. It does not appear that any water services would be connected to the shed. Each room would be served by a window looking into the site. There are two existing pedestrian entrances to the site along the northern boundary and it is proposed to remove these entrances. This is considered acceptable.

Given that the proposal is to replace an existing structure that is in a poor state of repair, it is considered acceptable in principle. A **condition** should be attached to any grant of permission stating that the structure is not to be used for commercial purposes and its use must remain ancillary to the main dwelling, specifically stating that it cannot be used as a separate residence.

Roads

The Roads Department has reviewed the application. Their report states no objection to the development and recommends **conditions** as follows:

- 1. The vehicular access points shall be limited to a width of 3.5 meters.*
- 2. Any gates shall open inwards and not out over the public domain.*
- 3. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

The above **conditions** are considered necessary to ensure safety and amenity for other road users.

Services, Drainage and the Environment

Water Services have reviewed the application and have requested **further information**. An extract from the report states:

- 1.1 The applicant is required to submit a drawing showing the distance between proposed development and the existing watercourse to the north. G3 Objective 2 of the South Dublin County Development plan does not permit development within 10m of existing*

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watercourses. This is also a requirement under the Greater Dublin Regional Code of Practice for Drainage Works.

- 1.2 *The applicant must submit a drawing showing that the proposed soakaway is located such that:*
- 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.*
 - v) Soakaway must include an overflow connection to the surface water drainage network/nearby watercourse.*

Given the sites proximity to the Dodder River, it is considered appropriate to request the recommended **further information**. It should be noted that the report also recommends a **condition** is attached requiring the inclusion of water butts as part of Sustainable Urban Drainage Systems (SUDS) measures.

Irish Water has reviewed the application and has requested **further information**. An extract from the report states:

- 1. It is unclear where the proposed foul water discharges from the proposed development site. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul 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 separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.*
- 2. The applicant is required to submit a report showing design calculations for the proposed wastewater pumping station. The report shall also outline how access to the pumping station will be achieved, how maintenance will be carried out and how the pump will operate in the event of power and / or pump failure. The applicant shall also submit drawings showing the layout and specification of proposed pumping station. Gravity drainage systems are preferred and pumping of wastewater shall only be considered as a last resort. All design and layout details of proposed pumping station shall comply with the requirements of the Building regulations Part H-Drainage and Wastewater disposal and Irish Water's Code of Practice for Wastewater Infrastructure.*

Given the proximity of the site to the Dodder River, it is considered appropriate to request the **further information** to ensure the protection of the water course.

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Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

Environmental Impact Assessment

Having regard to the modest nature of the proposed development and connection to public services, 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.

Conclusion

It is considered necessary to request further information in relation to the following:

- A drawing showing the distance between proposed development and the existing watercourse to the north
- A drawing showing further details and the exact location of the soakaway
- A drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer
- A report showing design calculations for the proposed wastewater pumping station. The report shall also outline how access to the pumping station will be achieved, how maintenance will be carried out and how the pump will operate in the event of power and / or pump failure. The applicant shall also submit drawings showing the layout and specification of proposed pumping station

Recommendation

Request Further Information.

Further Information

Further Information was requested on 20/01/2022

Further Information was received on 14/02/2022

Consultations

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

Irish Water – **Clarification of further information** recommended

Submissions/Observations

No further submissions/observations received.

Assessment of Further Information

The Further Information requested was as follows:

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1. The applicant is requested to submit a drawing showing the distance between proposed development and the Dodder River to the north. G3 Objective 2 of the South Dublin County Development plan does not permit development within 10m of existing watercourses (from the top of the bank of the watercourse). This is also a requirement under the Greater Dublin Regional Code of Practice for Drainage Works.
2. The applicant is requested to submit a drawing showing that the proposed soakaway is located such that:
 - (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.
 - (v) Soakaway must include an overflow connection to the surface water drainage network/nearby watercourse.
3. It is unclear where the proposed foul water discharges from the proposed development site. The applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul 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 public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.
4. The applicant is requested to submit a report showing design calculations for the proposed wastewater pumping station. The report shall also outline how access to the pumping station will be achieved, how maintenance will be carried out and how the pump will operate in the event of power and/or pump failure. The applicant is also requested to submit drawings showing the layout and specification of proposed pumping station. Gravity drainage systems are preferred and pumping of wastewater shall only be considered as a last resort. All design and layout details of proposed pumping station shall comply with the requirements of the Building regulations Part H-Drainage and Wastewater disposal and Irish Water's Code of Practice for Wastewater Infrastructure.

Assessment

The applicant has submitted drawings as requested and a letter from the agent date stamped 14th February 2022.

Items 1 and 2 – Distance to Dodder River and SuDS

Water Services has reviewed the additional information and stated no objection to the development and has recommended the following **conditions**:

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- 1.1 *Prior to commencement of development, the applicant shall submit a revised surface water drainage drawing showing an overflow connection from the proposed soakaway system to the watercourse to the north. The connection shall include a non return valve and invert shall be 500mm above the closest known watercourse flood level. The revised drawing shall also show to inclusion of Water butts as part of additional SuDS (Sustainable Drainage Systems) measures for the development.*
- 1.2 *Prior to commencement of development, the applicant or developer shall enter into Surface Water connection agreement(s) with South Dublin County Council. Application forms for Surface Water connection to the watercourse to the north are available at: <https://www.sdcc.ie/en/services/environment/environmental-health/water-services/drainage/>*
- 1.3 *All new driveway area proposed as part of the development shall be porous surfacing to comply with SuDS requirements.*

Items 3 and 4 – Foul Water and Wastewater Pumping Station

Irish Water have reviewed the additional information and recommended **clarification of additional information** is sought as follows:

2 Foul

- 2.1 *In order to assess the feasibility of a connection to public waste water infrastructure further information is requested as follows;
The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.*
- 2.2 *The proposed foul pumping layout design is not in compliance with Irish Water Code of Practices for Wastewater. The applicant is required to submit a revised foul drainage layout drawing which demonstrates the following:
Foul drainage pumping shall be discharged to a standoff manhole in compliance with Irish Water standard details prior to discharging to the public foul drainage network. Pumped foul drainage discharge directly to the public foul drainage network is not permitted.
The proposed pumping station must be a minimum of 5m from the existing house and outside of any existing flood zone according to OPW (Office Public Works) CFRAM flood mapping.
The proposed pumping system shall include a duty standby pumping arrangement with the inclusion of 2 pumps.*

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2.3 *It is unclear where the foul water drainage is proposed to discharge to the public foul water drainage network. Irish Water records does not show a public foul sewer manhole in the location shown on Old Bridge Road. The applicant is required to clarify the proposed location to discharge foul drainage from the site to the public foul drainage network.*

2.4 *Prior to submission of clarification of additional information, the applicant shall contact South Dublin County Council's Water and Drainage department to discuss above items of clarification.*

2.5 *All development shall be carried out in compliance with Irish Water Standards codes and practices.*

It is considered appropriate to request the clarification of additional information to ensure that wastewater is suitably dealt with at the site.

Conclusion

Clarification of additional information should be sought in relation to the following:

- The applicant should submit a pre-connection enquiry to Irish Water to confirm feasibility of the proposal
- A revised foul drainage layout demonstrating compliance with Irish Water standard details
- Clarify location of proposed discharge to foul drainage

Recommendation

Request Clarification of Further Information.

Further Information

Clarification of Further Information was requested on 09/03/2022

Clarification of Further Information was received on 24/03/2022

Consultations

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

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

Submissions/Observations

No further submissions/observations received.

Assessment of Further Information

The Clarification of Further Information requested was as follows:

1. *In order to assess the feasibility of a connection to public waste water infrastructure further information is requested as follows;*

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The applicant is required to engage with Irish Water through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public waste water infrastructure. The Confirmation of Feasibility (COF) must be submitted to the planning department as the response to this further information request. Pre-connection enquiries can be made at <https://www.water.ie/connections/get-connected/>.

- 2. The proposed foul pumping layout design is not in compliance with Irish Water Code of Practices for Wastewater. The applicant is required to submit a revised foul drainage layout drawing which demonstrates the following:*

Foul drainage pumping shall be discharged to a standoff manhole in compliance with Irish Water standard details prior to discharging to the public foul drainage network. Pumped foul drainage discharge directly to the public foul drainage network is not permitted.

The proposed pumping station must be a minimum of 5m from the existing house and outside of any existing flood zone according to OPW (Office Public Works) CFRAM flood mapping.

The proposed pumping system shall include a duty standby pumping arrangement with the inclusion of 2 pumps.

- 3. It is unclear where the foul water drainage is proposed to discharge to the public foul water drainage network. Irish Water records do not show a public foul sewer manhole in the location shown on Old Bridge road. The applicant is requested to clarify the proposed location to discharge foul drainage from the site to the public foul drainage network.*

Prior to submission of clarification of additional information, the applicant is advised to contact South Dublin County Council's Water and Drainage department to discuss items of clarification.

Assessment

The applicant has submitted drawings and responses as requested and a letter from the agent date stamped 24th March 2022.

Items 1, 2 and 3 – Public Wastewater connection, foul pumping layout and foul water drainage discharge location

Water Services have reviewed the clarification of additional information and have stated no objection, stating their previous report is still applicable, reiterating the previously recommended **conditions**.

Irish Water have reviewed the clarification of additional information and stated no objection, recommending standards **conditions** relating to compliance with Irish Water standards, codes and practices.

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Other Considerations

Development Contributions

Existing extensions (habitable):	22.3 sq.m (all to be demolished)
Proposed extensions (habitable):	76.7 sq.m
Proposed conversion garage to snug (habitable):	18.08 sq.m
Out house/shed (non-habitable)	74.3 sq.m

Assessable area: 54.78 sq.m

SEA Monitoring Information

Building Use Type Proposed:	Residential extension
Floor Area:	76.7 sq.m
Land Type:	Urban Consolidation.
Site Area:	0.1145 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.

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

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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 14/02/2022, Clarification of Further Information received on 24/03/2022, 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. Restrictions on Use.
The use of the development for residential purposes shall be restricted to a residential use directly associated with the use of the existing house on the site for such purposes, and the structure shall not be sub-divided from the existing house, either by way of sale or letting (including short-term) or otherwise.
REASON: In the interests of 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.

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(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 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.

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4. Roads and Access

A. The vehicular access points shall be limited to a width of 3.5 meters.

B. Any gates shall open inwards and not out over the public domain.

REASON: In the interests of traffic safety and residential amenity

5. Surface Water Drainage

(A) Prior to commencement of development, the applicant shall submit a revised surface water drainage drawing showing an overflow connection from the proposed soakaway system to the watercourse to the north. The connection shall include a non return valve and invert shall be 500mm above the closest known watercourse flood level. The revised drawing shall also show to inclusion of Water butts as part of additional SuDS

(Sustainable Drainage Systems) measures for the development.

(B) Prior to commencement of development, the applicant or developer shall enter into Surface Water connection agreement(s) with South Dublin County Council. Application forms for Surface Water connection to the watercourse to the north are available at:

<https://www.sdcc.ie/en/services/environment/environmental-health/water-services/drainage/>

(C) All new driveway area proposed as part of the development shall be porous surfacing to comply with SuDS requirements.

(D) Water butts shall be included as part of Sustainable Urban Drainage Systems (SuDS) measures.

REASON: To ensure adequate SuDS and protection of nearby watercourses

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5,723.96 (five thousand seven hundred and twenty three euros and ninety six 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

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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.

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REG. REF. SD21B/0589

LOCATION: Tig Mhuire Old Bridge Road, Templeogue 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: 20/4/22



Eoin Burke, Senior Planner