

An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department  
Telephone: 01 4149000 Fax: 01 4149104

Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

Equator Architects  
23 Fitzwilliam Square  
Dublin 2

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

Final Grant Order No.:	0952	Date of Final Grant:	28-Aug-2017
Decision Order No.:	0786	Date of Decision:	19-Jul-2017
Register Reference:	SD17A/0159	Date:	25-May-2017

**Applicant:** Massey Brothers Funeral Home Ltd.  
**Development:** Extension to the rear of the existing funeral home building totalling 16.7sq.m. The proposed works will include: (a) the addition of a new multi-purpose room, kitchen, wc and landscaped courtyard garden to the ground floor; (b) alterations and renovation works to the existing shop-front and main entrance to the building; (c) new signage to the west elevation of the existing building façade and (d) all ancillary site works.  
**Location:** 186 Templeogue Road, Templeogue Village, Dublin 6W.

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

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

**Conditions and Reasons:**

- The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
**REASON:** To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- No development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority;
  - Revised drawings that incorporate the following amendments and details -
    - the omission of the proposed signage to the gable wall;
    - details of the proposed materials and finishes for the shopfront;
 The applicant, owner or developer may consult with the Planning Authority in advance of lodging the required revised plans.
  - A commitment to complete the development in accordance with the required revised plans, and;
  - The above requirements have been lodged with and this has been acknowledged in writing by the Planning Authority  
**REASON:** To protect the amenities of the area, compliance with Development Plan Policy and in the interests of the proper planning and sustainable development of the area.

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

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

- (1) Fully detailed revised plans detailing and providing for all the drainage requirements set out below, along with;
- (2) The written confirmation of the Council's Water Services Section [and or Irish Water if appropriate] of their agreement to these revised plans, and;
- (3) A written commitment to carry out the development fully in accordance with the required revised plans and;
- (4) The receipt for all these requirements has been acknowledged in writing by Planning Authority.

The revised plans required to be lodged with the Planning Authority shall provide for all of the following;

(a) Fully detailed foul and surface water drainage plans for the proposed development as approved showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,

b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

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

d) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works which can be viewed/downloaded from <http://www.sdcc.ie/>

Select Documents from top menu, and document type publication and search then Drainage Works as keywords and click "Apply") or the requirements of Irish Water (as may be amended from time to time).

e) Design details of any soakaway shall comply fully with all the Council's Water Services Section requirements and clearly with appropriate documented evidence to be lodged by the applicant, owner or developer, i.e. infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365. The soakaway design to be submitted shall be certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance.

The revised plans shall provide for a soakaway to be located within the curtilage of the property and this shall be:

- (i) at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.
- (ii) at least 5m from the nearest road boundary and not within 3m of the boundary of the adjoining site.
- (iii) a minimum of 10m from any sewage treatment percolation area.
- (iv) at least 10m from any stream / river / flood plain.

In addition only rainwater shall be discharged to soakaways.

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

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4. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the development or within the curtilage of the site, unless authorised by a further grant of planning permission.  
**REASON:** To protect the visual amenities of the area and in the interest of the proper planning and sustainable development of the area.

5. To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution levels as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.  
Any work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above.

**REASON:** In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

6. The developer shall pay to the planning authority a financial contribution of €626.25 (Six hundred and twenty six euros and twenty five cent), in respect of public infrastructure and facilities benefiting development within the area of the planning authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2016 - 2020, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the planning authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2016 - 2020.

**REASON:** The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

**NOTE RE: CONDITION:**

Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing [customerservice@water.ie](mailto:customerservice@water.ie).

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#### NOTES

Note 1: 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 2: To protect the amenities of the area, the applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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

Signed on behalf of South Dublin County Council.

  
for Senior Planner 29-Aug-2017