

Declan Kearns & Associates  
Tullywest  
Kildare  
Co. Kildare

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

Final Grant Order No.:	0669	Date of Final Grant:	19-Jun-2017
Decision Order No.:	0510	Date of Decision:	09-May-2017
Register Reference:	SD17A/0078	Date:	15-Mar-2017

**Applicant:** Sean Kelly

**Development:** Alterations to previous planning application, Ref. SD13B/0117. The alterations will include revisions to the design of the proposed detached dormer dwelling at the rear of the existing dwelling. Proposed alterations are as follows: (1) new roof window and revised door to front elevation; (2) new sliding door to east elevation; (3) new corner window and new door to west elevation; (4) two new corner windows to south elevation; (5) minor changes to the internal layout of the proposed detached dormer dwelling and all associated site works.

**Location:** 1 Ballynakelly, Newcastle, Co. Dublin

**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:**

1. 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.
2. Notwithstanding the above, the proposed development shall comply with the conditions of the previous grant of planning permission on this site under Register Ref. SD13B/0117 SD10B/0223 SD09A/0147, ABP. Ref. no. PL06S.234628, save as may be required by other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
3. The number of the house shall be 1B, and this number shall be placed on the completed house prior to its occupation in a manner so as to be clearly legible from the public road.  
In the event that this number already exists no development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority;

- (a) a street name and dwelling/unit number plan to resolve any possible conflict and,
- (b) this has been acknowledged as acceptable in writing.

Following receipt of an acknowledgement of acceptability, the agreed number / name shall be placed on the completed house prior to occupation in a manner so as to be clearly legible from the public road.

The applicant is advised that the development number or name should

- (i) avoid any duplication within the county;
- (ii) reflect the local and historical context of the approved development;
- (iii) comply with Development Plan policy, the guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government,
- (iv) have regard to the Guidelines issued by the Place Names Commission (An Coimisiún Logainmneacha) and;
- (v) preferably make exclusive use of the Irish language.

The applicant, owner or developer is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required plan.

**REASON:** In the interests of the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

4. (a) The water supply and drainage infrastructure, shall fully comply with all the technical requirements of the Water Services Authority 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) All works for this development as approved shall fully comply with the following standards and/or the requirements of Irish Water:-;
- (1) The South Dublin County Council 'Specification for the Laying of Watermains and Drinking Water Supply' which can be viewed/downloaded from <http://www.sdcc.ie/sites/default/files/publications/sdcc-water-specification-jan-2012.pdf> and,
  - (2) The Greater Dublin Regional Code of Practice for Drainage Works which can be viewed/downloaded from the South Dublin County Council website at the following link <http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-of-practice-for-drainage-works.pdf>
- d) Water Supply details must demonstrate compliance with the Building Regulations Technical Guidance Document Part B Section 5 and the Irish Water Standard Details and available at <http://www.water.ie/help-centre/connections>. Where relevant the applicant / developer must comply with all the requirements regarding external fire mains and hydrant layout. Legged off hydrants are not permitted due to risk to water quality and public health in the event of a drop in mains pressure and back-siphonage of stagnant water. All proposals should be in compliance with Irish Water's Connection & Developer Services Water Infrastructure Standard Details in particular the requirements of STD-W-12: Restrictions on trees/shrub planting adjacent to watermains.
- (e) The applicant, owner or developer shall lodge evidence to the Planning Authority when a connection agreement has been entered into with Irish Water, and this agreement will require the applicant to fully adhere to the standards and conditions set out in that agreement.
- (f) Proposed soakaway shall be constructed in accordance with BRE 365 Standard.
- REASON:** In the interests of public health and in order to ensure adequate water supply and drainage provision.

5. This permission is for five years.

**REASON:** in the interests of clarity.

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

REASON: To prevent unauthorised development.

7. No Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) 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 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 unwanted 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.

8. The developer shall pay to the planning authority a financial contribution of €16,884.41 (sixteen thousand eight hundred and eighty four 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 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).

**NOTES**

Note 1: The developer is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 a person shall not be entitled solely by reason of a permission to carry out any development.

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

Note 3: Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

Note 4: In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.

Note 5: 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.

Note 6: The developer is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

- (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 19-Jun-2017