

Comhairle Chontae Atha Cliath Theas

PR/0821/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0192 **Application Date:** 05-May-2022
Submission Type: New Application **Registration Date:** 05-May-2022
Correspondence Name and Address: Richard McGrath 15, Cremore Road, Glasnevin, Dublin 11
Proposed Development: Single storey extension to rear; extend existing hipped roof over existing first floor extension to side; attic conversion to storage room; garage conversion to utility room; new entrance porch to front; demolition of existing single storey extension to rear and existing porch to front and all associated site works.
Location: 19, Wainsfort Drive, Dublin 6w
Applicant Name: Aoife Halligan & Gyula Toth
Application Type: Permission

Description of Site and Surroundings:

Site Area

Stated as 0.0315 Hectares.

Site Description

The application site is located within the established Wainsfort Drive residential area and contains a two storey dwelling. The surrounding streetscape of Wainsfort Drive is generally characterised by two storey dwellings of similar appearance and architectural form. The dwellings have a generally uniform front building line.

The existing two storey dwelling contains a porch, entrance hallway, living room, dining room and garage at ground floor level and 5 No. bedrooms, a shower room and a family bathroom at first floor level. There is a single storey garage at ground floor level is integrated within the dwelling and directly affixed to the garage associated with No. 17 Wainsfort Drive to the southeast. The roof profile of the dwelling is hipped with a ridge level of c. 8.55m.

Proposal:

Permission is being sought for the following:

- Removal of the existing front porch structure and single storey extension to the rear of the dwelling.
- Provision of a single storey front porch projecting approximately 1.6m from the front elevation of the dwelling and spanning a width of 3.2m. The front porch will have a flat

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roof profile with an approximate ridge height of 2.98m, with a centrally positioned glazed entrance door in the front elevation and a window in the side (western) elevation.

- Conversion of the existing garage to a utility room with the installation of new hardwood screen and door in the front elevation.
- A single storey rear extension projecting approximately 3.63m out from the rear elevation of the dwelling, spanning an approximate width of 8.95m and with a flat roof profile which has an approximate parapet height of 3.25m and contains a centrally located rooflight. The single storey rear extension has an approximate gross floor area of 29.4 sq m.
- Conversion of the attic level to provide an attic storage space with an approximate floor area of 23.8 sq m.
- Associated alterations to the roof profile of the existing roof resulting in an additional 2.4m length to the ridge line of the existing hipped roof, 2 No. rooflights in the rear pitch of the roof and 1 No. rooflight in the side (eastern) pitch of the roof. There will be no change to the ridge height which remains approximately 8.55m.
- All ancillary site works above and below ground.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity' in the South Dublin County Development Plan 2016-2022.

Consultations:

Drainage and Water Services Department – No report received at time of writing.

Irish Water – No report received at time of writing.

Roads Department – No objection, subject to conditions.

SEA Sensitivity Screening

No overlap is recorded with the relevant environmental layers of the SEA monitoring system.

Submissions/Observations /Representations

Final date for submissions/observations – 8th June 2022.

None received.

Relevant Planning History

Subject Site

No recent relevant planning history recorded for subject site.

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Adjacent Sites

SD07B/0059 – No. 17 Wainsfort Drive, Dublin 6W.

Pitched roof over existing 2 storey flat roof extension to side with 4 no. velux rooflights to the side roof slope; converted attic space with dormer window to rear roof slope comprising ab ensuite bedroom and a single storey extension to the rear comprising dining and living room.

SDCC Decision: Grant Permission, subject to conditions.

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.

Policy H18 Objective 1:

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 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 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side extensions:

Elements of Good Extension Design:

- *'Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible'.*

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Front extensions:

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g., window location, shape, type, proportion and sill details.*
- *Reflect the roof shape and slope of the main house.*
- *Match or complement the materials used in the main house.*
- *Try to expose and complement rather than hide or cover original distinctive features of a house such as bay windows.*
- *Keep front boundary walls or railings, particularly if they are characteristic of the street or area.*
- *Try to maintain a minimum driveway length of 6m.*
- *Avoid extensions that are dominant or overlarge in relation to the scale and appearance of the house.*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

For attic conversions and dormer windows

- *Use materials to match the existing wall of roof materials of the main house;*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch;*
- *Locate dormer windows as far back as possible from the eaves line (at least 3 tile courses);*
- *Relate dormer windows to the windows below in alignment, proportion and character; and*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*

Garage Conversion

'Garages are often converted into an extra family room or playroom and incorporated into the main living area of the house. If the garage to be converted is attached to the side or rear of the main house, planning permission is not normally required, as long as the combined floor area of the garage conversion taken together with any other extensions does not extend the floorspace of the original house by more than 40sq.m.

In such cases, the front garage door should be replaced with a window matching those on the remainder of the property. However, if more significant changes to the exterior of the garage are proposed such as replacing the garage door with both a window and door, planning permission may be required as these changes may alter the character and appearance of the dwelling. It is recommended that you check the situation with the Planning Department'.

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Rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy.
- Visual and Residential Amenity.
- Drainage and Water Services.
- Environmental Impact Assessment.
- Appropriate Assessment Screening.

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Zoning and Council Policy

The extension to an existing dwelling comprised of a garage conversion, front porch, attic conversion and rear extension is consistent with zoning objective 'RES'– 'To protect and/or improve residential amenity', subject to the proposal being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010 and the South Dublin County Development Plan 2016-2022.

Visual and Residential Amenity

Each element of the proposed development shall be assessed individually below, in the context of the potential impact on the residential and visual amenity of adjacent properties and the wider streetscape. The assessment is carried out having regard to the relevant policy, including but not limited to the South Dublin County Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010).

Front Porch

In relation to extensions to the front of dwellings, the South Dublin House Extension Design Guide (2010) states that:

'Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street'.

The front porch projects approximately 1.6m forward of the front elevation of the dwelling. It is considered that the front porch at the subject site does not significantly alter the character of the streetscape. Furthermore, owing to the high-quality design and materiality of the proposed front porch, it is considered that it does not detract from the visual amenity of the streetscape along Wainsfort Drive.

Garage Conversion

In relation to Garage Conversions, the South Dublin County House Extension Design Guide notes that:

*'Garages are often converted into an extra family room or playroom and incorporated into the main living area of the house. **If the garage to be converted is attached to the side or rear of the main house, planning permission is not normally required, as long as the combined floor area of the garage conversion taken together with any other extensions does not extend the floorspace of the original house by more than 40m².***

*In such cases, **the front garage door should be replaced with a window matching those on the remainder of the property.** However, if more significant changes to the exterior of the garage are proposed such as replacing the garage door with both a window and*

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door, planning permission may be required as these changes may alter the character and appearance of the dwelling. [Our Emphasis]

It is noted that, owing to the combined floor area of the garage conversion, front porch, attic conversion and rear ground floor extension, the Applicant has erred on the side of caution and included the garage conversion as part of the proposed development of this Planning Application. The Planning Authority notes that the conversion will not significantly alter the character and appearance of the existing dwellings front façade, with the only change being the replacement of the existing garage door with a new hardwood screen and door with top lights. In this regard, the Planning Authority is satisfied that the proposed conversion of the garage to a utility room adheres to the content of the House Extension Design Guide (2010).

A slight concern arises in relation to the addition of a secondary entrance to the dwelling via the new hardwood door. Although no rationale has been provided for this entrance, an assumption is made that it is to provide direct access to the utility room. However, should permission be granted for the proposed development, a CONDITION should be attached ensuring that the garage conversion remains ancillary to the main dwelling.

Single Storey Rear Extension

The proposed development includes the provision of a single storey rear extension projecting approximately 3.63m out from the rear elevation of the dwelling, spanning an approximate width of 8.95m and with a flat roof profile which has an approximate parapet height of 3.25m and contains a centrally located rooflight. The single storey rear extension has an approximate gross floor area of 29.4 sq m.

In relation to the potential for extensions to be overbearing, the South Dublin House Extension Design Guide (2010) states that:

'Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.'

It is noted that the extension is located adjoining the boundary with Nos. 21 and 17 Wainsfort Drive to the north and south respectively. Having regard to the content of the House Extension Design Guide and 3.25m parapet height, it is considered that the proposed single storey extension does not adhere to the Council's policies, objective and guidance. Considering that the proposed extension would have a limited projection from the rear elevation of the dwelling (approximately 3.63m) it is considered that this element of the proposed development would significantly impact on the amenity of the adjoining occupiers. Accordingly, this element is considered to be acceptable.

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Attic Conversion

It is noted that the proposed attic conversion generally complies with the content of the South Dublin County Council House Extension Design Guide (2010) and will not significantly alter the appearance of the existing dwelling and would not have an adverse impact on the residential and visual amenity of the subject site and adjacent properties.

According to the documentation provided by the Applicant, the conversion of the attic and proposed dormer is proposed to be utilised as a non-habitable storage space; a **NOTE** should be attached stating that in order to use the attic for habitable space it must be subject to a future planning application demonstrating compliance with the Building Regulations.

Alterations to the Roof Profile

The proposed development includes alterations to the existing roof profile, to accommodate the access stairs leading to the attic storage room, which would result in the extension of the existing hipped roof profile. The ridge line and general shape of the proposed amendments to the roof profile largely matches that of the existing house. The proposal is considered to be acceptable and would ensure continuity with the existing roof profile and that of adjacent properties, thus allowing the proposed development to seamlessly integrate into the existing streetscape.

The 2 No. rooflights on the rear pitch of the roof and the 1 No. rooflight on the side (eastern) pitch would not have a significant adverse impact on the residential and visual amenity of the subject site, adjoining properties and the surrounding streetscape.

Drainage and Water Services

The Irish Water Network map indicates that the subject site is serviced by a public mains and sewer. Should permission be granted for the proposed development, it is considered appropriate that standard drainage conditions should be attached.

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.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises conversion of a garage, front porch, attic space conversion to non-habitable storage space and a single storey rear extension within an existing dwelling. Having regard to:

- the small scale and domestic nature of the development,

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- the location of the development in a serviced urban area, 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.

Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq m)
Residential (Single Storey Rear Extension)	29.4 sq m
Residential (Non-habitable Garage Conversion, Front Porch and Attic Conversion)	26.3 sq m
Previous Extension	8.95 sq m
Assessable Area	0 sq m

SEA Monitoring

SEA Monitoring Information	
Building Use Type	Floor Area (sq.m)
Residential (Front Porch, Garage Conversion, Rear Extension and Attic Conversion)	55.7 sq m
Land Type	Site Area (Ha.)
Brownfield / Urban Consolidation	0.0315

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, subject to the 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 proposed development would be in compliance with Council policy in relation to extensions to dwellings.

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.

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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, 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.
(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.
(d) Minimise Air Blown Dust.
During the construction and or demolition phase of the development, Best Practicable

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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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3. Drainage and Water Services

Prior to the commencement of development, the Applicant shall submit the following information for the written agreement of the Planning Authority:

(a) 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.

(b) Submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface 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 mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie.

(c) Submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. These may include green roofs, rain gardens, rain planter boxes for example. South Dublin County Council's Sustainable Drainage Explanatory Design & Evaluation Guide (2022) is available online at the following link: <https://www.sdcc.ie/en/services/planning/planning-applications/water-and-drainage-considerations/sdcc-suds-explanatory-design-and-evaluation-guide.pdf>

(d) Should a Soakaway be included the Applicant shall submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design. Where a soakaway is proposed the Applicant shall submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- At least 5m from any building, public sewer, road boundary or structure.
- Generally, not within 3m of the boundary of the adjoining property.
- Not in such a position that the ground below foundations is likely to be adversely affected.
- 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- Soakaways must include an overflow connection to the surface water drainage network.

(e) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(f) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

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(g) The water supply and drainage infrastructure shall comply with Irish Water's Standards, Codes and Practices in relation to water and wastewater.

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.

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.

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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

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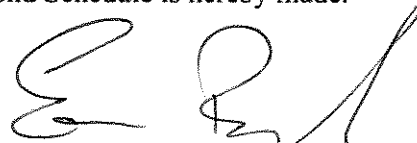
REG. REF. SD22B/0192

LOCATION: 19, Wainsfort Drive, Dublin 6w

Colm Harte
Colm Harte,
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: 29/6/22


Eoin Burke, Senior Planner