

Comhairle Chontae Atha Cliath Theas

PR/0835/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0202 **Application Date:** 11-May-2022
Submission Type: New Application **Registration Date:** 11-May-2022
Correspondence Name and Address: Gavin Kirwan 2nd Floor, 13, Baggot Street Upper, Dublin 4
Proposed Development: Single storey extension to the side with pitched roof over and 2 roof windows. single storey extension to the rear with lean to roof over and 4 roof windows; front porch extension with apex roof; solar panel array to the rear roof profile; relocation of front driver pier; demolition of existing rear extension.
Location: 2, Abbeywood Avenue, Lucan, Co. Dublin
Applicant Name: Sharon Kinsella and Tony Dennis
Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.025ha

Site Description

The subject site is located within the established residential area of Abbeywood and is bound by residential dwellings to the south and east, Castle Road to the north and an internal access road known as 'Abbeywood Avenue' to the west.

The site contains a single storey semi-detached dwelling with a pitched roof profile. The dwelling is comprised of an entrance hallway, living room, kitchen, bathroom and 2 No. bedrooms (one of which is ensuite). The dwelling appears to have been subject to previous modification with the addition of a conservatory (c. 15 sq m) affixed to the rear elevation of the dwelling.

The surrounding streetscape is characterised by a mix of single storey dwellings of a similar architectural form and appearance and two storey semi-detached dwellings on the opposite side of Abbeywood Avenue.

Proposal

Permission is sought for:

- A single storey extension to the front of the dwelling, providing a new front porch which projects approximately 2m out from the front elevation of the existing dwelling, spans a

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width of approximately 2.55m and has an apex roof profile with a ridge height of approximately 3.43m. The proposed front porch has brick finish to match the existing dwelling and includes a centrally located glazed door and an apex window in the front elevation and a window in the southern elevation.

- A single storey extension to the side which projects approximately 2.6m out from the northern (side) elevation of the dwelling and runs for a length of approximately 17.2m. The single storey extension has a pitched roof profile with a ridge height of 5.15m (matching that of the existing roof profile) and 2 No. rooflights in the rear pitch.
- A single storey extension to the rear which projects approximately 4.01m out from the rear elevation of the dwelling and spans an approximate width of 8.1m. The roof profile of the proposed extension connects directly to the pitch of the existing profile, sloping downward to an eaves height of approximately 2.7m. The pitch of the proposed rear extension contains 4 No. rooflights.
- The addition of a solar panel array to the rear pitch of the dwelling (approximately 9.8 sq. m).
- Alterations to the existing vehicular access arrangement in the form of the relocation of the existing front drive pier to form an enlarged access point measuring approximately 5m in width.
- All ancillary site works above and below ground.

Zoning

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity' in the South Dublin County Development Plan 2016-2022. The lands directly abutting the northern boundary, along Castle Road are zoned 'OS' – *'To preserve and provide for open space and recreational amenities'*.

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.

Parks Department: No report received at time of writing.

Screening for Strategic Environmental Assessment

No overlap indicated with relevant environmental layers.

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Submissions/Observations /Representations

Last date for Submissions/Observations – 14th June 2022.

None received.

Relevant Planning History

Subject Site

No Planning History recorded for the subject site.

Surrounding Context

No planning history of significance recorded in the vicinity of the subject site.

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None recorded.

Relevant Policy of 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

Section 11.3.3 (i) Extensions

Section 11.5.2 (iv) Development in Proximity to a Protected Structure

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

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

The South Dublin County Council House Extension Design Guide (2010)

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;*

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- Consider the type of extension that is appropriate and how to integrate it; and
- Incorporate energy efficient measures where possible'.

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.

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.

Side Extensions

- Respect the style of the house and the amount of space available between it and the neighbouring property, for example:
 - *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
 - *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*

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- *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*
- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.
- Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.
- If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.
- Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.
- Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.
- Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.
- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.
- Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.
- Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.
- Avoid the use of prominent parapet walls to the *top of side extensions*

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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).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Urban Design Manual, 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).

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 are:

- Zoning and Council policy;
- Visual impact and residential amenity;
- Drainage and Water Services;
- Vehicular Access and Parking;
- Environmental impact assessment;
- Appropriate assessment.

Zoning and Council Policy

The proposed development is consistent with the 'RES' zoning objective 'To protect and/or improve residential amenity'. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their 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, with specific reference to Section 11.3.3(i) which relates to extensions.

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Visual Impact 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 proposed development shall also be assessed against 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).

Single Storey Extension to the Front

A single storey extension is proposed to the front of the dwelling, providing a new front porch which projects approximately 2m out from the front elevation of the existing dwelling, spans a width of approximately 2.55m and has a apex roof profile with a ridge height of approximately 3.43m. The proposed front porch has brick finish to match the existing dwelling and includes a centrally located glazed door and an apex window in the front elevation and a window in the southern elevation.

It is noted that the proposed extension does not project significantly forward of the building line of No. 4 Abbeywood Avenue to the south and is located approximately 3.14m from the party boundary. The Planning Authority considers that the proposed single storey extension to the front will not significantly alter the character of the streetscape and will not adversely impact the visual and residential amenity of adjoining properties.

Single Storey Side Extension

The proposed development includes a single storey extension to the side which projects approximately 2.6m out from the northern (side) elevation of the dwelling and runs for a length of approximately 17.2m. The single storey extension has a pitched roof profile with a ridge height of 5.15m (matching that of the existing roof profile) and 2 No. rooflights in the rear pitch.

The proposed extension generally respects the style of the existing dwelling. Having regard to the surrounding context of the subject site, which includes the public realm along Castle Road to the north, it is considered that there is sufficient space for the proposed side extension to be readily absorbed into the receiving streetscape.

It is noted that the proposed side extension will remove the 2 No. existing windows and side access door from the side (northern) elevation. The proposed development does not include fenestration to the side (northern) elevation. In this regard, the following extract from the Housing Extension Design Guide (2010) is noted:

'Do not incorporate blank gable walls where extensions face onto public footpaths and roads'.

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The proposed development would include a blank elevation facing towards the public realm along Castle Road. However, having regard to the existing 2.3m high boundary wall and the single storey typology of the existing dwelling, it is considered that there is little potential for passive surveillance to the adjacent public realm along Castle Road and thus the reduction in the fenestration of the northern elevation is considered acceptable in this scenario.

Single Storey Rear Extension

The proposal includes a single storey extension to the rear which projects approximately 4.01m out from the rear elevation of the dwelling and spans an approximate width of 8.1m. The roof profile of the proposed extension connects directly to the pitch of the existing profile, sloping downward to an eaves height of approximately 2.7m. The pitch of the proposed rear extension contains 4 No. rooflights.

The House Extension Design Guide (2010) states that extensions should:

'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]' [Emphasis added]

The proposed roof profile of the single storey side and rear extension is acceptable to the Planning Authority as it generally matches the ridge height and pitch of the existing roof.

It is noted that the single storey rear extension has an approximate eaves height of 2.7m and is located adjacent to the northern and southern party boundaries. It is noted that the proposal directly adjoins the boundary with No. 4 Abbeywood Avenue to the south.

In relation to the potential for overbearance, 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'.

Having regard to the content of the House Extension Design Guide and the existing situation whereby the dwellings along Abbeywood Avenue directly adjoin the boundaries and the orientation of the dwellings along Abbeywood Avenue and the aspect of the rear amenity spaces, it is considered that the proposed development not result in unacceptable overbearance, overlooking and overshadowing of adjacent properties and therefore will not adversely impact the visual and residential amenity of adjacent properties.

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Fenestration and PV Panels

The proposed development includes the installation of PV Panels (approximately 15 sq. m) to the rear pitch of the existing dwelling, 2 No. rooflights to the rear pitch of the side extension and 4 No. rooflights to the rear pitch of the rear extension.

The Planning Authority is satisfied that the proposed PV Panels and rooflights are unlikely to have an adverse impact on the visual and residential amenity of adjacent properties.

Summary

Having regard to the overall scale and design the proposed development, it is considered that the proposal would not obscure the main features of the existing dwelling and roof profile, would not result in unacceptable overbearance, overlooking and overshadowing of adjacent properties and would not significantly alter the character of the streetscape. The proposed development is therefore considered acceptable to the Planning Authority, subject to conditions.

Drainage and Water Services

The Irish Water Network map appears to indicate 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.

Vehicular Access and Parking

The Roads Department have assessed the proposed development and indicated no objection to the proposed development, subject to the following CONDITIONS:

- The applicant is requested to submit a revised layout of not less than 1:200 scale showing the vehicular access points limited to a width of 3.5 meters.
- The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
- 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

It is noted that the proposed extension to the front sits behind the building line of the dwelling and as such there will be no material impact on the existing driveway length and car parking arrangements. A concern arises in relation to the proposed relocation of the existing pier creating a 5m wide entrance to the vehicular access arrangements. However, this concern would be addressed by way of the CONDITIONS recommended by the Roads Department.

Screening for 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 likelihood of significant effects on the environment

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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 extension, attic space and dormer to non-habitable storage space within an existing dwelling. Having regard to:

- the small scale and domestic nature of the development,
- 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 (Extension)	79.5 sq m
Previous Extension	0 sq m
Assessable Area	39.5 sq m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.)
Residential (Extension)	79.5 sq. m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.025 Ha

Conclusion

Having regard to the 'RES' land-use zoning of the area, the relevant policies and objectives of the South Dublin County Development Plan 2016 – 2022 and the recommendations and the South Dublin House Extension Design Guide 2010 it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the residential and visual amenity of adjacent properties and would not significantly alter the character of the streetscape. It is therefore considered that the proposed development adheres to the key principles of proper planning and sustainable development.

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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 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.

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(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 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

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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.

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

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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.

(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.

4. Vehicular Access and Parking

(i) Prior to the commencement of development the Applicant shall submit a revised site layout for the written agreement of the Planning Authority at a scale not less than 1:200 demonstrating:

- The vehicular access points shall be limited to width of 3.5 metres.
- The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

REASON: In the interests of traffic safety.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €4,127.36 (four thousand one hundred and twenty seven euros and thirty 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 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.

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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.

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REG. REF. SD22B/0202

LOCATION: 2, Abbeywood Avenue, Lucan, Co. Dublin

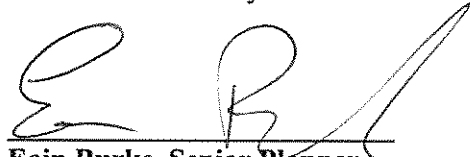
Colm Harte

**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:

4/7/22


Eoin Burke, Senior Planner