

Comhairle Chontae Atha Cliath Theas

PR/1038/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0283 **Application Date:** 21-Jun-2022
Submission Type: New Application **Registration Date:** 21-Jun-2022

Correspondence Name and Address: Francis Noel Duffy 39, Stocking Wood Copse,
Stocking Avenue, Rathfarnham, Dublin 16

Proposed Development: Extend the existing dormer dwelling akin to the
previous application (SD17B/0056), relocating the
kitchen
area, bathroom, and stairs at ground floor level, with
the addition of a master bedroom, ensuite and dormer
windows at roof level.
With all associated site works, including a new
Biocycle waste water system.

Location: Beasley's Lane, Bohernabreena, Tallaght, Dublin 24.

Applicant Name: Mairead Murphy

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area:
3.099 hectares.

Site Description:

The site is located on the northern side of Beasley Lane, in the rural townland of Bohernabreena, c. 3 km south of the suburban edge of the greater Tallaght area. The site contains a single storey dwelling that sits within a cluster of c.6 no. dwellings. The external finishes on the elevations of the dwelling comprise pebble dash finishing. The dwelling is set back 9.8 metres from the edge of the public road. The ground level of the dwelling is c. 145 metres above O.S. Datum which drops away in a northerly direction. The site provides panoramic views of and is visible from the Greater Tallaght metropolitan area to the north.

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Proposal:

Permission sought for the construction of the following:

- Extend the existing dormer dwelling similar to the previously permitted SD17B/0056 which has now expired. Extension is 'L' shaped and mainly built to the rear.
- Proposal comprises the relocating of the kitchen area, bathroom and stairs at ground floor level, with the addition of a master bedroom, ensuite and dormer windows at roof level.
- New Biocycle waste water system.
- Proposed works measure c.95.2sq.m.

It is noted that SD17B/0056 comprised of the following:

- 1.5 storey extension to the side of the dwelling,
- Attic conversion to the existing dwelling, incorporating 2 dormer windows to the front roof slope and 3 'Velux' windows to the rear roof slope,
- New 'Biocycle' waste water system,
- The measured floor area of the proposed extension (habitable space) = 109sq.m.

Zoning:

The site is zoned objective 'RU' in the 2016-2022 South Dublin County Council Development Plan which seeks 'To protect and improve Rural Amenity and to provide for the development of Agriculture'.

SEA Sensitivity Screening

Overlap identified with the following layers:

- Rural 2016.
- Sites of Geological Interest 2016.

Consultations

Surface Water Drainage – No report received

Irish Water – no report received

Environmental Health Officer – no objections subject to conditions

Submissions/Observations /Representations

None received.

Relevant Planning History

SD17B/0056/EP: Construction of a storey and a half domestic extension to the side of the existing dwelling incorporating a kitchen, living and dining area on the ground floor and a bedroom and bathroom on the first floor, the development also includes an attic conversion to the existing dwelling incorporating a new attic room, landing space, storage space and dormer windows together with all associated site works including a new Biocycle waste water system.

Decision: **REFUSE EXT. OF DURATION OF PERMISSION.**

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SD17B/0056: Construction of a storey and a half domestic extension to the side of the existing dwelling incorporating a kitchen, living and dining area on the ground floor and a bedroom and bathroom on the first floor, the development also includes an attic conversion to the existing dwelling incorporating a new attic room, landing space, storage space and dormer windows together with all associated site works including a new Biocycle waste water system.

Decision: **GRANT PERMISSION.**

SD15B/0041: Two storey domestic extension to the side of the existing dwelling incorporating a kitchen and living area on the ground floor; bedroom and bathroom on the first floor; attic conversion to the existing dwelling incorporating a new bedroom, landing space, storage space and two dormer windows; all associated site works including a new Biocycle waste water system.

Decision: **REFUSE PERMISSION.**

Reason for Refusal:

- 1. Given the elevated context of the site which is highly visible from the greater Tallaght area to the north, the height and design of the proposed 2 storey side extension would constitute an unduly obtrusive feature in this sensitive rural location. Such development would detract from the character of the landscape of the surrounding rural area. The proposed development would be contrary to the requirements of the Guidelines on the Siting and Design of Rural Dwellings as set out in Appendix 3 of the Development Plan 2010 – 2016. Furthermore, the proposal would be contrary to Section 9.3 of the Glenasmole/Bohernabreena Housing and Planning Study 2002 as set out in Appendix 8 of the Development Plan which requires that extensions should appear subsidiary to the house.*

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

Relevant Policy in South Dublin County Council Development Plan (2022 - 2028)

Section 6.8.2 Residential Extensions

Policy H14: 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 H14 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 12:

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Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 6.9.2 Rural Housing in RU zone

Section 6.9.7 Rural Housing and Extension Design

Policy H23: Rural Housing and Extension Design

Ensure that any new residential development in rural and high amenity areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape.

Section 12.5.3 Density and Building Height

Section 12.3 Housing – Residential Development

Section 6.7.1 Residential Design and Layout

Section 6.7.5 Privacy and Security

Section 12.6.7 Residential Standards

Section 12.6.8 Residential Consolidation

Section 12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

Section 12.7.6 Car Parking Design and Layout

Section 12.10.1 Energy Performance in New Buildings

Section 12.3.1 Appropriate Assessment

Section 12.3.3 Environmental Impact Assessment

Section 12.4.2 Green Infrastructure and Development Management

GII Objective 4:

To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

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GI2 Objective 4:

To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

GI4 Objective 1:

To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

House Extension Design Guide, South Dublin County Council Planning Department (2010)

Included as ***Appendix 5*** of the South Dublin County Council Development Plan 2010-2016.

Glenasmole/Bohernabreena Housing and Planning Study 2002

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 consideration are as follows:

- Zoning and Council Policy,
- Design and Visual Impact,
- Services and Drainage,
- Environmental Health,
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

The site is zoned objective 'RU' which seeks 'To protect and improve Rural Amenity and to provide for the development of Agriculture'. A residential extension to a dwelling would be acceptable in principle subject to the provisions of the SDCC Development Plan 2022-2028.

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Design and Visual Impact

The proposed 1.5 storey extension is similar to the 1.5 storey extension previously granted permission under reg. ref. SD17B/0056 which has now expired. The existing 1.5 storey dormer dwelling has a ridge height of c.5.65m and has 2 no. dormer windows to the rear (north).

The proposed extension will be mainly to the rear with some elements to be extended to the side (west, entrance lobby) and front (south, utility). Part of the proposed extension is to provide 2 new main pitched roof structures whereby the ridge heights of these pitched roof structures will be set slightly lower compared to the proposed ridge height of the previously approved extension as per reg. ref. SD17B/0056. The ridge height for the proposed is c.6.45m whereas the ridge height for the previously approved SD17B/0056 was c.6.53m.

Although the existing dwelling faces the road on the southern elevation the existing entrance door is located to the rear on the northern elevation. This proposal will see the entrance door/lobby relocated to the side (west) elevation. For all intents and purposes, the north elevation shall be the reference point for the main rear building line.

The extension will be made up of two new main pitched roof structures located at a right angle to the existing pitched roof of the existing dwelling. The main new primary roof will have a ridge height of c.6.45m and the secondary pitched roof structure will have a ridge height of c.6.65m. It is noted that where the secondary pitched roof structure steps down the ground level also steps down by approximately the same level (c.0.6m).

'L' Shaped Rear Extension (Ground Floor)

The extension will project outwards by c.9.5m from the main rear building line and will span a maximum width of c.10.3m and a minimum width of c.3.5m for the corner dining room element.

'L' Shaped Rear Extension (Dormer Floor)

The extension will project outwards from the main rear building line by c.11.4m and will span a maximum width of c.6.5m.

North Elevation (rear)

The central element of the rear (north) elevation will have a pitched roof profile that projects above the main proposed ridge height for the extension by c.0.8m. The dormer element will be set appropriately above the eaves and below the ridge of the main proposed pitched roof. The pitched dormer element will project outwards from the roof by c.2.9m and will span a width of c.1.6m. This element of the proposal would integrate reasonably well with the character of the existing dwelling and with the character of the local area.

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South Elevation (front)

The proposed southern elevation will provide for 2 no. dormers. The larger flat roof dormer will project outwards from the roof by c.3.2m. and will span a width of c.7.3m. The dormer element will be set appropriately above the eaves and below the ridge of the main proposed pitched roof. The smaller dormer on the southern elevation will have a pitch and will have a ridge height of c.6.45m that will project above the main ridge of the proposed pitched roof extension by c.0.8m. The smaller dormer will span a width of c.2.5m and will project outwards by from the roof by c.3.6m. Although the smaller dormer projects above the ridge of the proposed roof extension it is considered that the proposed smaller dormer element would not be overbearing or predominant in design to the existing dwelling. The 6 no. solar panels proposed on the roof on the southern elevation (front) are considered to be broadly acceptable in this instance. The proposed single storey front element will provide space for a utility room with its own access door. The roof for the utility room will comprise of a roof extension to match the existing mono-pitch roof on the front (south) elevation.

East Elevation (side)

The flat roof dormer element will project outwards from the roof by c.1.7m and will span a width of c.2.8m. The dormer will be set appropriately below the ridge height of the proposed roof extension but will not be set above the eaves of the proposed roof extension. Although the dormer will not be set above the eaves of the proposed roof extension it is considered that the proposed dormer element would not be overbearing or predominant in design to the existing dwelling.

West Elevation (side)

The entrance door/lobby that is currently located to the rear on the north elevation will be relocated to the west elevation. The porch element will project outwards from the main side building line by c.0.9m and will have a pitched roof over with a ridge height of c.3.238m.

Having regard to the scale and design of the proposed extension, it is considered that no adverse visual impact would occur on the character of the surrounding area and when viewed from the wider area to the north, below the site, would not constitute an obtrusive feature in the landscape and would be consistent with H23 Objective 1 of the County Development Plan which ensures that all new rural housing and extensions within Zoning Objective 'RU' are *designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features*. The proposal is considered acceptable.

Services and Drainage

No reports have been received from Irish Water or Surface Water Drainage regarding the proposal. However, in the event of a grant it is considered that standard drainage **conditions** shall be attached.

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Environmental Health

A report was received from the Environmental Health Officer recommending no objections subject to **conditions**. An extract taken from the EHO report states the following:

Decision:

The above development is acceptable to this office subject to the following conditions:

Noise

1. *To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that:*

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- *Before 07.00 hours on weekdays, Monday to Friday*
- *Before 09.00 hours on Saturdays.*
- *After 19.00 hours on weekdays, Monday to Friday.*
- *After 13.00 hours on Saturdays.*
- *Not permitted at any time on Sundays, Bank Holidays or Public Holidays.*

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.

Air Quality

2. *During the operational 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.*

Reason: To contain dust arising from construction in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

Wastewater Treatment

3 *The proposed wastewater treatment systems shall be located, installed and operated in accordance with the details submitted to the Planning Authority on 21/06/2022 and in*

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accordance with the requirements of the Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses issued by Environmental Protection Agency 2009.

Reason: In the interest of public health.

4 A maintenance contract for the lifetime of the treatment system shall be entered into with the suppliers of the wastewater treatment system or with an appropriate maintenance firm. Documentary evidence of an on-going maintenance agreement shall be submitted to the Planning Authority within 4 weeks of the installation of the wastewater treatment system.

Reason: In the interest of public health in order to ensure adequate drainage provision.

5 Within three months of the first occupation of the house, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the wastewater treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner, and that the polishing filter and/or percolation area is constructed in accordance with the requirements of the Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses issued by Environmental Protection Agency 2009.

Reason: In the interest of public health in order to ensure adequate drainage provision.

It is considered appropriate to attach the above conditions in the event of a grant.

Screening for Appropriate Assessment (AA)

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 of a house extension.

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.

Screening for Environmental Impact Assessment (EIAR)

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.

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Other Considerations

Development Contributions

- Residential extension c. c.95.2sq.m.
- No previous extension therefore 40sq.m exemption remains.
- Assessable area is 55.2sq.m..

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – attic conversion (extension)	95.2
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	3.099

Conclusion

Having regard to the overall design and scale of the development proposed it is considered that, subject to the conditions set out below, the proposed development would be visually acceptable, would not seriously injure the amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposed extension would be in compliance with Council policy in relation to extensions to dwelling houses and rural house and extension design.

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 2022 - 2028 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 in accordance with submitted plans and details.
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

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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 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

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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.

3. Environmental Health

Noise :

1. To control, limit and prevent the generation of Environmental Noise Pollution from occurring the use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

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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Air Quality:

1. During the operational 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.

Reason: To contain dust arising from construction in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

Wastewater Treatment:

3. The proposed wastewater treatment systems shall be located, installed and operated in accordance with the details submitted to the Planning Authority on 21/06/2022 and in accordance with the requirements of the Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses issued by Environmental Protection Agency 2009.

Reason: In the interest of public health.

4. A maintenance contract for the lifetime of the treatment system shall be entered into with the suppliers of the wastewater treatment system or with an appropriate maintenance firm. Documentary evidence of an on-going maintenance agreement shall be submitted to the Planning Authority within 4 weeks of the installation of the wastewater treatment system.

Reason: In the interest of public health in order to ensure adequate drainage provision.

5. Within three months of the first occupation of the house, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the wastewater treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner, and that the polishing filter and/or percolation area is constructed in accordance with the requirements of the Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses issued by Environmental Protection Agency 2009.

REASON: In the interest of public health in order to ensure adequate drainage provision.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5,767.85 (two thousand seven hundred and sixty seven euros and eighty five 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.

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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.

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

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: 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.

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REG. REF. SD22B/0283

LOCATION: Beasley's Lanc, Bohernabreena, Tallaght, Dublin 24.

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: 15/8/22



Eoin Burke, Senior Planner