

Comhairle Chontae Atha Cliath Theas

PR/1048/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0285 **Application Date:** 22-Jun-2022
Submission Type: New Application **Registration Date:** 22-Jun-2022
Correspondence Name and Address: James Lawler MRIAI 260 South Circular Road,
Dublin 8.
Proposed Development: Proposed partial single storey, partial two storey
extension to side and rear and internal modification
to main house and associated site works
Location: 11, Earlsfort Lawn, Ronanstown, Lucan, Co Dublin,
K78 FW94
Applicant Name: Denis McGlynn
Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.0261 Hectares.

Site Description

The subject site is located within the established residential area of Earlsfort Lawn and is comprised of a semi-detached, two storey dwelling with a hardstanding area to the front with off-street car parking and a rear garden. The site directly adjoins No. 12 Earlsfort Lawn to the west, is bound to the north by Earlsfort Lawn the other side of which lies a large area of public open space, to the south by the rear gardens of Nos. 35 and 37 Earlsfort Lane and to the east by No. 10 Earlsfort Lawn. The wider surrounding context of the subject sites includes Ballyowen Park which is located approximately 100m to the southwest.

The existing dwelling is comprised of an entrance hall, living room, kitchen/dining room and toilet at ground floor level and 3 No. bedrooms (one of which is ensuite) and a family bathroom at first floor level. The dwelling appears to have been subject to previous modification with the addition of a single storey extension to the rear which projects approximately 3.3m out from the rear elevation and spans an approximate width of 5.7m. The dwelling has a hipped roof profile with an approximate ridge height of 7.97m, with a sloped roof to the single storey rear extension with a maximum height of 3.5m and an eaves height of 2.5m. The subject site also includes a single storey shed structure (approximately 7.75 sq m) with a pitched roof profile with an approximate ridge height of 2.4m. The shed appears to be of a corrugated metal materiality and does not appear to be a permanent structure.

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Proposal

Permission is sought for development comprised of:

- Removal of the existing single storey shed structure (approximately 7.75 sq. m).
- A part one to part two storey extension to the side and rear consisting of:
 - A two storey side extension projecting approximately 4m out from the side (eastern) elevation of the existing dwelling with a length of approximately 8.55m and a hipped roof profile with an approximate ridge height of 7.97m.
 - A single storey extension to the rear projecting approximately 3m out from the rear elevation of the proposed two storey side extension and spanning a width of approximately 4m with a sloped roof profile with a maximum height of approximately 3.4m and an approximate eaves height of 2.3m. The proposed single storey rear extension matches the building line and roof profile of the existing single storey rear projection.
 - The part one to part two storey side and rear extension will result in an additional 67.6 sq. m floor area resulting in the extended dwelling having an approximate gross floor area of 166.9 sq. m. The extension includes a lounge and office at ground floor level and 2 No. additional bedrooms (one of which is ensuite) at first floor level.
- Elevational amendments in the form of:
 - Front Elevation – 1 No. window at ground floor level, 1 No. window at first floor level of the proposed two storey side extension.
 - Side (east) Elevation – No fenestration is proposed to the side (eastern) elevation of the proposed two storey extension.
 - Rear Elevation – 1 No. glazed patio doors to the single storey rear extension, 1 No. rooflight in the rear pitch of the sloped roof profile of the single storey rear extension, 1 No. additional window at first floor level of the rear elevation to the proposed two storey side extension.
- All ancillary 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 2022-2028.

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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.

Parks and Public Realm Department – No objection, subject to conditions.

SEA Sensitivity Screening

No overlap indicated with the relevant environmental layers.

Submissions/Observations /Representations

Final date for submissions/observations – 26th July 2022.

None received.

Relevant Planning History

Subject Site

None recorded for the subject site.

Adjacent sites

SD06B/0294 – No. 12 Earlsfort Lawn, Earlsfort, Lucan, Co. Dublin

Two storey extension consisting of one living room, one sun room, extension of existing kitchen, three bedrooms (one en-suite), one bathroom, one storage space in attic, removal of box room, extending driveway opening and all associated site works. **SDCC Decision:** Grant Permission, subject to conditions.

NB: As a result of the development permitted under SD06B/0294, the roof profile of No. 12 Earlsfort Lawn (which directly adjoins the dwelling at the subject site) was altered to a hipped roof profile.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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

Chapter 4 Green Infrastructure

Section 4.1 Methodology

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,

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identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

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.

Section 4.2.2 Sustainable Water Management

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.

Section 6.8.2 Residential Extensions

Policy H14: Support the extension of existing dwellings subject to the protection of residential and visual amenities.

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

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Chapter 12 Implementation and Monitoring

Section 13.5.8 Residential Consolidation

Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.

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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:

Side extensions:

- *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.*
- *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.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

Rear Extensions:

- *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.*

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'.*

Overlooking and loss of privacy

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

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.*

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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).

Planning Note

The drawings provided by the Applicant are deficient as follows:

- Article 23(1)(c) of the Planning and Development Regulations states that *'the site layout plan and other plans shall show the level or contours, where applicable, of the land and the proposed structures relative to Ordnance Survey datum or a temporary local benchmark, whichever is more appropriate'*.

It is noted that Finished Floor Levels have not been included on the site layout plans and floor plans. However, the ground level and finished floor levels are shown on the elevational drawings.

The deficiencies in the drawings provided by the Applicant are not significant enough to prevent a complete assessment of the proposed development and it is considered that, should the Planning Authority be minded to Grant Permission for the proposed development, corrected drawings can be provided by way of **CONDITION**.

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Assessment

The main issues for assessment relate to:

- Zoning and Council Policy
- Residential and Visual Amenity
- Green Infrastructure
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity'*
A house extension (residential development) is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out in the South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide 2010.

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 2022-2028 and the South Dublin County Council House Extension Design Guide (2010).

Two Storey Side Extension

A two storey side extension projecting approximately 4m out from the side (eastern) elevation of the existing dwelling with a length of approximately 8.55m and a hipped roof profile with an approximate ridge height of 7.97m.

The height of the proposed two storey extension matches the height of the existing dwelling's ridgeline height. It is noted that the proposal includes an alteration to the existing roof profile resulting in a change from the existing half hipped profile to a fully hipped profile. Such an amendment to an existing roof profile would not usually be acceptable to the Planning Authority however, in this instance it is considered acceptable having regard to the receiving context of the subject site which includes a hipped profile to the adjacent property at No. 12 Earlsfort Lawn as altered under SD06B/0294. The Planning Authority is satisfied that the proposed alterations to the roof profile would not have a significant impact on the visual and residential amenity of the subject site, adjacent properties or the surrounding streetscape.

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The front elevation of the proposed two storey extension matches the existing front building line and includes the following fenestration:

- Front Elevation – 1 No. window at ground floor level, 1 No. window at first floor level of the proposed two storey side extension.
- Rear Elevation – 1 No. glazed patio doors to the single storey rear extension, 1 No. rooflight in the rear pitch of the sloped roof profile of the single storey rear extension, 1 No. additional window at first floor level of the rear elevation to the proposed two storey side extension.

The proposed fenestration of the extension is considered to integrate cohesively with the existing house and the surrounding area and would not have a negative impact on the visual and residential amenities of the area.

In general, the proposed two storey side extension adheres to the content of the South Dublin County Council House Extension Design Guide (2010). However, the following extracts are of note:

'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.

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

Avoid the use of prominent parapet walls to the top of side extensions.'

Having regard to the above outlined extracts from the House Extension Design Guide (2010), a number of concerns arise in relation to the proposed two storey side extension:

The proposed two storey side extension appears to directly adjoin the western boundary with No. 10 Earlsfort Lawn. There appears to be a single storey shed type structure situated in the rear garden of No. 10 Earlsfort Lawn directly abutting the party boundary with the subject site. It is considered that in order to protect ensure that the proposed extension remains subservient to the host property, an appropriate setback should be provided. In this regard, the proposed two storey side extension should be re-designed to provide at least a 500mm setback from the front elevation. The Planning Authority is satisfied that this can be achieved by way of a **CONDITION** requiring amended drawings to be provided prior to the commencement of development.

- It is noted that the two storey side extension includes a parapet wall with an approximate height of 5.88m. Having regard to the content of the House Extension Design Guide, it is considered that this prominent parapet wall should be removed and replaced with a gable

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to the eaves of the newly formed hipped roof profile. The Planning Authority is satisfied that this can be achieved by way of a **CONDITION** requiring amended drawings to be provided prior to the commencement of development.

Rear Extension

The proposal includes a single storey extension to the rear projecting approximately 3m out from the rear elevation of the proposed two storey side extension and spanning a width of approximately 4m with a sloped roof profile with a maximum height of approximately 3.4m and an approximate eaves height of 2.3m.

The proposed rear extension appears to directly adjoin the party boundary with No. 10 Earlsfort Lawn to the west. In this regard, the following extract from the South Dublin House Extension Design Guide (2010) is of note:

'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 approximate eaves height of 2.3m, it is considered that the proposed single storey rear extension adheres to the content of the House Extension Design Guide and would not have a significant overbearing impact on adjacent properties.

The proposed single storey rear extension matches the building line and roof profile of the existing single storey rear projection.

It is considered the proposal would not be significantly injurious to the amenities of the area. No undue issues of overshadowing are envisaged having regard to the north facing aspect of the rear gardens along Earlsfort Lawn and the shed structure located adjacent to the boundary within the property of No. 10 Earlsfort Lawn. The proposed rear extension provides for an enlarged lounge area with 1 No. glazed patio doors to the rear elevation and 1 No. rooflight in the rear pitch of the sloped roof profile.

According to the drawings provided by the Applicant approximately 75 sq. m private amenity space remains, thus the minimum private open space requirement is achieved for a house of this size as outlined in Table 3.20 of the Development Plan. Overall, it is considered that the proposed single storey rear extension would not have an adverse impact on the visual and residential amenity of the subject site and adjacent properties.

Green Infrastructure

The subject site is not located within a Core Area or Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028). However, the subject site is located adjacent to the L3 Griffeen - M50 Secondary GI Link. The

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development will increase the floorplate of the dwelling, however, will not result in the loss of any grassland or permeable surfaces as the area where the extension is proposed is comprised of existing hardstanding paving. In this regard, there would be little impact to the existing green infrastructure network and a limited impact in terms of additional runoff from the site.

The applicant has not indicated any detailed design of Sustainable urban Drainage Systems. In this regard, should the Planning Authority be minded to Grant Permission for the proposed development, a **CONDITION** should be attached requiring the applicant to submit SuDS proposals for the written agreement of the Planning Authority prior to the commencement of development.

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 relating to water supply, surface water and foul water drainage.

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 an extension to 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.

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Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension	67.6 sq m
Previous Extension	15 sq m
Assessable Area	42.6 sq m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension	67.6 sq m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0262 Ha

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 extension would be in compliance with Council policy in relation to extensions to dwelling houses.

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.

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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. Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
 - (a) Revised site layout and floor plans that clearly demonstrate the levels/contours relative to ordnance survey or equivalent data.
 - (b) Revised plan, sectional and elevational drawings which demonstrate the provision of 500mm setback at first floor level from the front elevation.
 - (c) Revised plan, sectional and elevational drawings which demonstrate the omission of the prominent parapet wall to the two storey side extension and its replacement with a gable wall which meets the eaves line of the roof profile.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. Prior to the commencement of Development the Applicant is required to submit the following information regarding the Drainage and Water Services Infrastructure to the Planning Authority:
 - (i) A report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
 - (ii) 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.
 - (iii) Should a soakaway prove not to be feasible, then the applicant shall submit the following:
 - Soil percolation test results demonstrating a soakaway is not feasible
 - A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features

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(iv) Demonstrate the inclusion of water butts as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development.

The above information shall be submitted for the written agreement of the Planning Authority, prior to the commencement of development.

REASON: In the interests of the proper planning and sustainable development of the area

4. (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

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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.

5. The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works pertaining to retention of the gate. Commencement of development should not be permitted without adequate protective fencing being in place. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan.

REASON: In the interests of protecting the existing street tree.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €4,451.27 (four thousand four hundred and fifty one euros and twenty seven 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

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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.

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/0285

LOCATION: 11, Earlsfort Lawn, Ronanstown, Lucan, Co Dublin, K78 FW94

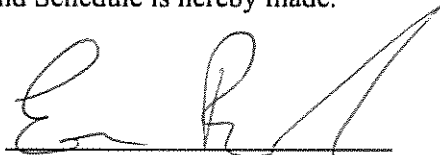
Colm Harte

**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:

16/8/22


Eoin Burke, Senior Planner