

Comhairle Chontae Atha Cliath Theas

PR/1055/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0142 **Application Date:** 08-Apr-2022
Submission Type: Additional **Registration Date:** 21-Jul-2022
Information

Correspondence Name and Address: CDP Architecture 4, The Mall, Main Street, Lucan, Co. Dublin

Proposed Development: Demolition of existing single storey extension to rear and side garage. Construction of a 2 storey extension at front and side creating an additional bedroom with ensuite. A single storey extension to the rear with velux roof lights increasing floor area to the kitchen and dining room. Conversion of the existing attic with 2 velux windows and dormer window. All associated landscaping, site development works and drainage

Location: 53 Butterfield Close, Rathfarnham, Dublin 14.

Applicant Name: Roisin and Chris Cadden

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.02861Hectares.

Site Description:

The subject site is oriented slightly on the bend of a road at Butterfield Close and contains an existing two storey, semi-detached dwelling with front and rear garden. The streetscape is characterised by two storey dwellings of similar form and appearance. Dormer windows are not prevalent in the immediate area.

Proposal:

- Demolition of existing single storey extension to rear and side garage.
- Construction of a 2 storey extension at front and side creating an additional bedroom with ensuite.
- A single storey extension to the rear with
- velux roof lights increasing floor area to the kitchen and dining room.
- Conversion of the existing attic with 2 velux windows and

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- dormer window. All associated landscaping, site development works and drainage

Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity.'

Consultations:

Surface Water Drainage – No objections subject to conditions.
Irish Water – No objections subject to conditions.
Roads - Additional Information Requested.
SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

S00B/0106 – **Grant Permission** - Conversion of existing garage to sitting room, with alterations to front elevation and single storey extension to rear.

Adjacent sites:

SD18B/0169 - 55, Butterfield Close, Rathfarnham, Dublin 14. **Grant Permission** for Two storey side extension and single storey front and rear extensions, internal alteration and a widening of the front driveway entrance.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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Policy H18 Residential Extensions:

- It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Policy H18 Objective 2:

- To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

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

Side extensions:

- 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.
- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- 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.*

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).

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

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Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising a front, side and rear extension with dormer window is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity,' subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

Residential & Visual Amenity

Front Extension

The proposal has a 1.16m projection and links with the side extension via a flat roof, contemporary in style and consistent with the immediate area's existing development. In addition, the proposal is consistent with the guidance set out in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010).

Side Extension

The proposed two-storey side extension is built above the existing ground floor garage and projects from the gable elevation by 2.9m to the front and 3.2m to the rear in a northerly direction. The subject gable extension is conducive and seamless to its site in terms of scale, size and context to the main dwelling. The proposed front roof elevation has a bay fronted apex that enables separation and subservience to the primary residence. The first-floor gable proposal is built within the existing footprint of the ground floor garage and shall cause no undue overbearing impact or overshadow the neighbouring property to the north.

It is noted that an existing first-floor extension has already been constructed at No.52 Butterfield Close to the north, and the subject first-floor extension at No.53 would now be flush and create an overall terraced effect with the adjacent property rendering a significant imbalance to the set of semi-detached dwellings on this established road. The Planning Authority considers that this perceived imbalance may be overcome by setting the building line of the first-floor side extension back away from the original building line by a minimum of 0.5m. Accordingly, the applicant shall modify by **condition** the first floor according to the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010).

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Rear Extension

The proposed single-storey rear extension projects 5.7m from the rear building line, is 6.9m in width and would be located abut with the shared boundary walls with the neighbouring property to the north of the site. It is considered the pitched roof proposal with four skylights has been built within the footprint of the previous demolished extension and would not be significantly injurious to the amenities of the adjacent properties. Concern is maintained in relation to height of the rear extension, as the apex of the roof would project above the window cill level of the rear first floor windows above. It is recommended at the height of this element be reduced by a request for further information. Subject to this amendment No undue issues of overshadowing are envisaged. The minimum private open space requirement is comfortably achieved for a four-bedroom house. It is considered to provide sufficient residential amenities for future occupants and, therefore, consistent with the Development Plan provisions.

Rear Dormer Windows

The scale, bulk, and design of the proposed flat-roofed rear dormer windows are considered excessively large at a combined 6.8m width and would be visually dominant in their present proposed state. The Planning Authority would request, by **Additional Information**, that the design is revised to provide a single, centrally placed dormer window that is set back appropriately from the side and rear eaves. It is considered that a revised proposal with a reduced scale and bulk would be consistent with the zoning objective, which seeks to 'To protect and/or improve Residential Amenity' under the South Dublin County Council Development Plan 2016-2022.

Front Velux Windows / Attic conversion

The front Velux window would not adversely impact the residential amenity of adjacent dwellings by overlooking.

The conversion of the existing attic would provide an acceptable balance between the adaptable re-design of the house and providing accommodation that meets the needs of families so that the life cycle and use of that building can continue. A **note** shall attach that the attic conversion adheres to building regulations.

Roads and Access

The Roads Department report states Additional Information subject to the following:

It is proposed that the building line of the dwelling would move towards the road a distance of 1170mm. This would reduce the established parking area to the front and would also change the arrangement for cars accessing and egressing the entrance. A drawing illustrating these changes accompanied by an AutoTRAK drawing showing 2 cars accessing/egressing the site, and 2 parked cars will be required.

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Roads recommend that additional information be requested from the applicant:

Applicant to submit a drawing with:

- proposed parking arrangements for two cars as a result of the new build
- dimensions between the front wall and the new build (Roads Dept generally require 6m clearance from front wall to front building line of house)
- dimension between old and new building line

Applicant to submit an AutoTRAK drawing showing safe access and egress from front of site. Having regards to the parking requirements of the subject dwelling coinciding with the proposed development, it is deemed that **Additional Information** shall be sought.

Services & Drainage

Regarding surface water drainage and flood risk, the Water Services has no objections subject to the applicant submission of site-specific soil percolation test results, design calculations and dimensions to demonstrate that the proposed soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design prior to Include water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development.

It is deemed that prior to the commencement of development, the applicant/developer will be requested to submit the above requirements in full for the written agreement of the Planning Authority by **condition**.

Irish Water states no objection subject to the attachment of standard **conditions** related to Irish Water codes and practice. This is considered appropriate.

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 of an attic conversion, dormer window and change of roof profile.

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.

Environmental Impact Assessment

Having regard to the modest nature of the development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising

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from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Side/Rear Extension/Attic:	89.24 sq.m
Demolished rear extension (Habitable):	22 sq.m
Assessable Area:	71.24 sq.m

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	89.24 sq.m
Land Type: Urban Consolidation.	
Site Area:	0.02861 Hectares.

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 additional information should be sought to ensure the development is in compliance with Council policy in relation to extensions to dwelling houses.

Recommendation

Further Information

Further Information was requested on 02nd June 2022
Further Information was received on 21st July 2022

Consultations:

Roads - No Objections subject to conditions.

Submissions/Observations

None received for this application.

The Further Information requested is as follows:

1. Dormer Windows.

The scale, bulk, and design of the proposed flat-roofed rear dormer windows are excessively large and not compliant with the South Dublin Design Guidance. Therefore, the applicant is requested to submit revised elevational and cross-sectional drawings that clearly demonstrate compliance with the County Development Plan policy. In this regard, the applicant is requested to:

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- (i) Revise the design to provide a single, centrally placed dormer window.
- (ii) set the dormer window back appropriately from the side and rear eaves of the existing dwelling to demonstrate that the rear dormer complies with the South Dublin County Council Development Plan 2016-2022 House requirements Design Guidance.

2. Roads

The proposed development would reduce the established parking area to the front and would also change the arrangement for cars accessing and egressing the entrance.

The Applicant is requested to submit the following drawings:

- (i) proposed parking arrangements for two cars as a result of the new build.
- (ii) dimensions between the front wall and the new build (Roads Dept generally require 6m clearance from front wall to front building line of house)
- (iii) dimension between old and new building line
- (iv) Applicant to submit an AutoTRAK drawing showing safe access and egress from front of site.

3. The scale, bulk, and design of the proposed first floor side and rear ground floor extensions are excessively large and not compliant with the South Dublin Design Guidance. Therefore, the applicant is requested to submit revised elevational and cross-sectional drawings that clearly demonstrate compliance with the County Development Plan policy. In this regard, the applicant is requested to:

- (a) Setback the first-floor side extension, from the front elevation of the of the existing dwelling by 500mm at first floor level only;
- (b) Reduce the height of the rear extension so that the apex of the roof does not project above the window cill level of the rear first floor windows of the existing dwelling;

Item 1

Dormer Windows.

The scale, bulk, and design of the proposed flat-roofed rear dormer windows are excessively large and not compliant with the South Dublin Design Guidance. Therefore, the applicant is requested to submit revised elevational and cross-sectional drawings that clearly demonstrate compliance with the County Development Plan policy. In this regard, the applicant is requested to:

- (i) Revise the design to provide a single, centrally placed dormer window.
- (ii) set the dormer window back appropriately from the side and rear eaves of the existing dwelling to demonstrate that the rear dormer complies with the South Dublin County Council Development Plan 2016-2022 House requirements Design Guidance.

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Assessment

The applicant has submitted drawings from *CDP Architecture* dated the *19th of June 2022*.

The applicants indicated the following amendments on the resubmitted drawings titled '*Proposed East Elevation & Contextual Elevation*'

- (i) a single, centrally placed dormer window.
- (ii) has set the dormer window back a minimum of 3 tile courses from the rear eaves of the existing dwelling, and now demonstrate that the rear dormer complies with the requirements of the South Dublin County Council Development Plan 2016-2022 House Design Guidance.

Item 2

Roads

The proposed development would reduce the established parking area to the front and would also change the arrangement for cars accessing and egressing the entrance.

The Applicant is requested to submit the following drawings:

- (i) proposed parking arrangements for two cars as a result of the new build.
- (ii) dimensions between the front wall and the new build (Roads Dept generally require 6m clearance from front wall to front building line of house)
- (iii) dimension between old and new building line
- (iv) Applicant to submit an AutoTRAK drawing showing safe access and egress from front of site.

Assessment

The Roads Department have assessed the above (i)(ii)(iii) and (iv). The applicant has submitted drawings from *CDP Architecture* dated the *19th of June 2022* and *Once Consultant Engineers, Titled Auto TRAK* dated the *July 2022*.

The Roads Department is satisfied with the applicant's submitted documents and Item 2 is now considered acceptable.

Item 3

The scale, bulk, and design of the proposed first floor side and rear ground floor extensions are excessively large and not compliant with the South Dublin Design Guidance. Therefore, the applicant is requested to submit revised elevational and cross-sectional drawings that clearly demonstrate compliance with the County Development Plan policy. In this regard, the applicant is requested to:

- (a) Setback the first-floor side extension, from the front elevation of the of the existing dwelling by 500mm at first floor level only;
- (b) Reduce the height of the rear extension so that the apex of the roof does not project above the window cill level of the rear first floor windows of the existing dwelling;

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Assessment

The applicants indicated the following amendments on the resubmitted drawings titled '*Proposed East Elevation & Contextual Elevation.*'

(a) The applicant has given a rationale and refers directly to examples set out in the Housing Extension Guidelines and refers to neighbouring properties under SD18B/0407 that a forward projection of 600mm can justify a terraced effect from the first-floor side extension as opposed to a recess of a 500mm, from the front elevation of the existing dwelling at first-floor level only; this is considered acceptable.

(b) the applicant has reduced the height of the rear extension so that the apex of the roof does not project above the window cill level of the rear first-floor windows of the existing dwelling and now demonstrates that the rear extension complies with the requirements of the South Dublin County Council Development Plan 2022-2028 House Design Guidance.

Conclusion

The Planning Authority considers that the proposal is now consistent with the requirements of the County Development Plan or the guidance set out in the South Dublin County Council House Extension Design Guide (2010) in respect of rear extensions. Therefore, the proposed design is deemed to be acceptable. Accordingly, a grant of planning permission is recommended.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Side/Rear Extension/Attic:	89.24 sq.m
Demolished rear extension (Habitable):	22 sq.m
Assessable Area:	49.24 sq.m

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	89.24 sq.m
Land Type: Urban Consolidation.	
Site Area:	0.02861 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, in this instance, be in accordance with the proper planning and sustainable development of the area.

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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 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 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, and as amended by Further Information received on 21/07/2022, 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) 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

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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 noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

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3. Surface Water.

1.1 Prior to commencement of development, the applicant is required to submit site specific soil percolation test results, design calculations and dimensions to the Planning Authority for written agreement to demonstrate that the proposed soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

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

In the event that the proposed soakaway is not feasible in accordance with BRE Digest 365 – Soakaway Design, the applicant shall submit the following for the written agreement of the Planning Authority:

- i) Soil percolation test results demonstrating a soakaway is not feasible
- ii) A revised surface water layout drainage drawing for the development showing the inclusion of the following SuDS (Sustainable Drainage Systems) features

1.2 Include water butts as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development.

(a) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.

(b) The applicant shall include water butts as part of Sustainable Drainage Systems (SuDS) for the development.

(c) 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, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision

4. 1. The boundary walls at both 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.

2. The existing vehicular access point shall be limited to a width of maximum 3.5m wide for the proposed development.

3. If applicable, footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width

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of the proposed widened driveway entrance.

4. Any gates shall open inwards and not out over the public domain.

5. 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.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5,145.09 (five thousand one hundred and forty five euros and nine 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.

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.

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

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REG. REF. SD22B/0142

LOCATION: 53 Butterfield Close, Rathfarnham, Dublin 14.

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:

17/8/22

Eoin Burke

Eoin Burke, Senior Planner