

**An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department**

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**Darren Murphy,  
Blueprint Developments  
49, Killakee Lawns  
Firhouse  
Dublin 24  
D24XRN3**

**NOTIFICATION TO GRANT PERMISSION  
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

Final Grant Order No.:	<b>0309</b>	Date of Final Grant:	<b>11-Mar-2022</b>
Decision Order No.:	<b>0079</b>	Date of Decision:	<b>18-Jan-2022</b>
Register Reference:	<b>SD21A/0308</b>	Date:	<b>15-Nov-2021</b>

**Applicant:** Gerald & Siobhan McKenna

**Development:** Amendments to granted planning permission SD20A/0185 to reduce the width of proposed dwelling due to site conditions; to alter proposed main roof to comply with the updated contiguous elevation; revise window positions on all elevations to match the existing dwelling.

**Location:** 46, Heatherview Road, Aylesbury, Tallaght, Dublin 24.

**Time extension(s) up to and including:**

**Additional Information Requested/Received:** /

A Permission has been granted for the development described above, subject to the following conditions.

**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 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. Previous Permission.
  - (a) This permission shall expire upon the expiry of permission Reg. Ref. SD20A/0185, subject to any extension thereof.
  - (b) The conditions attached to the permission referenced in part (a) shall apply, save as may be required by conditions attached hereto or where amended as per the description of this development.  
REASON: To specify the date on which the permission shall expire and clarify the conditions

attached to the development.

3. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate the following:

The roof of No. 46 shall be reconfigured such that a single roof with 'Dutch' hips sits over both the proposed and existing house, with a ridge level matching that of No. 44 (the neighbouring house to the north).

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €13,740.44 (thirteen thousand seven hundred and forty euros and forty four 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 contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

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 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.


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: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

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; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto [www.localgov.ie](http://www.localgov.ie) and click on BCMS link.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

  
\_\_\_\_\_ 15-Mar-2022  
*for Senior Planner*