

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

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

Final Grant Order No.:	0309	Date of Final Grant:	11-Mar-2022
Decision Order No.:	0106	Date of Decision:	24-Jan-2022
Register Reference:	SD21A/0319	Date:	19-Nov-2021

Applicant: Heatherbrook Homes WCL Ltd.

Development: Amendments to previously permitted development located within the attendant grounds of Whitechurch Lodge, Whitechurch Road, Rathfarnham Ref SD16A/0445 granted permission on the 18/09/17, Westerly House granted permission by An Bord Pleanála PL06S.248229, further amendments Ref SD21A/0005 granted permission 26/07/21), Whitechurch Lodge is a Protected Structure; the development consists of amendments to the design of detached House No 11 Glinbury (located to the west of Whitechurch Lodge) as follows - changes in materials to elevations; minor alterations to window and door opes; the proposed changes are limited to these, there will be no change to the permitted floor area, heights etc.

Location: 11, Glinbury, Grounds of Whitechurch Lodge, Whitechurch Road, Rathfarnham, Dublin 16

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 Permissions.

The conditions attached to Reg. Refs. SD15A/0211, SD16A/0445 and SD21A/0005 shall continue to apply, save as may be required by conditions attached hereto or where amended as per the description of this development.

REASON: To clarify the conditions attached to the development.

3. That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition Nos. 14 of Register Reference SD21A/0005, arrangements to be made prior to commencement of development.

REASON: It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

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.

- (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 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.


for Senior Planner

15-Mar-2022