

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

Rory Kissane,
McGrane & Partners
Paradigm House
Dundrum Office Park
Dublin 14

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

Final Grant Order No.:	0367	Date of Final Grant:	24-Mar-2022
Decision Order No.:	0166	Date of Decision:	07-Feb-2022
Register Reference:	SD21A/0132	Date:	10-Jan-2022

Applicant: Conor Broderick
Development: Retention of 2 apartments previously used as a two storey retail premises comprising a 1 one bedroom apartment at ground floor level and 1 two bedroom apartment at first floor level; Permission for internal amendments and minor elevational alterations at first floor level to the southern and western elevations along with proposed new bin storage, bicycle parking and all other ancillary site development works.
Location: Millstone House, Old Nangor Road, Clondalkin, Dublin 22

Time extension(s) up to and including:

Additional Information Requested/Received: 19-Jul-2021 / 10-Jan-2022

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

Conditions and Reasons:

1. Development to be in accordance with submitted plans and details.
The proposed development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, and as amended by Further Information received on 10th January 2022, within 6 months of the grant of permission, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Modifications to First Floor Unit - One-Bedroom Only
 - (i) Permission is hereby granted for two one-bedroom dwelling units only. For clarity, one one-bedroom dwelling unit shall be on the ground floor and one one-bedroom dwelling unit shall be on the first floor.

(ii) The first-floor dwelling unit shall be modified as follows:

(a) The rear (south) bedroom (Bedroom 2) shall be omitted.

(b) The area left by the omission of the rear (south) bedroom (Bedroom 2), required under Item ii) a. shall be fully incorporated within the living/dining/kitchen area of the first-floor dwelling unit and shall remain free from the construction of internal walls. For clarity the living/dining/kitchen area shall be directly accessible to the 8.5sqm rear southern balcony.

(c) A roof light shall be placed in the roof directly over the Shower Room/WC.

(iii) Revised drawings clearly showing all modifications required under Item ii) shall be submitted to the Planning Authority within 6 months of this permission, for placement on the public planning file.

REASON: In the interests of providing residential amenity and in the interests of proper planning and sustainable development of the area.

3. Restriction on Use and Occupancy.

The residential units (ground floor, one-bedroom unit and first floor, one-bedroom unit) shall be used and occupied as single dwelling units for residential purposes and shall not be subdivided or used for any commercial purposes, (including short-term letting).

REASON: To prevent unauthorised development.

4. Drainage.

(a) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(c) The applicant shall include SuDS (Sustainable Drainage Systems) in proposed development such as permeable paving and other such SuDS.

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.

5. Irish Water Connection Agreement.

Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

6. Environmental Health.

(a) No heavy / noisy construction equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any work outside of these hours shall only be permitted following a written request to the Planning Authority and 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 unwanted noise outside the hours stated above.

(b) Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance affecting a person in any premises in the neighbourhood.

(c) Noise due to the normal operation of the proposed development, expressed as Laeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night

shall be avoided irrespective of the noise level.

(d) During the construction 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.

(e) A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance.

(f) The applicant shall put in place a pest control contract for the site for the duration of the construction works. During the operational phase of the development pest control measures must be also be taken to prevent harbourage and food sources for rodents.,

(g) The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity.

REASON: In the interests of sustainable development.

7. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €15,046.56 (fifteen thousand and forty six euros and fifty six 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 Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

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: 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.

- (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

25-Mar-2022