

South Dublin County Council
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.:	0422	Date of Final Grant:	13-Apr-2022
Decision Order No.:	0283	Date of Decision:	02-Mar-2022
Register Reference:	SD21A/0301	Date:	03-Feb-2022

Applicant: Woodlawn Building Services Ltd.

Development: Additional floor area of 82sq.m ground floor and 35sq.m first floor to allow reconfiguration of 4 double rooms to 8 single rooms, new ground floor storeroom and enclosing fire exit stairs; relocation of 8 car parking spaces to extended existing car park; all associated site works; proposed material finishes to match previously approved changes to previously granted permission SD20A/0153.

Location: Millbrook Manor Nursing Home, Slade Road, Saggart, Dublin, D24A9RY

Time extension(s) up to and including:

Additional Information Requested/Received: 07-Jan-2022 / 03-Feb-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 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 the 3rd of February 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. Previous Permission
All conditions attached to the permission granted under Reg. Ref. SD20A/0153 to which this application will have the effect of creating modifications to, shall apply, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the previous permission.

3. Landscaping.

(a) Landscape/Planting Plan

Prior to the commencement of development the applicant/developer shall provide a fully detailed landscape and planting plan(s) for the proposed development for the written agreement of the Planning Authority. The plan(s) should provide the following information:

- Additional soft landscaping and planting at the front of the site including around the front car parking area.
- Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate.
- Implementation timetables.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022

(b) Implementation of Landscape/Planting Plan

Within 6 months of the commencement of development or during the first planting season after the commencement of development the proposed planting proposals which is to include tree and hedgerow planting shall be completed. Written confirmation (with supporting photographic evidence) confirming that the tree planting and landscaping scheme has been implemented in full shall be submitted to the Planning Authority.

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022.

(c) Tree and Hedgerow Bond

Prior to the commencement of any permitted development or any related construction activity or tree felling on the site, the applicant/developer shall lodge a Tree and Hedgerow Bond to the value of €5,000 with the Planning Authority. This is to ensure the protection of the existing boundary hedge and trees to be retained. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the hedges/trees proposed for retention are alive, in good condition with a useful life expectancy.

REASON: to ensure the protection, safety, prudent retention and long-term viability of trees to be retained on and immediately adjacent to the site in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016

4. Parking

The applicant shall provide 5% of all vehicular parking spaces for mobility impaired users, and 10% vehicular parking spaces to be equipped with electrical charging points.

REASON: In the interest of sustainable transport.

5. Flooding

All floor levels shall be a minimum of 500mm above the highest known flood level for the site.

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

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €11,554.92 (eleven thousand five hundred and fifty four euros and ninety two 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.

7. That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition Nos. 13 of of Register Reference SD20A/0153, 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 requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

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

14-Apr-2022