

# Comhairle Chontae Atha Cliath Theas

**PR/1314/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22B/0374      **Application Date:** 24-Aug-2022  
**Submission Type:** New Application      **Registration Date:** 24-Aug-2022

**Correspondence Name and Address:** Dominick Comerford Architect 13, Beaufield Park, Stillorgan, Co. Dublin

**Proposed Development:** Demolition of existing and construction of new porch to front with pitched roof (b) construction of new single storey flat roof extension to rear with roof light (c) attic conversion with dormer to rear and velux type windows to front (d) associated internal alterations, drainage and external works.

**Location:** 57, Rathfarnham Wood, Dublin 14

**Applicant Name:** Louise & Trevor Connolly

**Application Type:** Permission

### **Description of Site and Surroundings:**

Site Area: stated as 0.01763 hectares on application form.

### **Site Description:**

The subject site is located in the Rathfarnham Wood residential estate and is located mid-terrace on a cul-de-sac road. The site contains a two-storey, terraced dwelling. The subject dwelling is set back slightly from the building line of the adjoining dwelling to the north No.56 but is on the same building line as the adjoining dwelling No.58 to the south. The roof profile is pitched, and the finish of the front elevation is brick. The dwellings in the immediate residential area are characterised by dwellings of a similar scale and design. Evidence of front porch and rear extension development is apparent in the surrounding residential areas.

### **Proposal:**

The proposed development is for the following:

- Demolition of existing and construction of new porch to front with pitched roof.
- Construction of new single storey flat roof extension to rear with roof light,
- Attic conversion with dormer to rear and velux type windows to front
- Associated internal alterations, drainage and external works.

### **Zoning:**

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

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### **Consultations:**

Surface Water Drainage -	No report received at time of writing.
Irish Water -	No report received at time of writing.
Parks –	No comments/objections
Roads –	No objections

*SEA Sensitivity -* No overlap with relevant layers

### **Submissions/Observations /Representations**

Submission expiry date – 27/9/2022  
No submissions or observations were received.

### **Relevant Planning History**

#### ***Subject site***

None identified on APAS.

#### ***Adjacent sites***

SD07B/0462 - 59, Rathfarnham Wood, Dublin 14  
New porch.

#### **Grant Permission.**

S00B/0335 - 50 Rathfarnham Wood, Rathfarnham, Dublin 14.  
Single storey domestic extension to side and rear.

#### **Grant Permission.**

SD18B/0221 - 73, Rathfarnham Wood, Rathfarnham, Dublin 14  
Attic conversion with 2 'Velux' roof lights in rear slope of roof, with dormer roof windows on both hipped roofs at side gables, all at attic level.

#### **Grant Permission.**

SD10B/0477 - 77, Rathfarnham Wood, Dublin 14  
Dormer roof & window built onto existing hip on side of roof at attic level to give access to existing attic conversion.

#### **Grant Permission for Retention.**

### **Relevant Enforcement History**

None identified for subject site on APAS.

### **Pre-Planning Consultation**

None identified on APAS for subject site.

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### **Relevant Policy in South Dublin County Council Development Plan 2022 – 2028**

*Policy GI1: Overarching*

*GI1 Objective 4:*

*To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.*

*Policy GI2: Biodiversity*

*GI2 Objective 4:*

*To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.*

*Policy GI4: Sustainable Drainage Systems*

*GI4*

*Objective 1:*

*To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.*

*Policy QDP7: High Quality Design – Development General*

*Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.*

*Policy QDP11: Materials, Colours and Textures*

*Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.*

*Policy H11: Privacy and Security*

*Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.*

*Policy H14: Residential Extensions*

*Support the extension of existing dwellings subject to the protection of residential and visual amenities.*

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### *H14 Objective 1:*

*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 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

### *Policy E3: Energy Performance in Existing and New Buildings*

*Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.*

#### *12.3.1 Appropriate Assessment*

#### *12.3.1 Ecological Protection*

#### *12.3.2 Environmental Impact Assessment*

#### *12.4.1 Green Infrastructure Definition and Spatial Framework*

#### *12.4.1 Green Infrastructure and Development Management*

#### *12.5 Quality Design and Healthy Placemaking*

#### *12.5.2 Design Considerations and Statements*

#### *12.5.3 Density and Building Heights*

#### *12.6 Housing - Residential Development*

#### *12.6.7 Residential Standards*

#### *12.6.8 Residential Consolidation*

### ***Extensions***

*The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.*

#### *12.7.4 Car Parking Standards*

*Table 12.26: Maximum Parking Rates (Residential Development)*

#### *12.11.1 Water Management*

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### South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including porches, side and rear extensions.

#### Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it;*
- *Incorporate energy efficient measures where possible*

#### Porches

- *A porch with a solid appearance (i.e., a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.*
- *A simple porch structure with a more lightweight appearance (i.e., a greater proportion of glazing to brickwork or render) and either a flat roof or a shallow pitch of 30° or less will be appropriate for a modern house with either a flat or shallow pitch roof and strong horizontal lines e.g., wide windows.*
- *Where a house has an arched or other distinctly decorative entrance, it is best to design a porch structure that will enhance and reveal rather than obscure it.*
- *Avoid the use of fussy decorative details and features not typical of the house.*

#### Rear extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *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*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

#### Attic conversions and dormer windows

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch. Locate dormer windows as far back as possible from the eaves line (at least three tile courses). Relate dormer windows to the windows and doors below in alignment, proportion and character.*

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- In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house

### **Relevant Government Guidelines**

- *Project Ireland 2040 National Planning Framework, Government of Ireland, (2018). Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).*
- *Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009).*
- *Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).*
- *Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).*
- *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).*
- *OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).*

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council policy
- Residential and visual amenity
- Surface water and drainage.
- Access and Roads
- Park
- Green Infrastructure
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

### ***Zoning and Council Policy***

The site is located in an area which is zoned RES 'To protect and/or improve residential amenity'. The proposed residential development comprising of an attic conversion incorporating a dormer window extension to the rear, new porch to the front and new single storey extension to the rear is permitted in principle, subject to its design being in accordance with the relevant provisions in the Development Plan.

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### ***Residential and Visual Amenity***

#### **New Porch to the front**

The current porch on the subject dwelling extends c1.3m from the front building line where it reaches the front building line of No.56 the adjoining dwelling. The porch is 2m in width and serves as an entrance lobby. It is proposed to demolish the existing and replace with a porch that extends c 2.4m from the front of the building line of the subject dwelling which would not be consistent with the guidance in the house extension design guide 2010, however in this case, due to the subject dwelling being recessed by c1.3m from the building line of the neighbouring dwelling, the porch will extend c1.1m from the front building line of the neighbouring dwelling No.56 which would be within the limit (1.5m) noted in the design guide 2010. This is deemed acceptable in this case and would not lead to an overbearing or have a negative impact on the visual amenity of the area. It is proposed that the porch would have a pitched roof with ridge height of 3.2m and eaves height of 2.4m. This is deemed acceptable and similar type porch with pitch roof is evident in the cul-de-sac (No.59). The use of matching materials on the finish of the porch in relation to the brick and tile course is acceptable and will be consistent with that of the surrounding dwelling and not injure the visual amenity of the area.

#### **Flat roof extension to the rear**

The proposal includes a rear single storey extension with a flat roof. The rear extension would be approx. 3.0m in height at parapet level. The South Dublin House Extension Design Guide 2010 states that rear extensions should 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. The proposed extension would not be visible from the public road or area and would be in compliance with the guidance set out.

The extension would extend approx. 4.9m from the rear building line and provide for a kitchen/dining room. The width of the extension would be c6.3m.

It is considered the subject proposal would not be significantly injurious to the amenities of the adjacent properties. No undue issues of overshadowing are envisaged. The minimum private open space requirement is achieved for a three-bedroom house and is considered a sufficient residential amenity for future occupants. It, therefore, would be consistent with the Development Plan provisions.

#### **Attic conversion and dormer extension to rear**

The development would involve the construction of a flat roof rear dormer extension. The House Extension Design Guide recommends that dormers are set at least 100mm from the ridge of the roof and at least three tile courses from the eaves. The dormer extension would be at least four tile courses from the eaves of the existing dwelling and would be 261mm from the ridge of the roof on existing dwelling. The rear dormer is also setback from the sides of the roof. (0.7m and 1m).

The rear dormer would be setback approx. 12.1m from the rear boundary. This rear boundary adjoins the rear garden of No.68 Rathfarnham Wood and is located c23m from the rear building

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line and windows of No.68. It is considered that the rear dormer window would not lead to unacceptable overlooking on neighbouring properties and is in accordance with Section 12.6.7 Residential Standards in relation to separation distances in the Development Plan.

The floor to ceiling height of the proposed attic conversion with dormer window is c2.2 and would consist of a bedroom with ensuite. Building regulations require the minimum ceiling height of 2.4m for a habitable room. This can be dealt with by way of **note** in the event of a grant of permission.

The proposed bedroom in the attic conversion would meet the minimum floorspace requirements of the County Development Plan and is deemed acceptable.

#### Velux Windows to the front

The proposed development would involve the insertion of 4no. velux type roof windows on the front elevation of the subject dwelling. There is no objection to the placement of the rooflights on the front roof slope.

In summary, the proposed development is considered to comply with the guidance set out in the South Dublin County Council House Extension Design Guide (2010) and would have an acceptable impact in terms of residential and visual amenity.

#### ***Surface water and Drainage***

In relation to surface water drainage and flood risk, no report was received from the water services department of the council, however, the relevant Irish Water service maps have been reviewed and it is considered that, should permission be granted for the proposed development, standard Drainage and Water Services **conditions** should be attached.

Irish Water have not submitted a report; however, the proposal is subject to the attachment of standard **conditions** related to Irish Water codes and practice. This is considered appropriate.

#### ***Access and Roads***

The roads department of the Council has reviewed the proposed development and have raised no objections. No changes are proposed to the access of the site therefore parking for one vehicle onsite will remain unchanged and not provide an issue to the local authority.

A minimum driveway length of 6m is required under the house extension design guide 2010 and this is achieved with a length of c7.1m and a width of c3m.

#### ***Parks***

The Public Realm Section of the council has reviewed the application for the subject site and has no specific observations or comments to make in relation to the proposed development.



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### ***Green Infrastructure***

The subject site is located within a Primary GI Corridor as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. The site is located in the Primary corridor Number 1: Dodder River Corridor. However, having regard to the nature and scale of the development which will not result in the significant loss of hedgerow, trees and or grassland, therefore a full GI Plan is not required for this application. It is considered that the application would be in accordance with Policy Objectives GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the CDP 2022-2028.

### ***Screening for Appropriate Assessment***

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves residential house extension including a porch, rear extension and attic conversion.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced 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.

### ***Screening for Environmental Impact Assessment***

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

Proposed development subject of this application is 31.2sqm.  
Assessable Area: 0sqm

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<b>Planning Reference Number</b>	SD22B/0374
<b>Summary of permission granted &amp; relevant notes:</b>	Demolition of existing and construction of new porch to front with pitched roof (b) construction of new single storey flat roof extension to rear with roof light (c) attic conversion with dormer to rear and Velux type windows to front (d) associated internal alterations, drainage and external works. 31.2sqm proposed - 40 sqm exemption still remains.
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). This exemption will not apply to development for which retention permission is sought.
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	104.49
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€104.87
<b>Area of Development (m2)</b>	31.2
<b>Amount of Floor area, if any, exempt (m2)</b>	31.2
<b>Total area to which development contribution applies (m2)</b>	0
<b>Total development contribution due</b>	€0.00

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential extensions	31.2
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.01763

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### **Conclusion**

Having regard to the

- provisions of the South Dublin County Council Development Plan,
- South Dublin County Council House Extension Design Guide (2010)
- the overall design and scale of the development proposed,

it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposed extension would be in compliance with Council policy in relation to extensions to dwelling houses.

### **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 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. (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

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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) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(iii) 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 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

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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.

The applicant shall propose Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance. In addition the applicant should consider the provision of Water butts as part of the SuDS proposals.

**REASON:** To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under SECTION 4.2.2. SUSTAINABLE WATER MANAGEMENT and other relevant policies in the South Dublin County Council Development Plan 2022-2028.

**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:** Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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

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/0374**

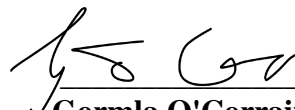
**LOCATION: 57, Rathfarnham Wood, Dublin 14**



**Deirdre Kirwan,  
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:** 18-10-22

  
**Gormla O'Corrain, Senior Planner**