

Ms. Adele Maguire
55 St. Peters Road
Walkinstown
Dublin 12

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

Final Grant Order No.:	1345	Date of Final Grant:	25-Oct-2022
Decision Order No.:	1160	Date of Decision:	14-Sep-2022
Register Reference:	SD22B/0338	Date:	22-Jul-2022

Applicant: Adele Maguire

Development: New vehicular entrance driveway with gate to front of existing house, including dishing of public footpath and associated site works.

Location: 55 St. Peters Road, Walkinstown, Dublin 12

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. Vehicular Access.
 - A. The vehicular access points shall be limited to a width of 3.5 meters.
 - B. Any gates shall open inwards and not out over the public domain.
 - C. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 - D. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
REASON: In the interests of traffic safety and amenity
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 all of the following amendments-

(a) The removal of the separate pedestrian access. Pedestrians and vehicles shall be served by the vehicular access.

(b) The driveway shall comprise permeable paving to ensure the provision of SuDS and mitigate the loss of grassland.

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

4. Irish Water Fire Hydrant

Prior to the commencement of development, the applicant shall engage with Irish Water to agree plans to amend the siting of the fire hydrant within the public verge outside the property boundary. The applicant shall submit a letter of consent from Irish Water for the works, along with any relevant drawings, for the written agreement of the Planning Authority.

REASON: To ensure the protection of Irish Water infrastructure

5. Tree Protection

The applicant shall ensure the protection of the existing street tree during the construction phase of development, providing relevant protection measures such as fencing or other as required.

REASON: To ensure the protection of green infrastructure assets.

NOTES :

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.

M. Crowley

_____ 25-Oct-2022
for Senior Planner