

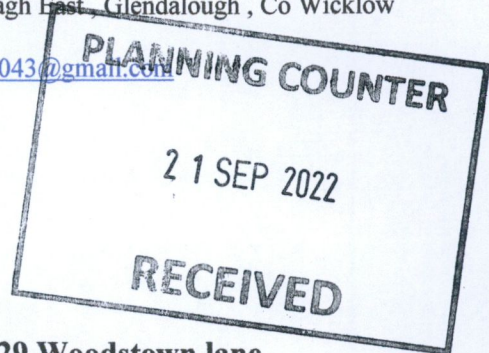


Michael Finnan

Michael Finnan (MSCSI)
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20-9-2022

Area planner
Planning Department
South Dublin County Council



**Ref: Approved planning application SD22B/0170 ---29 Woodstown lane
Compliance with conditions 3 & 4 on approval**

To whom it may concern

Please revised drawings enclosed, showing compliance with items raised in condition 3 & 4 on approval

Condition 3 (a)

See drawing numbers 6 & 9 enclosed dormer window has been reduced to 1.3m in width ,as requested

Condition 3(b)

See drawing number 6 enclosed. When you draw a 45-degree line from top of our parapet (3.245m high) down, you are well away from the midpoint of the nearest ground floor window on the adjoining property. Therefore, there is no need to reduce the height of our parapet / roof

Condition 3(c)

The shed / home office has been reduced in length and set back 1.0m from the front building line as requested. See Drawing numbers 5, 8 ,9 attached.

Condition 3(d)

The toilet and foul sewer connection has been removed from the shed/home office as requested. See drawing number 8 enclosed.

Condition 3(e)

The storeroom within home office building has been reduced to 3m². See drawing number 8 enclosed.

Condition 3(f)

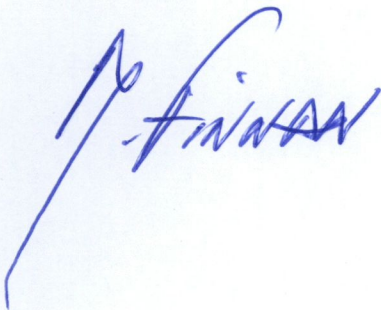
The access to the shed / home office, has been changed as requested. The external door to same has now been changed to the rear. See drawing numbers 6 & 8 attached.

Condition 4

It is not possible given the dimension parameters on site to include a soakaway in compliance with Bre Digest 365, It is not possible to have a separation distance for soakaway of 5m from adjoining buildings . For that reason we have done everything else to prevent excessive surface water run off from site . See Drawing number 8 enclosed . there is a containing water butt at all surface water downpipes on site prior to entering surface water drain , all drive / patio spaces are non dig water permeable surfacing to facilitate ground absorption and prevent run-off.

Any queries on the above, please contact the undersigned

Sincerely

A handwritten signature in blue ink, appearing to read 'P. Finnan', is written over a large, faint, light blue watermark that says 'FINNAN'.

grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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: 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.

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.

The Developer is advised that under the provisions of the Construction Products Regulation 2013 (No.305/2011-CPR) All products sourced for use in building process must conform with the statutory requirements of the CPR. For more information on these responsibilities see <http://ec.europa.eu/enterprise/sectors/construction/legislation>.

From March 1, 2014 the Building Control (Amendment) Regulations 2013 (SI 80 of 2013) come into effect. All Commencement Notices for works greater than 40sq.m are obliged to be accompanied by a number of certified undertakings as described by these Regulations.

Please note that upon receipt of this document you are obliged to remove the planning site notice in compliance with Article 20 of the Planning and Development Regulations 2001, as amended.

Please note that any valid submissions or observations received in accordance with the provisions of the Planning and Development Regulations 2001, as amended, have been considered in the determination of this application.

Signed on behalf of the South Dublin County Council.

Pamela Hughes
for Senior Planner

17-Jun-2022

NOTES

(A) REFUND OF FEES SUBMITTED WITH A PLANNING APPLICATION

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application and where both applications related to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of two months beginning on the date of the Planning Authority's decision on the second application. For full details of fees, refunds and exemptions the Planning & Development Regulations, 2001 should be consulted.

(A) APPEALS

1. An appeal against the decision may be made to An Bord Pleanála. The applicant or ANY OTHER PERSON who made submissions or observations to the Local Authority may appeal within FOUR WEEKS beginning on the date of this decision. (N.B. Not the date on which the decision is sent or received).
1. Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start. In the case of a third party appeal it must be accompanied by the acknowledgement by the Planning Authority of receipt of the submissions/observations. Appeals should be sent to:
2. The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1.
3. An Appeal lodged by an applicant/ agent or by a third party with An Bord Pleanála will be invalid unless accompanied by the prescribed fee. A schedule of fees is at 7 below.
4. A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanála a further fee (see 7 (g) below).
5. A person who is not a party to an appeal must pay a fee to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.
6. If the Council makes a decision to grant permission/grant permission consequent on a grant of outline permission and there is no appeal to An Bord Pleanála against this decision, PERMISSION/PERMISSION CONSEQUENT ON A GRANT OF OUTLINE PERMISSION will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If any appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/PERMISSION CONSEQUENT ON A GRANT OF OUTLINE PERMISSION/RETENTION as soon as may be after the withdrawal.

7. Fees payable to An Bord Pleanála from 10th December 2007 are as follows:

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| (a) Appeal against a decision of a Planning Authority on a planning application relating to <u>commercial development</u> made by the person by whom the planning application was made. where the application relates to unauthorised development | €4,500.00 or €9,000.00 if an E.I.A.R. is involved |
| (b) Appeal against a decision of a planning authority on a planning application relating to <u>commercial development</u> made by the person by whom the planning application was made. other than an appeal mentioned at (a)..... | €1,500.00 or €3,000.00 if an E.I.A.R. is involved |
| (c) Appeal made by the person by whom the planning application was made, where the application relates to unauthorised development other than an appeal mentioned at (a) or (b) | €660.00 |
| (d) Appeal other than an appeal mentioned at (a), (b), (c) or (f) | €220.00 |
| (e) Application for leave to appeal | €110.00 |
| (f) Appeal following a grant of leave to appeal | €110.00 |
| (g) Referral..... | €220.00 |
| (h) Reduced fee (payable by specified bodies) | €110.00 |
| (i) Submission or observations (by observer) | €50.00 |
| (j) Request from a party for an Oral Hearing | €50.00 |

If in doubt regarding any of the above appeal matters, you should contact An Bord Pleanála for clarification at

Telephone 01-858 8100