

Tom Duffy Architect
5A Collins Park
Donnycarney
Dublin 9

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

Final Grant Order No.:	1397	Date of Final Grant:	08-Nov-2022
Decision Order No.:	1191	Date of Decision:	26-Sep-2022
Register Reference:	SD22B/0351	Date:	02-Aug-2022

Applicant: Corina Ceru
Development: A flat roof single storey Garden Room / Shed to rear and associated works.
Location: 71 St. Peter's Road, Walkinstown, Dublin 12, D12 Y1R8

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 to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, 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. 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) Omit the WC from the garden room/gym structure.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. Restriction on Use of the Shed/Garden Room/Gym.
The Shed/Garden Room/Gym shall be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for habitation or the carrying on of any trade or business, and shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.
REASON: In the interest of orderly development and the proper planning and sustainable development of the area.

4. The external walls of the Shed/Garden Room/Gym shall be finished cement render and painted.

REASON To ensure an acceptable standard of development

5. Surface Drainage.

Within 6 months of the issuance of the Final Grant, the applicant shall install water butts in connectio with the approved detached garden soom as a sustainable drainage system measure and thereafter the water butts shall function to infiltrate surface water from the detached structure within the site.

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.

- (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

08-Nov-2022

for Senior Planner