An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department

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Comhairle Contae
Átha Cliath Theas
South Dublin County Council

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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.:	1206	Date of Decision:	26-Sep-2022
Register Reference:	SD22B/0352	Date:	02-Aug-2022

Applicant: Nicholas Polley & Elsa Jones
Development: Retention of part of a single storey extension to the side of existing dwelling, together with all associated site works.
Location: 12 Airpark Rise, Rathfarnham, Dublin 16, D16 NV06

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, 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. Drainage - Irish Water.
   (a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
   (b) 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.
   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.

3. Restriction on Use.
   The house and the extension shall be jointly used as a single dwelling unit for 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.

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.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

(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