

MOLA Architecture
2 Donnybrook Road
Dublin 4

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

Final Grant Order No.:	1184	Date of Final Grant:	21-Sep-2022
Decision Order No.:	1020	Date of Decision:	11-Aug-2022
Register Reference:	SD22A/0278	Date:	17-Jun-2022

Applicant: The Congregation of the Holy Spirit

Development: Proposed change of use of House 1, an existing residential building, for use as office and meeting facilities ancillary to the services provided on the site and the installation of a new ramp to main entrance at house 1 on an overall site within the curtilage of Kimmage Manor, a protected structure (RPS Ref No: 185).

Location: House 1, Kimmage Manor, Whitehall Road, Kimmage, 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. Change of Use
The permitted change of use of the existing building to office/meeting facility use shall only be used as ancillary to the existing uses on site, being religious/development studies and educational services.
REASON: In the interest of orderly development
3. Access Arrangements
 - a) A raised kerb of at least 75mm high shall be provided on the ramp's open side unless agreed otherwise in writing with the Planning Authority prior to the commencement of development.
 - b) The slope shall not exceed a 1 in 20 gradient.
 - c) A handrail on the ramp's open side shall be provided and plans shall be agreed with the Planning Authority prior to the commencement of development.

REASON: To ensure the safe accessibility of the building for all users

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: 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.

- (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

_____ 21-Sep-2022
for Senior Planner