

Mr. Peter McGillen  
Burgage  
Blessington  
Co Wicklow

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

Final Grant Order No.:	<b>1428</b>	Date of Final Grant:	<b>14-Nov-2022</b>
Decision Order No.:	<b>1226</b>	Date of Decision:	<b>03-Oct-2022</b>
Register Reference:	<b>SD22A/0327</b>	Date:	<b>08-Aug-2022</b>

**Applicant:** David Fallon

**Development:** Change of house plans of two storey private dwelling in side garden of existing family home; Re-Arrangement of existing entrance to provide required access to public road; Installation of waste water treatment system to required detail as granted under Reg. Ref. SD20A/0200; Building of private garage - floor area 49sq.m on western side of proposed dwelling.

**Location:** Baldonnell Road, Baldonnell Upper, Dublin 22

**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. The development is in accordance with submitted plans and details and shall otherwise be carried out in accordance with parent permission SD20A/0200 including the related conditions.
3. Prior to commencement of development, the applicant shall submit to the Planning Authority:
  - (i) revised visibility splay drawing which accurately shows the 2.4m/90m splay in both directions from the proposed relocated entrance.
  - (ii) photomontage which clearly demonstrates the required driver sightlines in both directions.

Conditions as follows:

1. 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.

2. No vehicular access point shall exceed a width of 3.5 meters.

3. Any gates shall open inwards and not outwards over the public domain.

4. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

5. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.

All items and areas for taking in charge shall be undertaken to a taking in charge standard.

6. Prior to commencement of development, the applicant shall submit a Traffic Management Plan for the written agreement of the Planning Authority for any works that will be carried near or at the public road.

4. The wastewater treatment systems proposed to be installed shall be located as per the site layout plan and installed in accordance with:

1. The Environmental Protection Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.

2. All setback distances shall be observed as per the EPA Agency's Code of Practice Wastewater Treatment and disposal systems serving single houses.

3. The effluent treatment systems must be certified to EN 12566-3 and S.R 66 standard.

4. The location and install of the WWTS and polishing filters must comply with the EPA code of practice 2009 and all manufacturers' specification.

5. The drinking water supply to the proposed properties must be a new connection to the public mains as detailed in the planning application form.

6. The applicant shall enter into an on-going maintenance contract with an appropriately qualified person for the lifetime of the waste water treatment systems to ensure the wastewater treatment systems are working effectively at all times.

7. The installation must be supervised by a suitably qualified person/contractor and a completion report must be prepared to include photographic evidence of the completion of works.

8. Site Assessor's recommendations:

Given a T value of 33.47 and a P value of 26.69 the location and installation of the WWTS and polishing filter must comply with EPA code of Practice 2009 and all manufacturers' specifications.

The proposed Percolation System recommended for installation is a Tertiary Sand Filter.

All site specific conditions contained in the report must be followed.

The WWTS must be SR-66 certified.

Only grey and foul water from the house and garage are to enter the WWTS. All storm water is to be diverted to separate soak pits.

Alternative solutions which comply with EPA code of Practice 2009 along with the results of this percolation test may also be acceptable. A suitable qualified person must certify any recommendations to the proposed design.

Noise

9. Noise levels arising from construction activities shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give rise to a noise nuisance

affecting any noise sensitive location.

10. No heavy construction equipment/machinery (to include excavators, dump trucks, compressors, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Dust

11. During construction of the proposed development, all necessary steps to contain dust arising from any works shall be taken so as to prevent a nuisance being caused. This may include covering skips, slack heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.

12. The development shall be so operated that there will be no emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence, adjoining unit or public place in the vicinity. 13. A suitable location for the storage of refuse shall be provided during the construction and operational phase of the development so as to prevent a public health nuisance

5. Prior to the commencement of development, the applicant shall submit revised drawings for the garage reducing its footprint by 50% for the written agreement of the Planning Authority and thereafter shall implement the permission in accordance with the agreed revised garage drawings.

REASON: In the interests of maintaining the rural character of the landscape.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €7, 675.83 (Seven thousand, six hundred and seventy five euro and eighty three cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final 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.

**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 requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

- (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](http://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*

15-Nov-2022

for Senior Planner