

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0420 **Application Date:** 23-Sep-2022
Submission Type: New Application **Registration Date:** 23-Sep-2022
Correspondence Name and Address: JSA Architects 10, Booterstown Avenue, Blackrock, Co. Dublin
Proposed Development: Single storey extension to the rear of existing dwelling incorporating an accessible bedroom and ensuite bathroom with a level access showering facility; Works to include conversion of the existing garage at side of house to a kitchen; Widen existing front doors and new external ramp to provide universal access to the house; A new shed to be built to the rear of the site, with access from the laneway located to the rear.
Location: 72, Rockfield Avenue, Dublin 12
Applicant Name: Harry Raby
Application Type: Permission

Description of Site and Surroundings:

Site Area: stated as 0.0419 hectares on application form.

Site Description:

The subject site is located on Rockfield Avenue which is a residential street in Perrystown. The subject dwelling is a two-storey mid-terrace dwelling with a pitched roof profile. The front garden/amenity area consists of a hard surface parking area with narrow flower bed to the side and front boundary. The rear garden contains open space and a garden shed. The garden is long at c 23.5m in length and c9.5m in width. A rear laneway exists behind the rear boundary wall of the site which is wide enough to accommodate vehicular access. The surrounding streetscape is characterised by dwelling houses of similar style and appearance and uniform building line. The street itself contains on-street parking with a c2.5m wide grass verge with mature trees and a c1.7m wide footpath.

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

Proposal:

The proposed development consists of the following:

- Single storey extension to the rear of existing dwelling incorporating an accessible bedroom and ensuite bathroom with a level access showering facility;
- Conversion of the existing garage at side of house to a kitchen;
- Widen existing front doors and new external ramp to provide universal access to the house;
- A new shed to be built to the rear of the site, with access from the laneway located to the rear.

Zoning:

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'.

Consultations:

Surface Water Drainage Section - No report received at time of writing.
Irish Water - No report received at time of writing.
Parks Section - No objection subject to **conditions**
Roads - Request **Additional Information**

SEA Sensitivity Screening - Indicates no overlap with the relevant environmental layers.

Submissions/Observations /Representations:

Submission expiry date – 27/10/2022

No submissions or observations were received.

Relevant Planning History:

Subject Site:

None identified on APAS.

Adjacent sites:

SD19B/0297 - 75, Rockfield Avenue, Perrystown, Dublin 12

Front porch structure to the existing two storey dwelling, front tiled roof over converted garage structure, new single storey extension to the rear, converted attic area with rooflights in existing rear tiled roof, internal alterations and associated site works.

Grant Permission.

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

SD20B/0443 - 57, Rockfield Avenue, Terenure, Dublin 12

Construction of a new single storey extension with pitched roof to the rear of existing house and four roof lights; alterations to elevations and internal layout; demolition of existing garage and construction of a new single storey extension with flat roof to the side of existing house and all associated site development works.

Grant Permission.

SD03B/0016 - 65, Rockfield Avenue, Perrystown, Dublin 12

Single storey extensions to front and rear

Grant Permission.

SD20B/0237 - 56 Rockfield Avenue, Terenure, Dublin 12.

Widening of the existing vehicular entrance to 3.5m, new bay window to front, new front porch, alterations to the front elevation, raising the roof to the existing flat roof single storey extension to side and rear, new pitched roof to the existing detached garden shed and all associated site works.

Grant Permission.

Relevant Enforcement History:

None identified for subject site on APAS.

Pre-Planning Consultation:

None identified on APAS for subject site.

Relevant Policy in South Dublin County Council Development Plan 2022 - 2028

6.8.2 Residential Extensions

Policy H14: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.

H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Policy GII: Overarching

GII Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Chapter 12 Implementation and Monitoring

Section 12.5.8 Residential Consolidation

Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.

National Guidelines & Policy relevant to Development Management

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on rear extensions:

Rear Extensions:

- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.
- Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.
- Make sure enough rear garden is retained

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

Elements of Good Extension Design:

- Respect the appearance and character of the house and local area;
- Provide comfortable internal space and useful outside space;
- Do not overlook, overshadow or have an overbearing affect on properties next door;
- Consider the type of extension that is appropriate and how to integrate it; and
- Incorporate energy efficient measures where possible'.

Overbearing impact:

- Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.
- Use light coloured materials on elevations adjacent to neighbouring properties.

Relevant Government Guidelines

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy
- Residential and Visual Amenity
- Services and Drainage
- Roads
- Parks
- Green Infrastructure
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

Zoning and Council Policy

A development comprising of a single storey extension to the rear of the existing dwelling, conversion of the existing garage at side of house, widening of existing front doors with new external access ramp and a new shed to be built to the rear of the site, with access from the laneway located to the rear would be consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan **2022-2028** and the House Extension Design Guide.

Residential and Visual Amenity

Single Storey Extension to the rear

The proposed development includes a single storey extension to the rear of the existing dwelling. The extension would project 10.6m in length from the existing rear building line of the dwelling with a width of 4.9m. The extension would be tight to the boundary wall on the north-eastern side (boundary wall with adjoining dwelling No.74). A rear extension is evident on the adjoining dwelling No.74; however, it is located c5.0m away from the boundary wall and the proposed rear extension on the subject site. The extension would not run the full rear elevation of the existing dwelling and allows a 3.7m gap to the south-western boundary wall with adjoining dwelling to the west (No.70).

The proposed extension would allow for a hallway/8.6sqm bathroom and 20.2sqm bedroom. The extension is proposed to have a flat roof with a height of 3.2m. One roof light is proposed in the roof to provide light to the hallway and is deemed acceptable. A set of double doors is proposed from the extension to access the rear garden. The private amenity space of the rear garden would be 149.87sqm which would be in accordance with Section 12.6.7 Residential Standards, Table 3.20: Minimum Standards for Housing in the South Dublin County Development Plan 2022-2028.

The overall height of the rear extension would not be overbearing or overshadow the neighbouring dwelling. There is a separation of approximately 5m to the side elevation of the rear extension on the adjoining property. A distance of c7.2m in length would remain where no extension would be present on the boundary wall.

The proposed height and scale of the extension along with the orientation would not significantly increase the amount of shadow cast on the existing windows or doors to habitable rooms in neighbouring properties.

The roof treatment would not be visible from the street and would not be visually injurious.

Conversion of the existing garage at side of house to a kitchen

The conversion of the garage to a 21.9sqm kitchen would see the existing garage door being removed on the front elevation of the dwelling and replaced with new window. This is acceptable to the planning authority and similar type conversions are evident in the surrounding

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

area. The adjoining dwelling (No.74) appears to have similar front elevation conversion with a window and door in similar location to that proposed on subject dwelling.

Widen existing front doors and new external ramp to provide universal access to the house

The subject development also suggests the widening of the existing front entrance doorway to a width of 1.8m. An access ramp at a gradient of 1:20 is proposed in order to gain access to the dwelling. The ramp would be roughly L-shape following the boundary planting in the front garden on the westerly side where it will extend c2.7m from the main doorway. This is acceptable to the planning authority and will provide no issue.

A new shed to be built to the rear of the site, with access from the laneway located to the rear

A c15.7sqm flat roofed shed (measurements from Drg. No: PA004) is proposed at the rear of the site along the rear boundary wall. The rear of the shed would form the boundary wall onto a small access lane. A garage door appears to be proposed with access for vehicle into the garage, however any specifications on vehicular access or turning circles are not proposed with the application. The conditions from the roads department on grant of any permission would be added in relation to any gates/doors so that they do not open into the laneway to ensure public safety. The garage would be c2.8m in height (only slightly higher than the rear boundary wall and c5.8m in width, not the full width of the site which is 9.4m allowing space to the side. The garage would not have a negative impact on the visual or residential amenity of the area and is deemed acceptable to the local authority.

Visual

The materials for proposed extension and garage to the rear are not specified on the application but it appears to be a concrete render. It should be **conditioned** that the materials used including those on the front elevation shall harmonise in colour or texture that is complementary to the existing dwelling. The windows proposed in the rear extension are proposed to match existing which is acceptable. Overall, the proposed development will be visually acceptable.

In summary, the proposed development is considered to comply with the guidance set out in the South Dublin County Council House Extension Design Guide (2010) and would have an acceptable impact, subject to condition in terms of residential and visual amenity.

Services and Drainage

No report was received from Water Services or Irish Water at the time of writing; however, it is deemed that standard conditions can be obtained by **condition** in the event of a grant in permission.

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

Roads

The roads department of the council have reviewed the application and have stated that the applicant has provided no details of what is being proposed in terms of access to the laneway at the rear of the site from the proposed shed. The roads department have requested the applicant to supply additional information into the details of the rear access proposal. The report states:

- 1. Applicant to submit a revised plan drawing of 1:50 detailing the proposed access from the laneway to the new shed.*

Due to the nature and scale of the residential access laneway located to the rear of the subject site and neighbouring dwellings it is deemed appropriate that the details required from the roads department in relation to access can be achieved in the event of a grant in permission by **condition**.

Vehicular access to the front of the subject site will remain unchanged.

Parks

The public realm department of the council have reviewed the application and have no objection to the development subject to **conditions**. The following report was received:

The following condition is recommended to be applied:

Protection of Street Trees in Grass Margins

1. The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works. Commencement of development should not be permitted without adequate protective fencing being in place in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan. NCBH11 Objective 3.

The street tree that is subject to the comments of the parks department is located in the grass verge to the west of the vehicular access to the site and away from the boundary wall. It is however, considered appropriate that the above **condition** is attached in the event of a grant of permission.

Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the subject house on an established suburban residential site. The site is not located within a Primary GI Corridor but is located in close proximity to the Secondary GI link: L13 River Poddle Link as

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

Given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is not required.

Screening for Appropriate Assessment (AA)

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a single storey extension to the rear of existing dwelling, conversion of the existing garage at side of house to a kitchen, widening of existing front doors and new external ramp to provide universal access to the house and a new shed to be built to the rear of the site.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Development Contributions

Proposed works	47sqm
Proposed Demolition	<u>2.36sqm</u>
Total Assessable	7sqm

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

Planning Reference Number	SD22B/0420
Summary of permission granted & relevant notes:	Single storey extension to rear/new garden shed/internal alterations. No previous extension evident, 47sqm proposed.
Are any exemptions applicable?	Yes
If yes, please specify:	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). This exemption will not apply to development for which retention permission is sought.
Is development commercial or residential?	Residential
Standard rate applicable to development:	104.49
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€104.49
Area of Development (m2)	47
Amount of Floor area, if any, exempt (m2)	40
Total area to which development contribution applies (m2)	7
Total development contribution due	€731.43

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – extension to rear/new shed/internal alterations	47sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0419

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

Conclusion

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the proposed development, it is considered that, subject to the **conditions** set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. (a) External Finishes.

All external finishes shall harmonise in colour or texture that is complementary to the house or its context.

REASON: In the interest of visual amenity.

(b) Restriction on Use.

The house and the proposed 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.

(c) Drainage - Irish Water.

(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(ii) 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

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

a minimum thickness surround of 150mm Concrete Class B.

(iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

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.

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

2. 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.

3. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €731.43 (Seven hundred and thirty one euro and forty 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.

4.
 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. The vehicular access point shall not exceed a width of 3.5 meters.
 3. Any gates shall open inwards and not outwards over the public domain.
 4. The entrance apron shall be dished and widened to the full width of the proposed

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.

REASON: In the interest of public safety.

5. 1. The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works. Commencement of development should not be permitted without adequate protective fencing being in place in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan. NCBH11 Objective 3.

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.

Comhairle Chontae Atha Cliath Theas

PR/1440/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0420

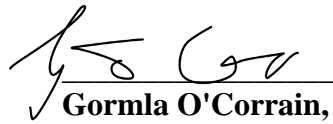
LOCATION: 72, Rockfield Avenue, Dublin 12



**Deirdre Kirwan,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 16/11/22



**Gormla O'Corrain,
Senior Planner**