

Comhairle Chontae Atha Cliath Theas

PR/1486/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0381 **Application Date:** 04-Oct-2022
Submission Type: New Application **Registration Date:** 04-Oct-2022
Correspondence Name and Address: 4bes Design Services 38, Larkfield Avenue, Lucan, Co. Dublin
Proposed Development: Change of use of the existing ground floor commercial unit in a terraced mixed-use building to provide a one bedroom apartment comprising of kitchen, living area, bedroom and bathroom.
Location: 18, Mountdown Road, Dublin 12
Applicant Name: Charlie Murray
Application Type: Permission

(EW)

Description of Site and Surroundings

Site Area: stated as 0.024607

Site Visit: 09th of November 2022

Site Description

The subject site (No. 18) is located on Mountdown Road within a terrace of two storey buildings in commercial and residential use. The site is the ground floor unit at No. 18 and was previously used as a creche. The adjoining building (No. 16) currently has a Childcare facility on the ground floor (No. 16A) and a first-floor apartment (No. 16B). A pedestrian lane is situated to the side (north) of the structure, which links Mountdown Road to Limekiln Close. The rear external area behind the subject site, and this terrace of buildings, can also be accessed off Limekiln Close.

The terrace overlooks an open space area, and the surrounding area is characterised by residential development comprising mainly two-storey semi-detached properties. On-street car parking is situated at the front of the units.

Proposal:

- The proposal consists of *Permission* for the following:
 - Change of use of the existing **ground floor commercial unit** in a terraced mixed-use building to provide

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- a one-bedroom apartment comprising of kitchen, living area, bedroom and bathroom.

Zoning

The subject site is subject to zoning objective 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2022-2028.

Consultations

Water Services – further information requested.
Irish Water – further information requested.
Roads Department – no objections.
Public Realm Section – no objections.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site

SD21A/0316 – **Additional Information Requested (subsequently withdrawn)** Change of use of existing 2 storey terraced mixed use building; comprising of change of use of the existing ground floor commercial unit to provide a 2-bedroom apartment.

AI Request Directives:

1. (a) The Planning Authority has concerns regarding the quality of the proposed apartment including the lack of natural light available to the proposed living room and bathroom, privacy along the front elevation, and lack of internal storage and external bin storage. The applicant is requested to submit a revised proposal addressing these concerns. A full set of revised drawings should be submitted including, in addition, a proposed cross-sectional drawing of the development demonstrating the floor to ceiling height.
(b) Reference to the entire property (ground and first floor) is made in the public notice yet only plans of the ground floor have been submitted. The applicant is requested to submit plans of the first floor and state what the first floor is used for and any relevant planning permission for this use. The applicant is requested to clarify if the applicant has control of the first floor.
- 2 The applicant is requested to submit a revised layout of not less than 1:200 scale showing details on the location and number of car and bicycle parking spaces to be provided at the

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development and existing car parking in the area (including management/ownership of same). Please refer to the South Dublin County Development Plan 2016-2022 and Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2020) in relation to car and bicycle parking and provide a rationale for submitted approach.

S99A/0180

Conversion of shop to creche. **Permission granted.**

Adjacent site: Nos. 16 and 16B Mountdown Road

SD22A/0134 - 16, Mountdown Road, Dublin 12. **Permission Granted** for Material change of use of a residential dwelling to a childcare facility. The development is to facilitate a full time day care service catering for a maximum of 30 children; opening 9.5hours per session, Mon-Fri 49 weeks per year.

SD19A/0275 16 & 16B, Mountdown Road, Manor Estate, Dublin 12.

Change of use and alteration/extension of the existing two storey semi-detached mixed use building, comprising of partial demolition of the existing single storey rear extension; construction of a new single storey rear extension and change of use of the existing ground floor commercial use to provide a 2 bedroom apartment and a 1 bedroom apartment at ground floor level; extension of the existing 2 bedroom first floor apartment with new balcony and attic storage with rooflights; relocation of rear access gate on Limekiln Close and associated site development. **Permission granted.**

SD19A/0142

Change of use and alteration/extension of two storey, semi-detached mixed-use building comprising of partial demolition of single storey rear extension; change of use from commercial to 2 bedroom apartment at ground floor level; attic conversion to storage room with 3 rooflights; internal alterations to building; construction of a single storey dwelling with entrance onto the laneway between Mountdown Road and Limekiln Close; relocation of rear access gate on Limekiln Close; associated site development. **Permission refused because the proposal would result in overdevelopment of a restricted back garden site which would provide inadequate residential amenity for current and future occupants and would set an undesirable precedent.**

S99A/0565

Change of use from commercial to office on the ground floor and a single storey flat roof extension to the rear and off street car parking in the rear yard. **Permission refused.**

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SD11A/0228

Change of use of ground floor end of terrace commercial unit (vacant at present) to a beauty clinic. **Permission granted.**

Adjacent site: No. 20 Mountdown Road

SD20A/0077

Ground floor change of use into 1 bedroom apartment with existing detached garage to be shared with the existing first floor apartment and existing vehicular access to rear from Limekiln Close; works include modifications to the front and rear facades and other necessary modifications for the change of use. **Permission granted.**

SD18A/0284

New shop front and signage. **Permission granted.**

SD13A/0070

Extension to rear of ground floor unit (45sq.m); change of use of said unit from creche to hair dressing salon; new shop front and signage over. **Permission granted.**

SD11A/0274

Retention of crèche/day nursery/day centre at ground floor. **Permission for retention granted.**

S00A/0805

Change of use of first floor flat to offices. **Permission refused due to size of office in RES zoning.**

S00A/0526

Change of use of shop to offices. **Permission granted.**

Relevant Enforcement History

Enforcement Ref. S1432 Work in progress before decision is made. Pre APAS.

Pre-Planning Consultation

None recorded for subject site according to APAS.

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

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GI1 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.

Section 4.2.1 Biodiversity

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.

Section 4.2.2 Sustainable Water Management

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 6.8.2 Residential Extensions

Policy H14: 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).

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

12.6 Housing - Residential Development

12.6.1 Mix of Dwelling Types

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12.6.7 Residential Standards

- Apartment Size Safeguards
- Private Space
- Communal / Semi-Private Space
- Internal Storage Standards
- Floor to Ceiling Height
- Privacy and Security Considerations
- Dual Aspect
- Sunlight / Daylight
- Access Cores and Communal Areas

12.6.8 Residential Consolidation

- Dwelling Sub-Division and Upper Floors

12.7.4 Car Parking Standards

12.11.3 Waste Management

Provision for the storage and collection of waste materials shall be in accordance with the guidelines for waste storage facilities in the relevant Regional Waste Management Plan and the design considerations contained in Section 4.8 and 4.9 of the guidelines Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, DHLGH (2020).

Refuse storage for houses should be externally located, concealed / covered and adequate to cater for the size and number of bins normally allocated to a household. For terraced houses, the most appropriate area for bins to be stored is to the front of the house, which should be located in well-designed enclosures that do not detract from visual amenity;

Access to private waste storage in residential schemes should be restricted to residents only.

National Guidelines & Policy relevant to Development Management in SDCC

Ministerial Guidelines and Policy

Project Ireland 2040 National Planning Framework, Government of Ireland (2018).

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

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Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

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

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)

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

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Services and Drainage;
- Traffic and Parking;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective 'RES': *'To protect and/or improve residential amenity'*. Under this zoning objective 'Residential' use is Permitted in Principle. This is subject to the compliance with the relevant plans and policies of the South Dublin County Development Plan 2022 – 2028 (County Development Plan) and the Sustainable

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Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2020) (Apartment Guidelines).

Visual Impact and Residential Amenity

In terms of visual amenity, the proposed development is acceptable to the visual and residential amenities of the surrounding area as no external alterations are proposed. The subject unit is well located with a green open space to the west (front) of the site and linkages via an adjacent laneway to the east (rear) of the site at Limekiln Close.

The unit currently has permission for use as a creche, although it is currently not in use. The external changes to the building are limited to the door and window on the rear elevation. It is therefore considered that the proposed development would not have a significant impact on existing residential amenity.

It is noted that the adjoining buildings (Nos. 16 and 20) have been permitted change of use to residential apartments at the ground and first floors.

Standard of accommodation

The proposed development would change the use from a creche at the ground floor level to a one-bedroomed apartment. It is noted from the submitted drawings that the proposed development does not involve significant internal alterations to the original commercial structure. Although the one-bedroomed proposal would create a more extensive bathroom/hallway conversion, the internal room layout remains broadly the same, rearranging partitions to create a larger bedroom area.

The proposed development would provide for a generous one-bedroom ground-floor residential unit. The residential unit would be approx.—79.61sq.m in size. The unit and bedrooms would meet the minimum area requirements under the County Development Plan.

Having regard to the previous application under SD21A/0316. Regarding internal areas, the Planning Authority had concerns regarding the available natural light in the proposed living room and bathroom. However, in the subject application, it is deemed that maximum light is obtained to habitable rooms along the front elevation. Smaller ground floor windows are acceptable to the privacy along the front elevation as demonstrated by adjacent properties. Internal storage has been provided for at 3m in the hallway. The design and layout of the apartment have overcome previous planning concerns as a two-bedroom apartment, and a one-bedroom apartment now provides an acceptable standard of accommodation.

It is considered that adequate open space is available to the rear. The site plan indicates an 85.81sq.m rear garden, and no alteration to the rear boundary is proposed. A rear shed structure exists; however, it is considered the remaining space would still meet the minimum private open

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space requirements of a one-bedroomed apartment. There needs to be more information on external bin store, which should be provided; however, this can be sought by **condition** under 12.11.3 Waste Management: guidelines for waste storage facilities in the relevant Regional Waste Management Plan and the design considerations contained in Section 4.8 and 4.9 of the guidelines Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, DHLGH (2020).

No communal nor public open space is indicated; however, given the nature of the development and proximity to public open space on Moundown Road, flexibility can be applied. Therefore, the Planning Authority considered the proposal acceptable within this established residential/commercial area.

Regarding overcoming the Planning Authorities previous concerns under the application SD21A/0316 for a two-bedroomed ground-floor apartment. Natural light to all habitable rooms has been provided to the west (front) of the site and the east (rear) of the site at Limekiln Close. The pattern of development indicates that ground floor front windows of a smaller scale and nature are acceptable to the privacy along the front elevation. Adequate Internal storage has been provided, and external bin storage can be sought by condition. A grant of permission is recommended.

Services and Drainage

Water Services and Irish Water have reviewed the proposed development and have requested further information on the following:

- 1.1 Submit a drawing showing the surface water layout of proposed development.
- 1.2 Submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development.

Irish Water

- 1.1 Submit a drawing showing the watermain layout of proposed development.

- Prior to the commencement of development the applicant or developer shall enter into a water connection agreement(s) with Irish Water.

- 2.1 Submit a foul water layout drawing for proposed development.

- Prior to the commencement of development the applicant or developer shall enter into a wastewater connection agreement(s) with Irish Water.

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It is deemed that the previous nature of the ground floor unit as a creche had water facilities and therefore the above can be requested by **condition** prior to commencement of development.

Green Infrastructure

The subject application provides for a change of use and none to the footprint of the subject house on an established suburban residential site. The site boundary is not located within a Primary GI Corridor or Secondary GI Link as 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). A **condition** for surface water shall include for SuDS measures in the form of water butts.

Having regard to the extent of private amenity grassland retained (as noted from an ariel view of the property), the provision of SuDS measures, it is considered that the subject development has incorporated Green Infrastructure and will protect, manage and enhance the GI resources on the subject site. As such, the proposal is in accordance with GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.'

Traffic and Parking

The Roads Department has reviewed the proposed development and have no objections, state the following:

Change of use of the existing ground floor commercial unit in a terraced mixed-use building to provide a one-bedroom apartment.

The back garden can be accessed from a laneway off Limekiln Close to the rear of the property.

SDCC Roads Dept. is satisfied that there is adequate on-street parking to the front for the proposed 1-Bed apartment along with the adjoining apartment upstairs.

The report from the Roads Department is noted.

Screening for Appropriate Assessment

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 change of use.

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,

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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.

Environmental Impact Assessment

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

Development Contributions	
Planning Reference Number	SD22A/0381
Summary of permission granted & relevant notes:	Change of use- 79.61sq.m sqm. Previous changes Planning History.
Are any exemptions applicable?	No
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)	79.61
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	79.61
Total development contribution due	€8,318.45

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, subject to the conditions set out below, the proposed development from commercial unit to one bedroomed apartment 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. It is considered that the proposed would be in compliance with Council policy and the

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zoning objective which seeks to 'To protect and/or improve Residential Amenity' under the South Dublin County Council Development Plan 2022-2028.

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. 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. Permission is hereby granted for the change of use of the ground floor to a one bedroomed apartment.
REASON: In the interest of clarity, consistency and the proper planning and sustainable development of the area.
3. Bin Storage.
Prior to the commencement of development the applicant or developer shall:
(i) Provide details and drawings of a Bin Storage Plan that is consistent with 12.11.3 Waste Management: guidelines for waste storage facilities and the design considerations contained in Section 4.8 and 4.9 of the guidelines Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, DHLGH (2020).
4. Irish Water Connection Agreement.
Prior to the commencement of development the applicant or developer shall:
1.1 Submit a drawing showing the watermain layout and foul water layout drawing of proposed development.

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1.2 enter into water and/or wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

5. Drainage

Prior to the commencement of development the applicant or developer shall:

1.1 Submit a drawing showing the surface water layout of proposed development.

1.2 Submit a drawing showing what SuDS (Sustainable Drainage Systems) are proposed for the development.

(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.

6. 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.

7. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no 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 be operated on the site before 7.00 hours on weekdays and 9.00 hours 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.

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

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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 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.

8. Noise Tones During Evening and Night.

Clearly audible and impulsive tones at noise sensitive locations during evening and night time as determined in S.I. No. 140/2006 - Environmental Noise Regulations 2006 (currently 19:00 – 07:00). shall be avoided irrespective of the noise level.

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, and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

9. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €8, 318.45 (eight thousand, three hundred and eighteen euro and forty five 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.

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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.

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.

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REG. REF. SD22A/0381

LOCATION: 18, Mountdown Road, 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: 28/11/22



**Gormla O'Corrain,
Senior Planner**