

Mr. Graham McNevin
3 Kilakee Gardens
Firhouse
Dublin 24

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

Final Grant Order No.:	1565	Date of Final Grant:	08-Dec-2022
Decision Order No.:	1374	Date of Decision:	01-Nov-2022
Register Reference:	SD22A/0047	Date:	05-Oct-2022

Applicant: Adam & Rhian Riordan

Development: Two-storey, 4 bedroom detached dwelling with vehicular access and 2 off-street, parking spaces and all associated site works at side garden plot.

Location: 41 Watermeadow Park, Oldbawn Tallaght, Dublin 24 D24CH7V

Time extension(s) up to and including:

Additional Information Requested/Received: 06-Apr-2022 / 05-Oct-2022

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.

a) The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 05/10/2022, save as may be required by the other conditions attached hereto.

b) Development within Class 1 and Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) shall not be exempted development and shall require a planning application to be submitted to the Planning Authority.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

2. Restriction on Use.

The house shall be used as a single dwelling unit and shall not be sub-divided by way of sale or letting (including short-term letting) or otherwise nor shall it be used for any commercial purposes.

REASON: To prevent unauthorised development.

3. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €13,061.25 (thirteen thousand and sixty one euros and twenty five cents), 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. Amendments - Glazing.

The central window on the southern elevation serving the bathroom shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.

REASON: In the interest of residential amenity.

5. Access Arrangements

A. The boundary walls and gates 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.

B. Any gates shall open inwards and not out over the public domain.

C. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

D. The vehicular access points shall be limited to a width of 3.5 meters.

E. The driveway and any other hardsurfaced areas shall comprise permeable paving to improve surface water drainage.

REASON: To ensure pedestrian and vehicular safety

6. Tree Bond

A tree bond of €1, 500 (one thousand five euros) shall be lodged with the Planning Authority to ensure the protection of the existing street tree located in the grass margin during the course of the development works. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the trees proposed for retention is alive, in good condition with a useful life expectancy.

REASON: In the interest of the proper planning and sustainable development of the area, street-tree protection, and the maintenance of the county's green infrastructure in accordance with relevant policies of the CDP 2022-2028.

7. Protection of Street Tree in Grass Margin.

In order to ensure the protection of the existing street tree adjacent to the entrance of this proposed development, suitable tree protection fencing should be installed in order to protect the existing tree during construction works. Protective tree fencing must be erected prior to all construction operations occurring on site. Fencing to be in accordance with BS 5837. This fencing, enclosing the tree protection areas 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 area.

REASON: To ensure the safety and well-being of the trees on and adjacent to the subject site that are to remain after building works are completed, in accordance with in accordance with relevant policies of the CDP 2022-2028.

8. Visibility Splay and Site Lines

Prior to the commencement of development, the applicant shall submit a revised layout of not less than 1:100 scale, showing accurate visibility splay with 2.4 meters set back, at a 1.05 meter height from ground level and sight lines in both directions from the entrance, for the written agreement of the Planning Authority

REASON: To ensure adequate visibility from the site

9. Irish Water Connection Agreement.

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

NOTES :

NOTE: Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

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.

- (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

for Senior Planner 09-Dec-2022