

South Dublin County Council  
An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department  
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**NOTIFICATION TO GRANT PERMISSION  
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

Final Grant Order No.:	<b>0587</b>	Date of Final Grant:	<b>12-May-2022</b>
Decision Order No.:	<b>1573</b>	Date of Decision:	<b>08-Dec-2021</b>
Register Reference:	<b>SD21B/0465</b>	Date:	<b>11-Nov-2021</b>

**Applicant:** Orla Maguire  
**Development:** Construction of a new two storey extension to the side of existing dwelling comprising of family room and office at ground floor level and bedroom c/w en-suite at first floor level.  
**Location:** 35, Johnsbridge Walk, Lucan, Co. Dublin

**Time extension(s) up to and including:**  
**Additional Information Requested/Received:** 27-Oct-2021 / 11-Nov-2021

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.  
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 11th November 2021, 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. Prior to the commencement of development, revised southern elevational drawings and ground and first floor plans and revised southern boundary treatments shall be submitted for the written agreement of the Planning Authority clearly providing a dual frontage onto Griffeen Avenue. The drawings shall be amended as follows:
  - (a) Four additional windows of equal size and proportions (the proportions of which shall match the proportions and size of the south-western first floor bedroom window in the existing front elevation) shall be provided in the southern elevation of the extension in accordance with

Items b) and c).

(b) Two windows shall be provided at ground floor level, and shall be provided as follows:

(i) An additional window opening shall be created for the family room

(ii) An additional window opening shall be created for the office room

(c) Two windows shall be provided at first floor level, and shall be provided as follows:

(i) An additional window opening shall be created for the bedroom

(ii) An additional window opening shall be created for the wardrobe-room

(d) The southern boundary wall shall be lowered to a maximum height of 1.2m for the length of the boundary from the rear building line to the front (western) boundary and topped with a 0.6m high railing unless otherwise agreed.

REASON: In the interests of providing a dual frontage design, to comply with County Development Plan policy and in the interests of proper planning and sustainable development.

**Condition amended by Order of An Bord Pleanála dated 3/5/2022 to read as follows:**

**A window serving the proposed bedroom at first floor level shall be provided in the southern elevation. Revised plans and elevations drawings with the necessary alterations shown thereon shall be submitted to and agreed in writing with the Planning Authority, prior to the commencement of development.**

**REASON: In the interests of visual amenity.**

3. Use as Single Dwelling.

The existing house and new two storey extension shall be used as a single dwelling only and shall not be subdivided.

REASON: In the interests of proper planning and sustainable development.

4. External Finishes.

All external finishes shall harmonise in colour and texture with the adjoining dwelling at No. 35 Johnsbridge Walk, Lucan, Co. Dublin.

REASON: In the interest of visual amenity.

5. SuDS.

The applicant shall include Water Butts as part of the Sustainable Drainage Systems (SuDS) measures for the proposed development.

REASON: To ensure compliance with the Sustainable Drainage Systems (SuDS).

6. Foul and Surface Water Drainage.

The applicant shall ensure that there is complete separation of Foul and Surface Water Drainage for the proposed development.

REASON: In the interests of health and safety.

7. Drainage.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: To ensure compliance with the Greater Dublin Regional Code of Practice for Drainage Works.

8. Environmental Noise Pollution.

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 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.

#### 9. Dust Prevention.

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.

#### 10. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €4,221.88 (four thousand two hundred and twenty one euros and eighty eight 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 contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

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.


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 is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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](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.

  
\_\_\_\_\_ 13-May-2022  
for Senior Planner