

South Dublin County Council  
An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department  
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Noel Shortt  
51, Castleview Road  
Clondalkin  
Dublin 22

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

Final Grant Order No.:	<b>0728</b>	Date of Final Grant:	<b>09-Jun-2022</b>
Decision Order No.:	<b>0539</b>	Date of Decision:	<b>25-Apr-2022</b>
Register Reference:	<b>SD22B/0090</b>	Date:	<b>28-Feb-2022</b>

**Applicant:** Ingridalison & Noel Shortt

**Development:** Alteration to the front domestic south facing elevation consisting of 17sq.m of PV solar panels located on the existing house front roof pitch; alterations to first floor front bedroom windows open to contain a central self-coloured acrylic render external insulated system on masonry wall to create new window elevational layout; alterations extending beyond the front building line of the domestic south facing elevation consisting of new self-coloured acrylic render external insulated system to ground and first floor level and grey brick slip finish to external insulated system to ground floor bay window walls.

**Location:** 51, Castleview Road, Clondalkin, 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. Drainage - Irish Water.
  - (a) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
  - (b) There shall be complete separation of the foul and surface water drainage systems, both in

respect of installation and use.

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.

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.

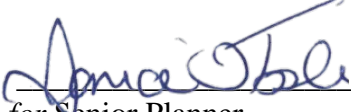
NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: 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.

- (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.

  
for Senior Planner 10-Jun-2022