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

Final Grant Order No.:	0031	Date of Final Grant:	11-Jan-2023
Decision Order No.:	1426	Date of Decision:	14-Nov-2022
Register Reference:	SD22A/0365	Date:	21-Sep-2022

**Applicant:** Ballymount Homes Ltd

**Development:** Alteration of the external finish of the rear elevations of the duplex units to change from brick to plaster; This alteration also applies to the side and front of the end units to each row.

**Location:** Former playing pitch at, Thomas Davis GAA Grounds, Kiltipper Road, Tallaght, Dublin 24.

**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. Amendments.  
Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:  
Revised plans that incorporate all of the following amendments-
  - (a) The front and side elevations of duplex unit 2 shall remain as permitted, to provide an attractive frontage along the internal road and onto the public open space area.
  - (b) The front elevation of duplex unit 22 shall be amended to be fully brick, based on the permitted front elevation of duplex unit 8. The side elevation of duplex unit 22 shall also be amended to the permitted brick design of duplex unit 8.All other alterations proposed are considered acceptable. The applicant shall submit revised elevations, and contiguous elevations, incorporating the required changes.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. Conditions of SD17A/0368

All conditions of SD17A/0368 shall be complied with, unless superceded by this current permission.

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

**NOTES :**

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](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.

*M. Crowley*

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for Senior Planner 11-Jan-2023