

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

David Doran
4, Ludford Drive
Dundrum
Dublin 16
D16K282

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

Final Grant Order No.:	0818	Date of Final Grant:	30-Jun-2022
Decision Order No.:	0623	Date of Decision:	18-May-2022
Register Reference:	SD22B/0055	Date:	21-Apr-2022

Applicant: David Hickey
Development: Construction of a new domestic shed including all associated site works.
Location: Highdown Hill, Newcastle, Co Dublin

Time extension(s) up to and including:

Additional Information Requested/Received: 04-Apr-2022 / 21-Apr-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.
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 21 April 2022, 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. Access.
The existing access on the southern boundary of the site shall not be used for vehicular access.
REASON: In the interests of safety.
3. Water Services.
(a) Prior to commencement of development the applicant shall submit the following information for written agreement from South Dublin County Council:
- a drawing showing the proposed surface water drainage layouts up to and including the point of connection to the proposed rain garden. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that

the foul and surface water systems are discharging to separate pipe networks.

- a drawing showing a cross sectional detail of proposed rain garden which clearly demonstrates how rain water will discharge to and from rain garden.

- a report showing site specific soil percolation test results and design calculations for the proposed rain garden in accordance with Ciria report 156-Infiltration Drainage standards.

REASON: In the interests of public health, the proper planning and sustainable development of the area.

4. Drainage.

(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.

(c) All development shall be carried out in compliance with Irish Water Standards codes and practices.

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.

5. Environmental Health.

No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 08:00 hours on weekdays and 09:00 on Saturdays nor after 19:00 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any work outside of these hours shall only be permitted following a written request to the Planning Authority and 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 unwanted noise outside the hours stated above.

REASON: In the interests of Public Health.

6. Restriction on Garage Use.

The garage shall be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for habitation or the carrying on of any trade or business, and shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling

REASON: In the interest of residential amenity.

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.

- (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.

_____30-Jun-2022
for Senior Planner