

Mr. Jason Walsh,
Architectural and Engineering Services
12 Ard Mor Crescent
Tallaght
Dublin 24

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

Final Grant Order No.:	0047	Date of Final Grant:	17-Jan-2023
Decision Order No.:	1483	Date of Decision:	25-Nov-2022
Register Reference:	SD22B/0435	Date:	04-Oct-2022

Applicant: Martina Lennon
Development: Retention permission for two shed structures located in the rear garden and all associated site works.
Location: 99 Boot 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 to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Restriction on Use of the Sheds.
The sheds 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 orderly development and the proper planning and sustainable development of the area.
3. Drawing
The applicant shall submit a revised site layout plan showing the correct site (red line) boundary for the development.
REASON: For completeness and to comply with the Planning and Development Regulations 2001, as amended.

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

18-Jan-2023