

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

Final Grant Order No.:	<b>0873</b>	Date of Final Grant:	<b>13-Jul-2022</b>
Decision Order No.:	<b>0695</b>	Date of Decision:	<b>02-Jun-2022</b>
Register Reference:	<b>SD21A/0350</b>	Date:	<b>06-May-2022</b>

**Applicant:** Noel Whelan

**Development:** Retention of constructed fence and boundaries and the relocation of existing access gate to revised location and proposed use of space as an allotment.

**Location:** Long Mile Road, Drimnagh, Dublin 12

**Time extension(s) up to and including:**

**Additional Information Requested/Received:** 23-Feb-2022 / 06-May-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 retained and completed fully in accordance with plans, particulars and specifications lodged with the application as amended by Further Information received on 06/05/2022, within 6 months of the grant of permission or within as reasonable a time the Planning Authority considers is practicable, save as may be required by other conditions attached hereto.  
b) this permission is temporary and shall expire 5 years from the date of final grant of permission.  
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained and to keep the development under review.
2. Roads Requirements.  
(a). Within 6 months of the date of final grant of permission the applicant shall submit a drawing and photographs with the following appropriate road signage shown on the private land parcel that will have been set back by 3 metres from the road edge between the planter boxes and the public footpath:  
- 'No Parking'  
These signs shall be to SDCC Roads Section standards and shall be erected by a competent installer and will require the approval of the Planning Authority.

(b). The access point shall be limited to a width of maximum 1.2m wide for the proposed development.

(c). Kerbing shall not be dishd at this location.

(d). Any gates shall open inwards and not out over the public domain.

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

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

(c). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(d). There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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.

4. Boundary Treatment

Within 6 months of the date of final grant of permission the applicant shall submit for the written agreement of the Planning Authority revised scaled drawings clearly showing the replacement of this proposed palisade fence that will be offset 3 metres from the southern site boundary with a new visually improved fence which shall take the form and height of what currently exists at the interface with the public footpath i.e. green weld-mesh/paladin type fencing system.

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

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: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

- (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. Dodrill*  
\_\_\_\_\_13-Jul-2022  
*for Senior Planner*