

Comhairle Chontae Atha Cliath Theas

PR/0060/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0496 **Application Date:** 14-Nov-2022
Submission Type: New Application **Registration Date:** 14-Nov-2022
Correspondence Name and Address: Drafter Dooroge, Ballyboughal, Dublin
Proposed Development: Front Porch and single story ground floor extension
12m squared in total to front elevation of existing dwelling
Location: 127, Ballyroan Road, Rathfarnham, Dublin 16
Applicant Name: Jonathan Parsons
Application Type: Permission

(BC)

Description of Site and Surroundings:

Site Area: stated as 0.0352 hectares on application form.

Site Description:

The subject site is located on the established Ballyroan Road residential street in Templeogue and contains a two-storey semi-detached house with hipped roof profile. Ballyroan Road is characterised by semi-detached houses of similar form and appearance (redbrick exterior finish on ground floor level and pebble dash/render at first floor level) with front and back gardens, and a uniform building line. The street has mature to semi-mature street trees set in grass verges with footpath. There is evidence along Ballyroan Road of similar front porch extensions.

Proposal:

The proposed development consists of Permission for the following:

- Front Porch and single-story ground floor extension 12m squared in total to front elevation of existing dwelling.

Zoning:

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity' under the South Dublin County Council Development Plan 2022-2028.

Consultations:

Surface Water Drainage Section - No report received at time of writing.
Parks Section - No objection subject to **conditions**.
Roads - No objection subject to **conditions**.

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SEA Sensitivity Screening - Indicates no overlap with the relevant environmental layers on SEA mapping tool.

Submissions/Observations /Representations:

Submission expiry date – 19/12/2022

One submission was received with observations in relation to the scale of the proposed development.

Points raised:

1. Proposed extension is out of scale and context with surrounding properties.
 - Extensions surrounding area run 2/3 length of elevation.
 - Proposal for full length extension tight to neighbouring boundary.
2. Development will have adverse impact on property No.129 adjoining.
 - Shadows and loss of sunlight to living room.
 - No shadow analysis submitted.
3. Not in keeping with SDCC House Extension Design Guide.

The issues raised in the third-party submission have been considered in assessing this planning application.

Relevant Planning History:

Subject Site:

None identified on APAS.

Evidence in drawings of previous exempted development 30sqm. rear extension.

Adjacent sites:

SD16B/0226 - 131, Ballyroan Road, Dublin 16

Garage conversion to the side and single storey extension to the front comprising of a playroom and toilet.

Grant Permission.

S01B/0316 - 123 Ballyroan Road, Rathfarnham, Dublin 14.

Demolition of existing porch and construction of new porch and garage extension to front and new velux windows to front and side of existing attic.

Grant Permission.

SD16B/0071 - 111, Ballyroan Road, Rathfarnham, Dublin 16

Single storey flat roof extension to rear, new bay window to living room to front and part conversion of garage with extension to front and pitched roof over all.

Grant Permission.

Relevant Enforcement History:

None identified for subject site on APAS.

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Pre-Planning Consultation:

None identified on APAS for subject site.

Relevant Policy in South Dublin County Council Development Plan 2022 - 2028

6.8.2 Residential Extensions

Policy H14: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.

H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Policy G11: Overarching

G11 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

G12 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

G14 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Chapter 12 Implementation and Monitoring

Section 12.5.8 Residential Consolidation

Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.

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National Guidelines & Policy relevant to Development Management

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

The House Extension Design Guide contains the following general guidance on house extensions:

Porches

- *A porch with a solid appearance (i.e., a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.*
- *A simple porch structure with a more lightweight appearance (i.e., a greater proportion of glazing to brickwork or render) and either a flat roof or a shallow pitch of 30° or less will be appropriate for a modern house with either a flat or shallow pitch roof and strong horizontal lines e.g., wide windows.*
- *Where a house has an arched or other distinctly decorative entrance, it is best to design a porch structure that will enhance and reveal rather than obscure it.*
- *Avoid the use of fussy decorative details and features not typical of the house.*

Front extensions

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g., window location, shape, type, proportion and sill details.*
- *Reflect the roof shape and slope of the main house.*
- *Match or complement the materials used in the main house.*
- *Try to maintain a minimum driveway length of 6m.*
- *Avoid extensions that are dominant or overlarge in relation to the scale and appearance of the house.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

Elements of Good Extension Design:

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible'.*

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Overbearing impact:

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

Relevant Government Guidelines

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy
- Residential and Visual Amenity
- Services and Drainage
- Roads
- Parks
- Green Infrastructure
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

A development comprising of a front porch and single-story ground floor extension to the front elevation of existing dwelling would be consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity,' subject to the relevant provisions in the County Development Plan **2022-2028** and the House Extension Design Guide.

Residential and Visual Amenity

Front Porch and single-story ground floor extension to front elevation of existing dwelling;

The proposed development includes a single storey extension to the front of the existing dwelling. The extension would project 1.5m from the existing front building line. The extension would be constructed along almost the full width of the dwelling at c8.1m. The extension would be set in c0.3m from the adjoining dwellings on either side No.129 and No.125. The roof of the proposed extension would mono-pitched with hipped profile on either side matching the

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appearance and slope of the roof on the main dwelling house. The eaves height would be c2.6m with the ridge height of c3.8m. The roof profile would be in accordance with the South Dublin House Extension Guide (2010) which states: *'Reflect the roof shape and slope of the main house.'* The depth of the proposed front extension would also be in accordance with policy contained in the House Extension Design Guide for front extensions which states: *'Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.'*

A regular building line is observed in the surrounding area and adjoining dwellings therefore a depth of 1.5m is deemed acceptable in this instance. Examples of exempted development porch type structures with similar tiled roof types as the proposed is evident in the surrounding streetscape. The proposed development would appear to be the first extension to incorporate the area across most of the front building line with precedents already set being set for part or half of width of the front building line. Given the nature and scale of the proposed extension which is in accordance with the policy as previously stated and the receiving environment, the extension is deemed acceptable in this instance.

The proposed extension will include a new porch area located to the centre of the development with a new 1.9m window located to the west of the porch and a 2.4m window to the east of the porch. The window to the east would replace an existing window allowing for the extension of the existing sitting room, while the window to the west would be located in place (albeit forward by 1.5m in the new front building line of the proposed extension) of a garage door.

Planning Note:

It is noted that as part of the development, which proposes a window to the west of the front elevation in place of a garage door, that internal alterations including the opening of an internal doorway to serve the existing garage would enable the garage to be converted to a habitable Playroom. This development is noted on the site plan. The conversion of the garage to a playroom is acceptable in principal to the planning authority, however, in order for the room to be used as a habitable space, the room must comply with building regulations. A **note** to this effect will be applied.

Adequate space in the driveway would remain to accommodate a vehicle with the front extension. The House Extension Guide (2010) note that front extensions should: *'Try to maintain a minimum driveway length of 6m.'* The driveway length with the proposed development would be acceptable with c11m driveway length remaining.

In terms of residential and visual amenity the proposed development is proposed to have finishes that would be similar to that of existing finish. The drawings appear to show the front extension will have a brick material finish to match existing, this can be clarified in the event of a grant in permission by planning **note** to ensure the materials used shall harmonise in colour and texture that is complementary to the existing dwelling.

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The extension would not result in any potential overlooking or loss of privacy to the neighbouring properties. The extension would also not lead to any significant loss of daylight to the window of the closet habitable room of the neighbouring property No.129 which is located approximately 1.65m to the east of the proposed extension.

Overall, the proposed development complies with the design guidelines for front extensions as set out in the 'House Extension Design Guide' in the current South Dublin County Council Development Plan 2022-2028.

Services and Drainage

No report was received from Water Services. Irish Water maps indicate that the proposed development would not be located within an unacceptable distance of any existing Irish Water infrastructure. Given the nature and scale of the development, it is deemed appropriate that standard conditions for sustainable water measures can be obtained by means of **condition** in the event of a grant in permission.

Roads

The roads department of the council have reviewed the application and have stated no objection subject to the following condition as stated in the roads report:

1. *All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

It is noted that the proposed condition is not an enforceable condition and therefore not necessary in this instance. It is also noted that there will be no change to the parking or access and egress arrangements on site and therefore the proposed development is acceptable.

Parks

The public realm department of the council have reviewed the application and have no objection to the proposed development subject to **conditions**. The following report was received:

The following conditions are recommended to be applied:

Conditions:

1. Protection of Street Trees in Grass Margins

The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works. Commencement of development should not be permitted without adequate protective fencing being in place in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access.' No Excavation, plant vehicle movement, materials or soil storage

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is to be permitted within the fenced tree protection areas indicated on plan. NCBH11
Objective 3

2. Green Infrastructure

The applicant is requested to submit a Green Infrastructure Plan which shall be submitted as part of the suite of Landscape Plans that are required for a development. The Green infrastructure Plans should include the following information:

- *Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County.*
- *Indicate how the development proposals link to and enhance the wider GI Network of the County.*
- *Proposed GI protection, enhancement, and restoration proposals as part of the landscape plan, where appropriate, for the site.*
- *Proposals for identification and control of invasive species where appropriate, for the site*

REASON: In order to ensure the protection and enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the design process in accordance with relevant policies of the CDP 2022-2028.

The street tree that is subject to the comments of the parks department is located in the grass verge to the east of the vehicular access to the site and away from the boundary wall. It is however, considered appropriate that the above **condition** is attached in the event of a grant of permission.

In relation to the condition proposed for Green Infrastructure, it is noted that given the size, scale and nature of the proposed development, it is deemed appropriate in this instance that the development will not result in a significant loss of any grassland or permeable surfaces. In this regard, there would be little impact to the existing green infrastructure network and a limited impact in terms of additional runoff from the site and a full GI assessment and plan for the proposed development is not required.

Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the subject house on an established suburban residential site. The site appears not to be located within a Primary GI Corridor or a Secondary GI link as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

Given the size, scale and nature of the proposed development as stated in the Parks assessment, a full GI assessment for the proposed development is not required.

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Screening for Appropriate Assessment (AA)

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a front porch and single-story ground floor extension to front elevation of existing dwelling.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Development Contributions

Proposed works	12sqm
Previous extension	30sqm
Garage Conversion (est)	<u>8.26sqm</u>
Total Assessable	10.26sqm

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Planning Reference Number	SD22B/0496
Summary of permission granted & relevant notes:	Front Porch and single storey ground floor extension to front elevation. Previous exempted development – 38.26sqm
Are any exemptions applicable?	Yes
If yes, please specify:	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). This exemption will not apply to development for which retention permission is sought.
Is development commercial or residential?	Residential
Standard rate applicable to development:	119.10
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€119.10
Area of Development (m2)	12
Amount of Floor area, if any, exempt (m2)	1.74
Total area to which development contribution applies (m2)	10.26
Total development contribution due	€1,221.966

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
<ul style="list-style-type: none"> Residential - Front porch and single storey ground floor extension to front elevation. 	12sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0352

Conclusion

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the proposed development, it is considered that, subject to the **conditions** set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

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.

- (a) External Finishes.

All external finishes shall harmonise in colour or texture that is complementary to the house or its context.

REASON: In the interest of visual amenity.

- (b) Restriction on Use.

The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

- (c) Drainage - Irish Water.

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

- (ii) 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.

- (iii) All drainage works for this development shall comply fully with the Greater Dublin

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Regional Code of Practice for Drainage Works.

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.

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the 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 unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable

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development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

2. 1. Protection of Street Trees in Grass Margins

The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works. Commencement of development should not be permitted without adequate protective fencing being in place in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan. NCBH11

Objective 3

REASON: In order to ensure the protection and enhancement of Green Infrastructure in the County through the provision of green infrastructure elements in accordance with relevant policies of the CDP 2022-2028.

3. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1, 221.96 (One thousand, two hundred and twenty one euro and ninety six cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

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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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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.

NOTE: The applicant is advised that, in order to use the garage conversion as a habitable room, it must comply with the Building Regulations.

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REG. REF. SD22B/0496

LOCATION: 127, Ballyroan Road, Rathfarnham, Dublin 16



**Deirdre Kirwan,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 18/01/23



**Gormla O'Corrain,
Senior Planner**