

# Comhairle Chontae Atha Cliath Theas

**PR/0068/23**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22B/0503      **Application Date:** 18-Nov-2022  
**Submission Type:** New Application      **Registration Date:** 18-Nov-2022  
**Correspondence Name and Address:** Stephen Molloy Architects 12, St. Brigids SC,  
Blanchardstown, Dublin 15.  
**Proposed Development:** Part single, part two storey extension to the side and  
rear; Extension to include extending the existing  
converted attic storage area into the new extension  
area and a first floor projecting bay window to the  
southeast (side) elevation.  
**Location:** 16, Willsbrook View, Lucan, Co. Dublin  
**Applicant Name:** Aaron O'Sullivan  
**Application Type:** Permission

### **Description of Site and Surroundings**

#### Site Area

Stated as 0.0308 Hectares.

#### Site Description

The subject site is located within the established residential area of Willsbrook, Lucan, Co. Dublin and is a corner site at the junction of Willsbrook Avenue and Willsbrook View. The site is comprised of a 2 No. storey semi-detached dwelling with a converted attic, a hardscaped area for off-street car parking to the front and a garden to the rear of the dwelling.

The surrounding streetscape is generally characterised by dwellings of a similar architectural form and scale.

### **Proposal**

Permission is sought for development comprised of:

- A new two storey extension to the side and rear of the existing dwelling with projecting approximately 3.6m out from the side elevation of the dwelling, with an approximate length of 11.9m and projecting approximately 0.8m out from the rear elevation of the dwelling. The proposed extension has a mixed roof profile design of a pitched roof profile to match the existing roof, a first floor projecting bay window to the side (south eastern) elevation, a two storey projecting bay with a hipped roof to the front and a two storey projection with a hipped roof to the rear. The maximum overall height of the proposed extension is approximately 7.9m.
- The proposed side and rear extensions will provide an additional 91sqm to the existing dwelling with a play room, utility room and kitchen at ground floor level and 2 No.

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bedrooms (one of which is ensuite) at first floor level and additional floor area to the existing attic room.

- The proposed side and rear extensions will result in the following elevational amendments:
  - Front elevation – The addition of 2 No. new windows.
  - Side (south eastern) elevation – A new entrance door and 1 No. horizontal strip window at ground floor level and 1 No. window and 1 No. projecting bay window at first floor level.
  - Rear (western) elevation – glazed patio doors and 1 No. window ground floor level and 4 No. windows at first floor level.
- All ancillary works above and below ground.

### **Zoning:**

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

The subject site is also located within the following Development Plan Map layers:

- Conical Surface – Casement Aerodrome.
- Outer Horizontal Surface – Dublin Airport.
- Bird Hazards.

### **Consultations:**

Drainage and Water Services Department – No report received at time of writing.

Irish Water – No report received at time of writing.

Roads Department – No objection.

Parks and Public Realm – No objection, subject to conditions.

### **SEA Sensitivity Screening**

No overlap indicated with the relevant environmental layers.

### **Submissions/Observations /Representations**

Final date for submissions/observations – 3<sup>rd</sup> January 2023.

None received.

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### **Relevant Planning History**

#### Subject Site

**SD08B/0563/EP**

Construction of new two storey side extension to existing house & single story rear extension to existing house to include; two new bedrooms, playroom, living area, utility room and all associated site works.

**SDCC Decision:** Grant Extension of Duration, subject to conditions.

**SD08B/0563**

Construction of new two storey side extension to existing house & single story rear extension to existing house to include; two new bedrooms, playroom, living area, utility room and all associated site works.

**SDCC Decision:** Grant Permission, subject to conditions.

#### Adjacent sites

No planning history of particular relevance in the vicinity of the subject site.

### **Relevant Enforcement History**

None on record.

### **Pre-Planning Consultation**

None on record.

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

#### *Chapter 4 Green Infrastructure*

##### *Section 4.1 Methodology*

*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.*

##### *Section 4.2.1 Biodiversity*

*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.*

##### *Section 4.2.2 Sustainable Water Management*

*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*

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*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 6.8.2 Residential Extensions*

*Policy H14: 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).*

### *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 13.5.8 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.*

### **South Dublin County Council House Extension Design Guide (2010)**

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

#### **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'.*

#### **Side extensions:**

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*

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- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

### **Rear Extensions:**

- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*

### **Overlooking and loss of privacy**

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

### **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**

**Project Ireland 2040 National Planning Framework**, Government of Ireland, 2018.

**Regional, Spatial & Economic Strategy 2020-2032 (RSES)**, Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

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

**Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities**, Department of the Environment, Heritage and Local Government, (2009).

**OPR Practice Note PN01 Appropriate Assessment Screening for Development Management** (March 2021).

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### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy.
- Residential and Visual Amenity.
- Vehicular Access and Car Parking.
- Drainage and Water Services.
- Green Infrastructure.
- Appropriate Assessment.
- Environmental Impact Assessment.

### ***Zoning and Council Policy***

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity'*  
A house extension (residential development) is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out in the South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide 2010.

### ***Visual Impact and Residential Amenity***

Each element of the proposed development shall be assessed individually below, in the context of the potential impact on the residential and visual amenity of adjacent properties and the wider streetscape. The proposed development has also been considered having regard to the relevant policy, including but not limited to the South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide (2010).

### **Two Storey Extension to the Side**

The proposed development includes a new two storey extension to the side of the dwelling, projecting approximately 3.6m out from the side (south eastern) elevation of the dwelling and spanning a length of approximately 11.9m. The proposed side extension will have a mixed roof profile with a pitched roof to the main portion of the extension and a first floor projecting bay window to the side (south eastern) elevation, a two storey projecting bay with a hipped roof to the front and a two storey projection with a hipped roof to the rear. The maximum overall height of the proposed extension is approximately 7.9m.

The proposed side extension is located between approximately 0.9m and 1.47m from the side boundary of the subject site. It is noted that the side boundary directly abuts Willsbrook Avenue and thus the proposed two storey side extension would not have an adverse impact on adjacent property to the south east, with the added benefit of the proposed additional fenestration (particularly at first floor level) providing passive surveillance to the adjacent public realm. The design, bulk and scale of the proposed two storey extension would not significantly alter the visual appearance of the dwelling and would largely accord with the architectural vernacular of the receiving context of the surrounding streetscape.

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### Part one to Part Two Storey Extension to the Rear

Permission is also sought for a new part one to part two storey rear extension with an approximate overall width of 6.6m and projecting approximately 0.8m out from the rear elevation of the dwelling. The proposed rear extension has a mixed roof profile design of a sloped roof to the single storey portion with an approximate height of 3m and a hipped roof to the two storey portion projection out from the main pitched roof of the dwelling with an approximate height of 7m.

At ground floor level, the proposed rear extension would result in the existing staggered building line of the rear elevation becoming a straight line. It is considered that the additional fenestration at ground and first floor level of the rear elevation would not give rise to any undue overlooking to adjacent properties, when compared to the existing scenario.

The proposed two storey element of the rear extension sits below the ridge height of the main dwelling and thus would not be visually prominent or overbearing. It is considered that the proposed part one to part two storey extension has been sensitively designed to mitigate against any potential impact to adjacent properties, with the single storey element located adjacent to the party boundary and matching the single storey projection of No 15 Willsbrook View. The two storey element has been located towards the side (south eastern) boundary. This boundary is less sensitive owing to its location adjacent to the junction of Willsbrook Avenue and Willsbrook View and thus it can comfortably accommodate a two storey extension.

The proposed part one to part two storey rear extension is considered to accord with the House Extension Design Guide (2010) and thus would not have an adverse impact on the amenity and character of surrounding properties and the adjacent streetscape.

### Additional Floor Area at Attic Level

The proposal includes additional floor area to the existing attic level room. According to the drawings provided by the Applicant the space is an 'Attic Room/Store'. It has therefore been assessed as a non-habitable space. The proposed extension at attic level is located within the extended pitched roof profile of the side extension and would provide an additional floor area of approximately 12sqm, based upon the dimensions annotated on the Applicant's drawings. The additional floor area would be an extension to an existing attic level room and would utilise the existing access stairs. The proposed attic level extension is considered acceptable.

Should the Planning Authority be minded to Grant Permission, a **NOTE** should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations.

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#### Elevational Amendments

The proposed side and rear extension would result in the following elevational amendments:

- Front elevation – The addition of 2 No. new windows.
- Side (south eastern) elevation – A new entrance door and 1 No. horizontal strip window at ground floor level and 1 No. window and 1 No. projecting bay window at first floor level.
- Rear (western) elevation – glazed patio doors and 1 No. window ground floor level and 4 No. windows at first floor level.

The elevational amendments to the front elevation would seamlessly integrate into the receiving context, matching the prevailing architectural form and character of the existing dwelling and surrounding streetscape.

The proposed additional fenestration to the side (south eastern) elevation would increase the potential for passive surveillance to the adjacent public realm along Willsbrook Avenue. The first floor bay window would generally be in keeping with the architectural language of the surrounding streetscape.

The proposed fenestration to the rear elevation would not significantly increase the potential for overlooking to adjacent properties, when compared to the existing scenario.

Overall, the proposed elevational amendments are considered acceptable.

#### Private Amenity Space

According to the drawings provided by the Applicant sufficient private amenity space remains, thus the minimum private open space requirement is achieved for a house of this size as outlined in Table 3.20 of the Development Plan.

#### **Vehicular Access and Car Parking**

It is noted that the proposed development would not alter the vehicular access arrangements for the subject site, nor would it significantly reduce the existing car parking provision.

The Roads Department have assessed the proposed development, with their Report noting no objection.

#### **Drainage and Water Services**

The Irish Water Network map appears to indicate that the subject site is serviced. Should permission be granted for the proposed development, it is considered appropriate that standard drainage **CONDITIONS** should be attached relating to water supply, surface water and foul water drainage.



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### **Green Infrastructure**

The subject site is not located adjacent to a junction of the Core Green Infrastructure Area and the Liffey Valley Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028).

While the development will introduce additional hard standing to the subject site it is considered to be marginal given the scale and nature of the proposed development.

### ***Environmental Impact Assessment***

Having regard to the modest nature of the proposed 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.

### ***Screening for Appropriate Assessment***

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 an extension to an 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.

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### *Other Considerations*

#### Development Contributions

As the development previously permitted under SD08B/0563 and subsequently extended under SD08B/0563/EP appears to have never been constructed, a 40sqm exemption from development contributions can be applied to the development permitted under this Planning Application.

<b>Development Contributions</b>	
<b>Planning Reference Number</b>	SD22B/0503
<b>Summary of permission granted &amp; relevant notes:</b>	Part single, part two storey extension to the side and rear; Extension to include extending the existing converted attic storage area into the new extension area and a first floor projecting bay window to the southeast (side) elevation.
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	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.
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	119.10
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€119.10
<b>Area of Habitable Development (m2)</b>	83.6
<b>Amount of Floor area, if any, exempt (m2)</b>	40
<b>Total area to which development contribution applies (m2)</b>	43.6
<b>Total development contribution due</b>	€5,192.76

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### SEA Monitoring Information

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sqm)</b>
Residential Extension	83.6 sqm
Non-habitable Additional Attic Floorspace	7.3 sqm
<b>Total Area</b>	91 sqm
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0308 Ha

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed 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. It is considered that the proposed development would be in compliance with Council policy in relation to extensions to dwellings, as outlined in the South Dublin County House Extension Design Guide (2010).

### **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.

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REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. (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 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

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

3. 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.

REASON: In the interests of protecting existing street trees and the proper planning and sustainable development of the area.

4. Prior to the commencement of Development the Applicant is requested to submit for the written agreement of the Planning Authority
  - (a) Submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. 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. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing:

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datarequests@water.ie.

(b) Submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, 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. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie.

(c) Submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

REASON: In the interests of adequate water and wastewater infrastructure.

### 5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5, 192.76 (Five Thousand One Hundred and Ninety Two Euro and Seventy 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.

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.

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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 attic conversion as a habitable room, it must comply with the Building Regulations.

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**REG. REF. SD22B/0503**

**LOCATION: 16, Willsbrook View, Lucan, Co. Dublin**



**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:** 19/01/23



**Gormla O'Corrain,  
Senior Planner**