

Daniel McKeogh  
Farbill House  
Unit 6  
Athlone Road  
Kinnegad  
Co. Westmeath

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

Final Grant Order No.:	0125	Date of Final Grant:	03-Feb-2023
Decision Order No.:	1569	Date of Decision:	12-Dec-2022
Register Reference:	SD22B/0076	Date:	29-Nov-2022

**Applicant:** Paul Begley  
**Development:** Retention of: (1) conversion of attic space at first floor level for habitable use;  
(2) minor alterations to fenestration; (3) outdoor swimming pool and (4) all ancillary site services.  
**Location:** Hillview, Athgoe Road, Newcastle, Co. Dublin

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

**Additional Information Requested/Received:** 13-Apr-2022 / 29-Nov-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 in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on the 29th of November 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. Drainage - Irish Water.
  - (a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
  - (b) 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.
  - (c) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.
  - (d) All works for this development shall comply with the requirements of 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.

3. Restriction on Use.

The house and the 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.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €14, 106.15 (Fourteen thousand one hundred six euros and fifteen cents), 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.

- (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. Crowley*

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for Senior Planner

03-Feb-2023