

Syed Arqam Ali Sabzwari
43, Elmwood
Hartstown
Dublin 15
D15DHC8

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

Final Grant Order No.:	1040	Date of Final Grant:	16-Aug-2022
Decision Order No.:	0838	Date of Decision:	05-Jul-2022
Register Reference:	SD22A/0030	Date:	08-Jun-2022

Applicant: M. Sharif Nayyar & Khansa Nayyar

Development: (1) Rear extension consisting of a store on the ground floor, a surgery and autoclave room on the first floor; (2) replacement of existing (old) roof slate tiles with matching new slate tiles of a semi-detached 'Protected Structure'.

Location: 5, Main Street, Tallaght, Dublin 24

Time extension(s) up to and including:

Additional Information Requested/Received: 04-Apr-2022 / 08-Jun-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 carried out 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 08/06/2022, 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.
 - (i) Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.
 - (ii) Prior to the commencement of development the applicant or developer shall enter into waste water connection agreement(s) with Irish Water.
 - (iii) The applicant shall include SuDS in Proposed Development such as:
 - Permeable paving,
 - Green roof
 - Planter boxes
 - Water butt/s
 - (iv) The Developer shall ensure that there is complete separation of the foul and surface water

drainage for the proposed development.

(v) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

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

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. Architectural Conservation Requirements.

a. Prior to the commencement of development, the applicant shall submit a Method Statement and Schedule of Works, undertaken by a Conservation Architect. Details of the materials to be used and methods should be included in the Method Statement for Roof Works. This shall be agreed in writing by the Planning Authority.

The applicant shall ensure that any works carried out:

- Shall be in accordance with best conservation practice
- Shall be in accordance with traditional roofing methods and materials;
- Roof slates shall match the original type in size and materials and shall be blue Bangor slates and a breathable membrane should be provided

b. Prior to the commencement of development, the applicant shall provide revised plans that indicate

- The proposed materials for the new extension match the existing roof finish and external render finish with modern simple timber windows and door to the extension. It should be noted that uPVC is not acceptable.
- existing uPVC windows to the principal elevation of the existing cottage shall be replaced with traditional features/materials and historical appropriate timber sash windows should be reinstated to match the original type based on the other TJ Byrne properties that have the original type timber sliding sash windows by way of matching the correct materials, profile and overall design.

The revised plans shall be fully implemented on site.

c. Prior to the commencement of development, a schedule of materials and finishes for the proposed development shall be submitted for written approval and agreement of the Planning Authority in addressing the above items and should include design, profile and material type for the reinstatement of historically correct timber sash windows to the front elevation of the existing cottage. A modern fenestration design using timber should be provided for the new proposed extension and details included in the schedule of materials and finishes.

REASON: To ensure the correct methods and materials are used for repairs/replacement of the existing roof at 5 Main Street, Tallaght which is located within an Architectural Conservation Area and a proper Method Statement and Schedule of Works is submitted by a suitably qualified conservation architect and to ensure works are in keeping with the character and appearance of the Architectural Conservation Area.

4. Bicycle Parking.

Covered bicycle parking spaces shall be constructed in line with National Cycle Manual standards.

Reason: In the interest of proper bicycle parking facilities and proper planning and sustainable development.

5. Environmental Health.

Construction Phase: Noise

(a). To control, limit and prevent the generation of Environmental Noise Pollution from occurring the Environmental Health Department of South Dublin County Council, hereby informs you that:

The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours

- Before 07.00 hours on weekdays, Monday to Friday
- Before 09.00 hours on Saturdays.
- After 19.00 hours on weekdays, Monday to Friday.
- After 13.00 hours on Saturdays.
- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

(b). Air Quality.

During the construction / 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.

(c). Doctors Surgery/Clinical Waste.

A suitable location for the storage of clinical waste shall be provided.

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. To contain dust arising from construction / demolition in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity. To provide for the appropriate management of waste.

6. Archaeological Monitoring.

a). The applicant/developer shall employ a qualified Archaeologist, licensed to carry out Archaeological Monitoring of all sub-surface works carried out within the proposed development site. This will include the archaeological monitoring of the removal of topsoil, the excavation of trenches for foundations, services, access roadway, etc. associated with the proposed development.

b). Should archaeological material be discovered during the course of Archaeological Monitoring, the applicant shall facilitate the archaeologist in fully recording the material. The applicant shall also be prepared to be advised by the Department with regard to the appropriate course of action, should archaeological material be discovered.

c). The archaeologist shall prepare and submit a report, describing the result of the Archaeological Monitoring, to the Local Authority and the Development Application Unit of the Department of Environment, Heritage and Local Government within six weeks following completion of Archaeological Monitoring.

REASON: To facilitate the recording and protection of any items of archaeological significance that the site may possess.

7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,483.87 (one thousand four hundred and eighty three euros and eighty seven 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.

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.

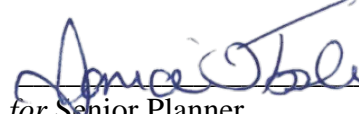
NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

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.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

- (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.


for Senior Planner 17-Aug-2022