

Thomas O'Neill
4 Bridgecourt Office Park
Walkinstown Avenue
Dublin 12

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.:	0836	Date of Decision:	04-Jul-2022
Register Reference:	SD22B/0200	Date:	11-May-2022

Applicant: Liam Farrell

Development: Revisions to approved planning register reference SD20B/0198; change the rear dormer roof from pitched to flat and internal alterations and site works.

Location: 29, Woodstown Way, Knocklyon, Dublin 16

Time extension(s) up to and including:

Additional Information Requested/Received: /

A Permission has been granted for the development described above, subject to the following conditions.

Conditions and Reasons:

1. Development in accordance with submitted plans and details.
 - (i) The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto. This permission relates only to the amendments specified in the public notices to previously granted permission on site under Reg. Ref. SD20B/0198.
 - (ii) In all other regards, the development shall be carried out in compliance with the relevant conditions of the grant of planning permission on this site under SD20B/0198, save as may be required by other conditions attached hereto.

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

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments-

 - (a) The roof of the dormer shall be a minimum of 100mm below the ridge of the existing dwelling;
 - (b) The proposed dormer shall be set off the eaves by at least three tile courses.

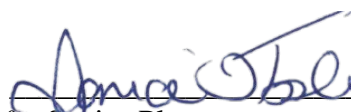
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

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 is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

- (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.

 17-Aug-2022
for Senior Planner