

Comhairle Chontae Atha Cliath Theas

PR/0187/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0376 **Application Date:** 25-Aug-2022
Submission Type: Additional **Registration Date:** 25-Jan-2023
Information

Correspondence Name and Address: Noonan Moran Architecture 139 Baggot Street
Lower, Dublin 2.

Proposed Development: Alterations and extension of the existing dwelling including the demolition part of the rear facade to facilitate the construction of a part single and part two storey extension to the rear of the house; general internal alterations and conversion of the existing garage into living accommodation with associated, alterations to the front facade and the widening of the existing vehicular entrance along with ancillary landscaping and site works.

Location: 50, Crannagh Road, Dublin 14

Applicant Name: Gary & Louise Keenan

Application Type: Permission

(DMG)

Description of Site and Surroundings:

Site Area

Stated as 0.0619 Hectares.

Site Description

The application site is located on the Crannagh Road in Rathfarnham and the rear garden backs onto the Castle Golf Club and within close proximity to Rathfarnham village. The property is a two-storey, semi-detached dwelling with a pitched roof and a flat roofed two storey side extension. The area is characterised by dwellings with a mix of architectural designs and a relatively uniform building line.

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Proposal:

The development will consist of:

- Alterations and extension of the existing dwelling including the demolition part of the rear facade to facilitate the construction of a part single and part two storey extension to the rear of the house.
- General internal alterations and conversion of the existing garage into living accommodation with associated, alterations to the front façade
- Widening of the existing vehicular entrance along with ancillary landscaping and site works.
- Total area of works 56.6sqm.

Zoning:

The site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'.

Consultations:

Irish Water - No report received at time of writing.

Water Services – No report received at time of writing.

Roads Department – No objections subject to conditions.

Parks – No objections subject to conditions.

SEA Sensitivity Screening

No overlap with relevant layers.

Submissions/Observations /Representations

None

Relevant Planning History

Subject Property

1862/72 – Garage and bedroom extension to the side and front.

Adjacent sites:

SD21B/0436 - 28, Crannagh Road, Dublin 14 – Permission Granted to widen existing vehicular access from Crannagh Road, and associated site works inclusive of footpath dishing revisions as required; demolition of the existing boiler house, two storey terrace extension and single storey extension to the rear and side of the property; provision of a new entrance door and canopy along with associated fenestration; revisions to the front of the property; new one and two storey extension with set back at first floor level to the front and side of the property along with all roof lights and associated site works; new canopy along with associated fenestration revisions to the

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rear & sides of the property; new single storey amenity and storage shed to the rear of the property, along with roof light and associated site works.

SD20B/0054 - 41, Crannagh Road, Dublin 14 – **Permission Granted** for Two storey hipped roof extension to side over the existing single storey garage and extending past front of existing building; single storey flat roof extension to rear and single storey hipped roof detail to front incorporating a bay window; development to include non-habitable attic conversion with rooflights added to side and rear roof slopes along with associated internal modifications and siteworks.

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

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

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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.

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.

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 are

- Zoning and Council policy,
- Residential and Visual amenity
- Drainage
- Roads
- Parks
- Green Infrastructure
- Appropriate Assessment

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- Environmental Impact Assessment

Zoning and Council Policy

A development comprising of a part single and part two storey rear extension, conversion of the existing garage into living accommodation, alterations to the front facade and the widening of the existing vehicular entrance 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

Construction of a Part Single and Part Two-Storey Extension to the Rear of the House

The proposed first floor element of the rear extension proposes to extend the primary bedroom to the eastern end of the southern elevation. The materials proposed will be in keeping with the host property. The proposed development incorporates a new parapet over part of the existing side extension which will protrude over the flat roof of the side extension to the front and will be visible from the street which is not in keeping with the established pattern of development and would be visually jarring in the site context. The increase in ridge height is not providing additional head height and should be redesigned to sit level with the eaves of the existing side roof which should be sought by way of **additional information**. There are five new windows proposed on the existing eastern side gable, two at ground floor level which is acceptable, one on the hip pitched roof which is also acceptable and a further two at first floor level which are noted as obscured and this should be confirmed by way of **condition**. Overall, the proposed first floor extension should be redesigned to protect the visual and residential amenities of the area and additional information should be sought.

The proposed ground floor rear extension will extend the entire width of the property which is appropriate and a new brick clad entrance gate to the rear garden provided at the eastern gable elevation which is acceptable. The roof treatment of the proposed ground floor extension is zinc clad which is consistent with the overall contemporary design. The ridge height of the roof at its highest point is approximately 4m which is unacceptable and would be seriously injurious to the residential amenities of the neighbouring dwellings to the east and west. Therefore, the applicant should redesign the rear extension to provide a flat roof with parapet or monopitch roof with a maximum ridge height (including parapet) of 3.5m and this should be sought by **additional information**.

Conversion of the Existing Garage into Living Accommodation with associated, alterations to the Front Façade

The proposed conversion of the existing garage to living accommodation is acceptable and consistent with the established pattern of development in the area. The proposed fenestration is sympathetic to the overall design aesthetic and is therefore considered appropriate. The proposed new canopy is not substantially larger than the existing and is acceptable in the site context.

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Overall, the changes to the front façade and change of use of the garage is **acceptable subject to conditions**.

Widening of the Existing Vehicular Entrance along with ancillary Landscaping

The applicant has suggested that the widened vehicular entrance will be 3.5m which is acceptable. The applicant should be requested to confirm the surface treatment of the front car parking area by way of additional information.

Drainage

No report was received from Water Services or Irish Water at the time of writing, but it is considered appropriate that **additional information** is sought to confirm the appropriate treatment of Sustainable Urban Drainage Systems (SuDS). It is noted that there is an existing combined sewer pipe to the rear of the existing dwelling and the applicant should be requested to confirm the exact location of the pipe and that there is an appropriate distance between the proposed development and the existing Irish Water infrastructure.

Roads

The roads department have **no objections** to the proposed development subject to conditions and the following report was received:

No Roads objections subject to the following conditions:

- 1. The vehicular access points shall be limited to a width of 3.5 meters.**

It is considered appropriate that the above **condition** is attached in the event of a grant of permission. **Conditions** regarding the dishing of the kerbs and not permitting gates opening onto the public domain should also be attached in the event of a grant of permission.

Parks

Parks/Public Realm Section had no objections to the proposed development subject to conditions and the following report was received:

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 pertaining to retention of the gate. 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

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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

The street trees are located at Number 52 and the notional boundary between Number 50 and Number 48 Crannagh Road and therefore are located a sufficient distance from any works and are unlikely to be affected by the proposed development. Therefore, the condition as per above **should not be attached** in the event of a grant of permission.

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 is located within a Primary GI Corridor (Dodder River Corridor) 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, a full GI assessment for the proposed development 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 of a part single and part two storey rear extension, conversion of the existing garage into living accommodation, alterations to the front facade and the widening of the existing vehicular entrance.

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.

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.

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Development Contributions

Planning Reference Number	SD22B/0376
Summary of permission granted & relevant notes:	Residential Extension - 56.6 sqm. Previous extension 37sqm
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)	56.6
Amount of Floor area, if any, exempt (m2)	3
Total area to which development contribution applies (m2)	53.6
Total development contribution due	€6,383.76

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 56.6sqm

Land Type: Urban Consolidation.

Site Area: 0.0619Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, additional information is required from the applicant to address the issues highlighted in this report.

Recommendation

Further Information requested on 18/10/2022.

Further Information received on 25/01/2023.

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Assessment of Further Information

Further Information Request 1:

The proposed ground floor and first floor extensions to the north is not considered acceptable and should incorporate the following alterations;

- Reduce the ridge height of the roof of the proposed extension on the ground floor to a maximum of 3.5m.
- Reduce the ridge height of the proposed flat roof extension to be in line/flush with the existing first floor extension to the front.

The applicant should submit revised drawings including site plans, floor plans, elevations and cross sections demonstrating these amendments to the development.

Assessment of 1

Submission: We have physical difficulty in reducing the flat roof height of the first floor extension to the rear or side, as the first floor level of the existing first floor extension to the front is lower than the main first floor of the house. We propose to carry the existing first floor ceiling height into the extension and hence the roof of the first floor extension has to be higher. The roof of the extension needs to be slightly above the eaves at the rear of the house in order to achieve a usable ceiling height in the bedroom.

To address concerns relating to the two levels of parapet/flat roof that are visible when viewed from the front, we are proposing the following:

-To extend the 'A' roof from the main body of the house over the side extension both existing and proposed. This effectively blocks any view of the rear extension when viewed from the front. Reference revised drawing: PL-112. **This is an acceptable design solution.**

-Propose to lower the ceiling height in the first floor bedroom extension to 2.45m and this will reduce the flat roof level in the extension and in turn the parapet height from that originally proposed. The original drawings indicated the parapet height of 6.23m and the revised proposals indicate a rear parapet height of 6.02m. Reference revised drawings: PL-100, PL110, PL-111 & PL112. **To accommodate the internal ceiling height the parapet has been altered in height, even though it is still slightly above the eaves, it is considered acceptable in this instance.**

-The roof of the single storey rear extension be reduced in height due to its possible impact on neighbours. The original proposed mono pitch roof was 3.9m in height. There will be no shadow or daylight impacts on the existing side window of the adjoining property, as the proposed rear façade line is set back from the neighbours rear façade line. The existing extension at no. 48 was not represented correctly on the original drawings, it was shown as a flat roof when it is a mono pitch roof with a zinc finish and significant overhang. It slopes upwards like our proposed roof. While the garden levels of no. 48 and no. 50 differ, the roof height taken of no. 48 from the garden of no. 50 indicates an existing roof height of 3.65m.

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To address the request, we are suggesting that the roof pitch of the proposed extension be reduced so that the highest point of the roof level will be 3.65m instead of 3.9m. This would bring the roof height in line with the neighbouring extension, even though the proposed extension has less of a depth than the neighbouring property. By comparison p.p. consent was given for similar first floor extension to rear under SD15B/0058 (10 Crannagh Park, Rathfarnham, Dublin 14) and SD16B/0179 (36 Fortfield Drive, Dublin 6W, mono pitch 4.01m h).

The revised plans PL110, PL100, PL111& PL112 are submitted. The revised ridge height of 3.640m of the mono pitch rear extension is deemed acceptable in regard to its' impact on neighbouring residential amenity and is in line with precedence.

Further Information Request 2:

The applicant should submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the Planning Authority. The applicant should include SuDS features for the proposed development such as but no limited to the following:

- Rain Gardens, planter boxes with overflow connection to the public surface water sewer.
- Permeable paving.
- Grasscrete.
- Green Roofs.
- Rain Gardens.
- Swales.
- Channel Rills.
- Water Butts.
- Other such SuDS.

The applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

Assessment of 2

Submission: The proposed surface water system was designed for 100-year return period plus 20% increase in rainfall, depth for climate change. To achieve SuDs a soak pit and permeable surface finishes would be adopted as part of the scheme. A report from RS Consulting Engineers addressing SuDs solutions was submitted. The report addresses the optimal location and dimensions of the soakpit and adheres to the Greater Dublin Regional Code of Practice for Drainage Works and the current Building Regulations. **This is acceptable, subject to standard Drainage conditions.**

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Further Information Request 3:

The applicant should confirm the materials proposed for the front parking area. The applicant should incorporate the use of permeable surface treatments in line with the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide.

Assessment of 3

Submission: The front car parking area currently has a concrete finish. It is proposed to remove the finish and include a gravel stone finish on a hardcore base to facilitate permeability and ground water filtration. Drawing no. 22-270-0006 outlines this. **This is acceptable.**

Further Information Request 4:

The applicant should confirm the exact location of the combined sewer pipe to the rear of the existing property. Furthermore, the applicant should confirm that there is an appropriate distance between the proposed development and the existing Irish Water infrastructure.

Assessment of 4

Following investigation, the location of the combined sewer serving the property is located at the side of the property and discharged to a public sewer located on the public road to the front of the property. The proposed rear extension is so remote from the combined sewer that it could not have any impact. Enclosed Irish Water OS Map and drawing no. PL100. **This is acceptable.**

Conclusion

Having regard to the policy set out in the current South Dublin county Development Plan 2022-2028 and the scale and design of the 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 the properties in the vicinity and would, therefore, be in accordance with the provisions of the South Dublin County Council Development Plan and the proper planning and sustainable development of the area.

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 -

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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 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 25/01/2023, 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. (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 and garage 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 or garage 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

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

3. First floor windows on side/rear extension shall be obscured.

REASON: To protect visual and residential amenity.

4. Attic Space Use.

The attic space shall be used as storage non-habitable space only.

REASON: To ensure the development as approved is consistent with the restrictions of the Building Regulations in the interests of public safety and the proper planning and

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sustainable development of the area.

5. Roads Requirements.

(a). The vehicular access points shall be limited to a width of 3.5 meters.

(b). The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

(c). Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

(d). Any gates shall open inwards and not out over the public domain.

REASON: In the interest of proper planning and sustainable development.

6. The developer shall pay to the planning authority a financial contribution of €6, 383.76 (Six thousand three hundred and eighty three euro and seventysix 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 2016 - 2020, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The contribution shall be paid prior to commencement of development, or in such phased payments as the planning authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2016 - 2020.

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

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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.

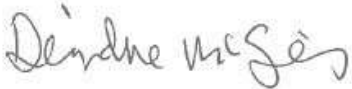
NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

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REG. REF. SD22B/0376
LOCATION: 50, Crannagh Road, Dublin 14



Deirdre Mc Gennis,
Assistant 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: 21/02/2023



Deirdre Kirwan,
Senior Executive Planner