

**An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department**

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

Final Grant Order No.:	<b>0112</b>	Date of Final Grant:	<b>28-Jan-2022</b>
Decision Order No.:	<b>1604</b>	Date of Decision:	<b>14-Dec-2021</b>
Register Reference:	<b>SD21B/0539</b>	Date:	<b>20-Oct-2021</b>

**Applicant:** Kevin & Lisa Hayes

**Development:** Increase in external width of rear dormer and white render finish to rear dormer in place of zinc, from previously granted planning SD17B/0399 and all associated site works.

**Location:** 36, Cypress Grove North, Templeogue, Dublin 6W, D6W XT63

**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 to be in accordance with submitted plans and details.  
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.  
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Drainage - Irish Water.
  - (i) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal
  - (ii) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
  - (iii) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
  - (iv) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
  - (v) 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.

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. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €144.59 (one hundred and forty four euros and fifty nine 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 Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

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

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](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.

*Brian Connolly* 01-Feb-2022  
for Senior Planner