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

Final Grant Order No.:	0228	Date of Final Grant:	27-Feb-2023
Decision Order No.:	0059	Date of Decision:	16-Jan-2023
Register Reference:	SD22A/0425	Date:	10-Nov-2022

Applicant: Cavvies Limited

Development: Alterations to previously approved development (Reg. Refs. 5D16A/0269 and 5D18A/O285) comprising; Retention permission for: (i) an increase in the number of residential apartment units from 37 to 42 units now consisting of 2 one-bedroom units, 34 two-bedroom units, and 6 three-bedroom units, and; (ii) all associated site and engineering works necessary to facilitate the development; Planning permission for: (i) the amalgamation of unit nos. 22 and 23 and the amalgamation of unit nos. 34 and 33; (ii) internal alterations to provide for an increased quantum of storage space; (iii) alterations to private amenity spaces to provide for extension of ground floor private courtyards and balconies, of unit nos. 6-11, 17-20, 22-25, 27-30, 32-35, and 37-40 and the addition of private amenity spaces to unit nos. 12-16, 21, 26, 31, 36, and 41-42; (iv) the provision of fire escape stairs from the third floor to the fourth floor; (v) revisions to the permitted site layout to now provide for 50 car parking spaces (inclusive of 3 disabled parking spaces and 5 electric vehicle charging spaces); (vi) the provision of 110 residential bicycle spaces (88 residential bicycle spaces and 22 visitor bicycle spaces); (vii) relocation of bin store from eastern boundary wall to northern boundary wall; (viii) landscaping, including communal public open space comprising 1 playground (583sq.m total), and all associated boundary treatments, and; (ix) all associated site and engineering works necessary to facilitate the development.

Location: Larkfield House, Coldcut Road, Liffey Valley, Dublin 22

Time extension(s) up to and including:

Additional Information Requested/Received:

PERMISSION GRANTED for the provision of fire escape stairs from the third floor to the fourth floor subject to the subject to the Conditions and Reasons specified in Schedule 1.

SCHEDULE 1

Conditions and Reasons:

1. Unless otherwise agreed following consultation with the Chief Fire Officer, the fire escape stairs from the third to fourth floor shall be provided in accordance with the submitted plans and

particulars and maintained thereafter. Additional fire safety measures may be agreed in writing by the planning authority, following consultation with the Chief Fire Officer and thereafter implemented and maintained on-site in accordance with any relevant agreement.

REASON: In the interests of Public Health

REFUSED RETENTION & PERMISSION for the remainder of the development for the Reason(s) set out in the Second Schedule hereto is hereby made.

SCHEDULE 2

Reasons

1. The proposed development has not overcome previous reasons for refusal. Therefore, by reason of its poor quality design and configuration, the proposed development would result in substandard accommodation and inadequate residential amenity for future occupants. In particular, having regard to:

- the poor internal layout,
- the single aspect nature of the apartments,
- the inadequate sunlight to living areas,

the proposed development would materially contravene the Housing policies and objectives as set out in the South Dublin County Development Plan 2022-2028 and the standards set out in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020, and the 'Quality Housing for Sustainable Communities' (2007). As such, the proposal would not be in accordance with the proper planning and sustainable development of the area.

The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

- (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.

M. Crowley

27-Feb-2023

for Senior Planner