

DRB Design
74 Lambourn Park
Clonsilla
Dublin 15.

**NOTIFICATION TO GRANT PERMISSION FOR 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.:	0057	Date of Decision:	18-Jan-2023
Register Reference:	SD22B/0513	Date:	30-Nov-2022

Applicant: Melissa Fulham
Development: Retention Permission for a detached single storey garden room to the rear garden.
Location: 16 Allenton Road, Dublin 24

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.
 - a) 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.
 - b) No later than 6 months from the final grant date of permission the w.c./bathroom shall be removed.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained and to ensure the building is not used as a habitable dwelling.
2. Restriction on Use of the Garden Room
The Garden Room shall be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for habitation or the carrying on of any trade or business, and shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.
REASON: In the interest of orderly development and 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.

- (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