

**A1 Architects**  
**The Avila**  
**125 Drimmagh Road**  
**Walkinstown**  
**Dublin 12**

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

Final Grant Order No.:	<b>0251</b>	Date of Final Grant:	<b>06-Mar-2023</b>
Decision Order No.:	<b>0075</b>	Date of Decision:	<b>23-Jan-2023</b>
Register Reference:	<b>SD22A/0441</b>	Date:	<b>18-Nov-2022</b>

**Applicant:** Mark Hughes & Emer Devery

**Development:** Retention for modifications to previously approved two storey with attic detached house Ref. SD12A/0139 to include minor variations to external envelope and internal layout; Raised eave level of main roof; Additional roof lights; omission of chimney and all associated site development works.

**Location:** 9A Templeville Avenue, Templeogue, Dublin 6W

**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, within 6 months of the grant of permission, 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. Parent Permission  
All conditions attached to the permission granted under Reg. Ref. SD12A/0139 to which this application will have the effect of creating modifications to, shall apply, save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the parent permission.
3. The applicant shall propose Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance. In addition the applicant should consider the provision of Water butts as part of the SuDS proposals.  
REASON: To prevent the increased risk of flooding and to improve and protect water quality,

in accordance with policies under SECTION 4.2.2. SUSTAINABLE WATER MANAGEMENT and other relevant policies in the South Dublin County Council Development Plan 2022-2028.

4. Drainage - Irish Water.

(a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

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.

**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](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.

*M. Crowley*

\_\_\_\_\_06-Mar-2023  
for Senior Planner