

Equation Design
Meadow Lodge
Kilmacoo
Avoca
Co. Wicklow

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

Final Grant Order No.:	0251	Date of Final Grant:	06-Mar-2023
Decision Order No.:	0087	Date of Decision:	24-Jan-2023
Register Reference:	SD22B/0507	Date:	21-Nov-2022

Applicant: Lynne McKeon and Seamus Foley

Development: Changes to previously granted permission PR/0456/22; Minor elevation changes to proposed extension and entrance porch to existing house, change in flat roof finish to the proposed extension, external wall insulation to the existing house and all associated site works.

Location: Cnoc Mhuire, Friarstown Lower, Bohernabreena, 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 in accordance with submitted plans and details.
 - a) The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
 - b) Permission is only for items described in the description of development in the public notices
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained and to clarify the extent of development.
2. Conditions of previous permission.

All conditions of parent permission SD22B/0056, to which this application will have effect of creating modifications to shall apply, save as may be required by the other conditions attached hereto.
REASON: In the interest of proper planning and sustainable development of the area.

NOTES :

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 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.

- (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

_____ 06-Mar-2023
for Senior Planner