

Mr. Noel Cullen
157 Cherryfield Road
Walkinstown
Dublin 12

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

Final Grant Order No.:	0260	Date of Final Grant:	10-Mar-2023
Decision Order No.:	0118	Date of Decision:	01-Feb-2023
Register Reference:	SD22B/0500	Date:	05-Dec-2022

Applicant: Noel Cullen

Development: Removal of pillar, thus widening driveway to accommodate off-road parking for two cars.

Location: 157 Cherryfield Road, Dublin 12

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 amendment conditions and 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. Amendments.

The applicant shall submit within six months of the grant of Retention Permission the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments-
(a) Reinstate the vehicular access point to be limited to a width of 3.5 meters.
REASON: To protect the area's amenities and in the interests of the proper planning and sustainable development of the area.
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.

- (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

for Senior Planner

10-Mar-2023