

# Comhairle Chontae Atha Cliath Theas

**PR/0282/23**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22B/0468      **Application Date:** 26-Oct-2022  
**Submission Type:** Additional      **Registration Date:** 15-Feb-2023  
Information

**Correspondence Name and Address:** John Loney Brooklands, Barrettstown Road,  
Newbridge, Co. Kildare

**Proposed Development:** Retention for first floor extension to side of property  
over existing permitted single storey extension; 2  
dormer windows to rear and the re-modelling of  
fenestration to front elevation at ground floor.

**Location:** 84, Kiltipper Drive, Aylesbury, Tallaght, Dublin 24

**Applicant Name:** Stuart Dicker

**Application Type:** Retention

(NM)

### **Description of Site and Surroundings:**

#### **Site Area**

Stated as 0.0364 Hectares.

#### **Site Description**

The property is located at the end of a residential cul-de-sac off the Dalepark Road in Dublin 24. The area is characterised by units of similar design and form but predominantly semi-detached with a relatively uniform building line. The proposed site contains a detached dwelling with a pitched roof.

#### **Proposal:**

The development will consist of:

- Retention for first floor extension to side of property over existing permitted single storey extension.
- 2 dormer windows to rear.
- Re-modelling of fenestration to front elevation at ground floor.
- Total area of works 67sqm.

#### **Zoning:**

The site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'.

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### **Consultations:**

*Irish Water* - No report received at time of writing.

*Water Services* – No report received at time of writing.

*Roads Department* – No objections subject to conditions.

*Parks Department* – No objections or additional comments.

### **SEA Sensitivity Screening**

Overlaps with Riparian Corridor and within proximity of High Amenity Dodder Valley.

### **Submissions/Observations /Representations**

None received.

### **Relevant Planning History**

#### **Subject Property:**

SD05A/0728 – **Permission Refused** for 1) Proposed demolition of existing detached garage in rear garden; 2) proposed building of 2 storey, 3 bedroom semi-detached dwelling with front extension with pitched roof over & attic conversion with Velux roof lights to rear, to side of existing dwelling; 3) proposed new vehicular access for new dwelling & partial dishing of kerb; 4) proposed alterations to existing vehicular access & partial dishing of kerb.

SD16B/0335 – **Permission Granted** for single storey extension to front side and rear of property.

#### **Adjacent sites:**

SD17B/0306 - 56, Kiltipper Drive, Aylesbury, Dublin 24 – **Permission Granted** for attic conversion with dormer window to rear.

SD21B/0450 - 98, Kiltipper Drive, Dublin 24 – **Permission Granted** for conversion of attic storage to a habitable space including a bedroom with ensuite shower room. The works will include a dormer window to rear of existing dwelling and all associated site works.

### **Relevant Enforcement History**

S8962 - Non-compliance of condition 1 SD16B/0335 – **Live File.**

### **Pre-Planning Consultation**

None.

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### **Relevant Policy in South Dublin County Council Development Plan 2022 - 2028**

#### *6.8.2 Residential Extensions*

*Policy H14: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.*

*H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

#### *Policy G11: Overarching*

*G11 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.*

*GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.*

*GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.*

#### *Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)*

##### *Policy IE3: Surface Water and Groundwater*

*Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.*

#### *Chapter 12 Implementation and Monitoring*

##### *Section 12.5.8 Residential Consolidation*

##### ***Extensions***

*The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.*

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### **National Guidelines & Policy relevant to Development Management**

*The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.*

### **Relevant Government Guidelines**

*Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).*

*Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).*

*Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).*

### **Assessment**

The main issues for assessment are

- Zoning and Council Policy
- Residential and Visual Amenity
- Planning Note
- Drainage
- Roads
- Parks
- Green Infrastructure
- Appropriate Assessment
- Environmental Impact Assessment

### ***Zoning and Council Policy***

A development comprising of retention of a first-floor extension to side of a property; 2 dormer windows to rear and the re-modelling of fenestration to a front elevation at ground floor would be consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan **2022-2028** and the House Extension Design Guide.

### ***Residential and Visual Amenity***

*First Floor Extension to Side of Property over Existing Permitted Single Storey Extension*

The proposed development for retention includes a first-floor extension that mirrors the existing ground floor extension granted under SD16B/0335. The roof pitch and ridge line match the original dwelling roof which is **acceptable**. The western elevation at first floor level has three windows which is appropriate as the unit is effectively on a corner site and this will add to the

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passive surveillance on to the Dalepark Road as the ground floor is obscured from the road by a land bank. Overall, the first floor extension is acceptable subject to conditions.

### *2 Dormer Windows to Rear*

The two dormer windows for retention are large in the context of the rear aspect of the roof. They are of flat roofed construction with what appears to be metal cladding with a slatted effect which sits comfortably in the surrounding accepting area. They are set below the ridge line and appropriately above the eaves by approximately 5 tile courses and are considered consistent with the House Extension Design Guide. The internal height is approximately 2.26m and therefore not habitable. They do not lead to any additional overlooking or overshadowing of neighbouring dwellings and are therefore acceptable.

### *Re-modelling of fenestration to front elevation at ground floor*

The remodelling of the fenestration at ground floor level has not materially affected the overall appearance of the dwelling in the context of the surrounding area and is sympathetic to the architectural design of the residential estate in general and is therefore acceptable.

**Overall, the proposed development for retention is not overly injurious to the residential or visual amenities of the area.**

### *Planning Note*

The proposed development for retention has not included the garden room in the rear of the garden to the northern boundary of the site. The applicant should confirm the use including water connections if applicable by **Additional Information**. Furthermore, the full extent of the remaining private open space to the rear of the property should be confirmed by **Additional Information**. The applicant also appears to have widened the entrance greater than 3.5m without the benefit of planning permission which should also be confirmed by **Additional Information**.

### *Drainage*

No report was received from Water Services or Irish Water at the time of writing. A **condition** regarding the appropriate treatment of surface water and the provision of Sustainable urban Drainage Systems (SuDS) should be attached in the event of a grant of permission. The proposed development appears to be located within an unacceptable distance of existing Irish Water infrastructure as per the Irish Water maps but given the ground floor was permitted under SD16B/0335 and ground works are completed, it is not considered to be assessable.

### *Roads*

The Roads Department have no objections subject to conditions but given that the site layout did not reference the widened entrance, it is considered appropriate that **additional information** regarding this is sought.

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### ***Parks***

The Parks Department have no concerns over the proposed development.

### ***Green Infrastructure***

The subject application provides for no increase in the footprint of the subject house on an established suburban residential site. The site appears to be located within a Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028) but given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is not required.

### ***Screening for Appropriate Assessment***

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of the retention of a first-floor extension to side of a property; 2 dormer windows to rear and the re-modelling of fenestration to a front elevation at ground floor.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

### ***Environmental Impact Assessment (EIAR)***

Having regard to the modest nature of the development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

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### *Development Contributions*

<b>Planning Reference Number</b>	SD22B/0468
<b>Summary of permission granted &amp; relevant notes:</b>	Retention of Residential Extension 67sqm. Approximately 32sqm of the development for retention is habitable and the dormers are considered non-habitable.
<b>Are any exemptions applicable?</b>	No
<b>If yes, please specify:</b>	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). <b>This exemption will not apply to development for which retention permission is sought.</b>
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	104.49
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€104.49
<b>Area of Development (m2)</b>	67
<b>Amount of Floor area, if any, exempt (m2)</b>	0
<b>Total area to which development contribution applies (m2)</b>	32
<b>Total development contribution due</b>	€ 3,343.68

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### **SEA Monitoring Information**

Building Use Type Proposed:

Floor Area:

67sqm

Land Type:

Urban Consolidation.

Site Area:

0.0364Hectares.

### **Conclusion**

The proposed development for retention is largely consistent with the policies and provisions of the South Dublin County Development Plan 2022 - 2028. Notwithstanding this, there are issues as highlighted throughout the report which should be confirmed by **Additional Information**.

### **Recommendation**

Further Information Requested on 14/12/2022.

Further Information Received on 15/02/2023.

### **Assessment**

#### **Item 1:**

*The applicant should submit revised drawings including accurate site plans that include the width of the vehicular entrance, the total area of the private open space to the rear and the dimensions of the garden room. The applicant should also confirm the use of the garden room and if there is water and foul connections. Furthermore, the applicant should confirm that the widened vehicular entrance and garden room have the required planning permission.*

In response to Item 1, the applicant submitted the following:

Cover Letter from Fitzsimons Doyle & Associates Consulting Engineers (15/02/2023) with the following submission:

1) Drawing No. 22-SD-01 107 REV A, showing the width of the vehicular entrance, the total area of the private open space to the rear garden. Drawings show that the footprint of the garden room is 22.0m<sup>2</sup>. Confirm the use of the garden room is for part storage and children's play area/yoga. There is no planning for the garden room as we believe it comes under exempted development (25m<sup>2</sup>) and satisfies height restrictions. The remaining open space is 71.0m<sup>2</sup>. The front entrance in its original format required a vehicle to mount the pavement and travel over a long portion of the footpath to enter the property. The current arrangement requires a vehicle to cross the footpath with the minimal amount of disruption to the pedestrian. This current arrangement of 7.6m wide has not got planning permission and we would welcome any suggestions from the transportation section as to an appropriate safe entrance, bearing in mind that this is a hammerhead and the parking by other individuals can at times restrict access.



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### *Planners Response:*

Garden Room: Drawing No. 22-SD-01 107 REV A, submitted shows the area of the garden room to be approx. 22.36 sq.m. GEA (7.1m X 3.15m). The structure abuts the boundary with No. 82 Kiltipper Drive. No elevation drawings were submitted to indicate the height of the garden room. The submission states that the use of the garden room is for storage and children's play area/yoga room. It is not indicated if the garden room has any water or foul connections. In the event of grant of permission, it shall be **noted** that the garden room does not form part of this permission and no planning permission was sought or granted for this garden room.

Open Space: Drawing No. 22-SD-01 REV A, submitted shows the area of the rear amenity space to be approx. 71 sq.m. This is **acceptable**.

Front Vehicular Entrance: No planning permission has been applied for or granted for the widening of the front vehicular access point. Drawing No. 22-SD-01 REV A, submitted shows the front vehicular entrance to be approximately 7.6m wide. The site is located at the end of a cul-de-sac with a public pedestrian footpath wrapped around the site. The current front vehicular entrance is **not acceptable**.

In the event of grant of retention planning permission, a **condition** shall be attached to re-instate the vehicular access point with the following criteria, as stipulated by SDCC Roads Department:

1. The vehicular access points shall be limited to a width of 3.5 meters for both existing and proposed dwelling at 84, Kiltipper Drive, Aylesbury, Tallaght, Dublin 24.
2. The boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
3. Any gates shall open inwards and not out over the public domain.
4. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

### **Item 2:**

*The Planning Authority maintains concerns in relation to the potential use of the extension as a separate dwelling. Accordingly, the applicant is requested to make design alterations and submit revised plans including elevations, site plan, contiguous elevations and floor plans demonstrating the following: i) Omission of the additional front door on the ground floor of the existing extension granted permission under SD16B/0335. ii) The creation of linkages at first floor between the subject extension and the existing dwelling. Finally, if the applicant intends on the extension for retention being used as a separate dwelling as appears from the plans submitted, they should readvertise the development to include same and demonstrate its compliance with the South Dublin County Development Plan 2022 - 2028 and the Quality Housing for Sustainable Communities Guidelines including appropriate rear amenity space.*

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In response to Item 2, the applicant has submitted the following:

Cover Letter from Fitzsimons Doyle & Associates Consulting Engineers (15/02/2023) with the following submission:

2) Revised plans and elevations to reflect (i) the front door is to be bricked up which was granted under p.p. SD16B/0335, and (ii) New linkages at first floor between the main property and the extended element. State that it is not the intention to seek permission for a separate development at this point.

*Response:*

Additional front door: Revised drawings (22-SD-01 103 REV B & 22-SD-01 101 B) show the additional front door is now omitted and replaced with brick to match existing brickwork of the front of the dwelling. This is **acceptable**.

Linkages between the existing dwelling and the extension: Revised drawings submitted show the addition of an internal connecting door at ground level. There are now two connecting doors from the ground floor existing dwelling to the retained extension. This is **acceptable**.

Revised drawings submitted show an additional internal door has been added leading from the first floor existing landing to the rear extension, giving access to the rear first floor extension only. Furthermore, an internal door has now been omitted from the first floor front extension, therefore there are now no linkages from the first floor front extension element to the existing dwelling. This is **not acceptable** as there is no linkage from the first floor front extension element to the existing dwelling. In the event of grant of retention permission, it shall be **conditioned** that the original internal door on the first floor be re-instated. This will be in addition to internal doors as per drawing no. 22-SD-01 101 REV B.



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<i>Development Contributions</i>	
<b>Planning Reference Number</b>	SD22B/0468
<b>Summary of permission granted &amp; relevant notes:</b>	Retention of Residential Extension 67 sq.m. Approximately 32 sq.m. of the development for retention is habitable and the dormers are considered non-habitable.
<b>Are any exemptions applicable?</b>	No
<b>If yes, please specify:</b>	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). This exemption will not apply to development for which retention permission is sought
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	119.10
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€119.10
<b>Area of Development (m2)</b>	67
<b>Amount of Floor area, if any, exempt (m2)</b>	0
<b>Total area to which development contribution applies (m2)</b>	32
<b>Total development contribution due</b>	€3,811.20

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2022 – 2028 and the overall design and scale of the development proposed it is considered that, subject to the conditions set out below, the proposed retention development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for Retention for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

### **FIRST SCHEDULE**

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

### **SECOND SCHEDULE**

#### **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, as amended by Further Information received on 15 February 2023, 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. (a) External Finishes.  
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.  
REASON: In the interest of visual amenity.  
(b) Restriction on Use.  
The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.  
REASON: To prevent unauthorised development.  
(c) Drainage - Irish Water.  
(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.  
(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have

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a minimum thickness surround of 150mm Concrete Class B.

(iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

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.

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

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REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

3. Access and Parking:

The front vehicular access shall be re-instated within the following parameters:

1. The vehicular access points shall be limited to a width of 3.5 metres. The front vehicular access shall be re-instated to a maximum width of 3.5m.
2. The boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
3. Any gate shall open inwards and not out over the public domain.

4. Sustainable Urban Drainage Systems:

The applicant shall ensure Sustainable Drainage Systems (SuDS) features are included in the development. Sample SuDS devices include 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.

REASON: In the interests of adequate water and wastewater infrastructure.

5. Attic Space Use.

The attic space shall be used as storage non-habitable space only.

REASON: To ensure the development as approved is consistent with the restrictions of the Building Regulations in the interests of public safety and the proper planning and sustainable development of the area.

6. First Floor Linking Doors:

The first floor internal door, shown as being omitted on Drawing No. 101 Rev B, linking the existing house to the extension at the rear shall be re-instated. This is in addition to specifications as per drawing no. 22-SD-01.

REASON: In the interests of proper planning and sustainable development of the area.

7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €3,811.20 (Three thousand eight hundred and eleven euro and twenty cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final

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grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing [customerservice@water.ie](mailto:customerservice@water.ie).

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.



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NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

NOTE: The rear garden room/shed does not form part of this retention permission. No planning permission for this structure was either sought or granted.

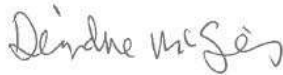
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**REG. REF. SD22B/0468**

**LOCATION: 84, Kiltipper Drive, Aylesbury, Tallaght, Dublin 24**

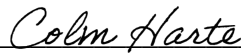


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**Deirdre Mc Gennis**  
**Assistant Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for Retention for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

**Date:** 14/03/2023



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**Colm Harte,**  
**Senior Executive Planner**