

Desmond J Halpin
15 Carriglea Drive
Firhouse
Dublin 24

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

Final Grant Order No.:	0342	Date of Final Grant:	31-Mar-2023
Decision Order No.:	0195	Date of Decision:	21-Feb-2023
Register Reference:	SD22A/0318	Date:	30-Jan-2023

Applicant: Mary Dalton

Development: Remove existing tiled roof to side extension and form new first floor extension over with tiled roof ridge tiles to match existing at same level with external finishes to match existing; proposed new two storey end of terraced dwelling with tiled roof and external finishes to match existing; new front porch; new front driveway; new vehicular access with new dished footpath and associated site works.

Location: 146 St. Maelruans Park, Tallaght, Dublin 24.

Time extension(s) up to and including:

Additional Information Requested/Received: 22-Sep-2022 / 30-Jan-2023

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 carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on xxx, Clarification of Further Information received on xxx and Unsolicited Further Information received on xxx, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

2. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(a) The applicant shall revise the rear garden proposals to provide the proposed dwelling with a 60 sq.m rear garden, that provides an appropriate level of useability and amenity. To achieve this, the southern boundary should slant west to east, to provide additional space to the rear of the rear building line of the proposed dwelling.

(b) The first floor landing window shall be provided as an elongated rectangular window, to

better complement the existing rectangular fenestration of the area. The elongated window will also assist in providing additional passive surveillance and light to the hallway.

(c) All windows serving bathrooms and/or wc's shall be fitted with obscure glazing and maintained in perpetuity.

(d) The shared boundary wall to the northeast with no. 147 shall be reduced in height to no more than 1m until the side elevation of the proposed dwelling slopes to the east.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. Roads and Access

A. The boundary walls 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.

B. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

C. Any gates shall open inwards and not out over the public domain.

REASON: To ensure vehicular and pedestrian safety

4. Restriction on Use.

The house shall be used as a single dwelling unit and shall not be sub-divided by way of sale or letting (including short-term letting) or otherwise nor shall it be used for any commercial purposes.

REASON: To prevent unauthorised development.

5. Irish Water Connection Agreement.

Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

6. Surface Water Drainage

Prior to the commencement of development, the applicant shall submit, for the written agreement of the Planning Authority, a letter of feasibility from Irish Water, confirming the acceptability of discharging surface water to the foul sewer network.

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

7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €14, 811.99 (Fourteen Thousand Eight Hundred and Eleven Euros and Ninety Nine 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 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.

NOTES :

NOTE: Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

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.

- (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

31-Mar-2023