

Comhairle Chontae Atha Cliath Theas

PR/0350/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0441 **Application Date:** 04-Oct-2022
Submission Type: Additional **Registration Date:** 13-Mar-2023
Information

Correspondence Name and Address: Michael O Connor 18, Lissadel Wood, Malahide, Co. Dublin

Proposed Development: 2 storey two bedroom family flat to the west facing side over existing garage. Alterations to existing garage elevation and all associated site works.

Location: 279, Orwell Park Grove, Dublin 6w

Applicant Name: Hugh Feighery

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 361.9sq.m (0.03619ha) on the application form.
Site Visit: 26th of October 2022.

Site Description

The subject site is located on Orwell Park Grove within an existing housing estate in Templeogue. The site is located on a corner site. It is accessed from Orwell Park Grove. It adjoins open space to the east and there is a footpath along the outside of the eastern boundary connecting Orwell Park Grove, the open space and Orwell Park Lawns. Adjoining the rear of the site is Orwell Park Lawns.

The site comprises of a two storey, detached dwelling. The existing dwelling is similar in form and design to the dwelling at No. 280 Orwell Park Grove. These dwellings are different in form to the dominant form along Orwell Park Grove and the immediate area, they are detached as opposed to semi-detached.

Proposal

Permission is being sought for the construction of 2 storey two bedroom **family flat** to the west facing side over existing garage. Alterations to existing garage elevation and all associated site works.

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Zoning

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2022-2028.

Consultations

Water Services	No report received at the time of writing this report.
Irish Water	No report received at the time of writing this report.
Roads Department	No objections subject to conditions.
Public Realm	No comments/conditions to add.

SEA Sensitivity Screening – the site overlaps with aviation related layers Bird Hazards and Outer Horizontal Surface for Casement and Dublin.

Submissions/Observations /Representations

Submissions closed 7th of November 2022. No third party submissions received.

Relevant Planning History

SD21B/0618 & ABP Ref. PL06S.314537

Two storey, one bedroom family flat to the side; alterations to existing garage elevation; pedestrian access gate to the side garden wall; all associated site works. **Permission refused by SDCC. First party appeal to ABP currently under consideration.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

Relevant Policy in South Dublin County Council Development Plan 2022 – 2028

Policy GII: Overarching

GII 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.

Policy GI2: Biodiversity

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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.

Policy GI4: Sustainable Drainage Systems

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.

Policy QDP7: High Quality Design – Development General

Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

Policy QDP11: Materials, Colours and Textures

Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

Policy H11: Privacy and Security

Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

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 12:

Implementation and Monitoring and the guidance set out in the South Dublin County Council

House Extension Design Guide, 2010 (or any superseding guidelines).

Policy H15: Family Flats

Support family flat development subject to the protection of residential and visual amenities.

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H15 Objective 1:

To favourably consider a family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member or members subject to the criteria outlined in Chapter 12: Implementation and Monitoring.

Policy E3: Energy Performance in Existing and New Buildings

Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management

12.5 Quality Design and Healthy Placemaking

12.5.2 Design Considerations and Statements

12.5.3 Density and Building Heights

12.6 Housing - Residential Development

12.6.7 Residential Standards

12.6.8 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.

Family Flats

A family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of an existing dwelling). A family flat is not considered to represent an independent dwelling unit and as such open space and car parking standards are not independently assessed. Proposals for family flat extensions should meet the following criteria:

- The applicant shall be required to demonstrate that there is a genuine need for the family flat;*
- The overall area of a family flat should not generally exceed 50% of the floor area of the existing dwelling house;*

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- *The main entrance to the existing house shall be retained and the family flat shall be directly accessible from the front door of the main dwelling via an internal access door, and the design criteria for dwelling extensions will be applied;*
- *Any external doors permitted (to provide access to private / shared open space or for escape from fire) shall be limited to the side or rear of the house;*
- *Conditions may be attached to any grant of permission that the family flat cannot be sold, conveyed or leased separately from the main residence, and that when the need for the family flat no longer exists the dwelling must be returned to a single dwelling unit.*

12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

12.11.1 Water Management

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including front, side, rear and dormer extensions.

Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage 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, (2009).

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

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Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Planning History;
- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Green Infrastructure,
- Infrastructure and Environmental Services;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Planning History

A planning application for a two storey, one bedroom family flat to the side, alterations to existing garage elevation, and pedestrian access gate to the side garden wall was refused by SDCC under Reg. Ref. SD21B/0618. The reason for refusal was:

The applicant has failed to provide the required setback distance of three meters from proposed development and the existing surface water sewer and watermain. The proposal would therefore be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

This application currently has a first party appeal against the decision with An Bord Pleanála for consideration, ABP Ref. PL06S.314537 refers. The new proposal would not extend the existing house to the east. The proposed extensions would be well setback from the existing surface water sewer and watermain. It is therefore considered that this reason for refusal has been overcome.

Zoning and Council Policy

The subject site is located within zoning objective 'RES': *'To protect and/or improve residential amenity.'* The proposal is for the construction of extensions to an existing house to provide for a family flat. Family flats are permissible in principle under the RES zoning objective, subject to their being in accordance with criteria for family flats outlined under Section 12.6.8 of the South Dublin County Development Plan 2022-2028 and the provisions of the South Dublin County Council House Extension Design Guide 2010.

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Under Section 12.6.8 of the CDP the following criteria applies to family flats:

- *The applicant shall be required to demonstrate that there is a genuine need for the family flat;*
No information provided demonstrating why a family flat is being applied for. **Additional information should be requested.**

- *The overall area of a family flat should not generally exceed 50% of the floor area of the existing dwelling house;*

The proposed family flat would not exceed 50% of the floor area of the existing dwelling.

- *The main entrance to the existing house shall be retained and the family flat shall be directly accessible from the front door of the main dwelling via an internal access door, and the design criteria for dwelling extensions will be applied;*

The family flat would be accessed from within the main dwelling. An assessment of the proposal against the design criteria for dwelling extensions is in the following section.

- *Any external doors permitted (to provide access to private / shared open space or for escape from fire) shall be limited to the side or rear of the house;*

External doors include an existing front door and doors to the rear of the dwelling to the private open space. This is considered to be acceptable.

- *Conditions may be attached to any grant of permission that the family flat cannot be sold, conveyed or leased separately from the main residence, and that when the need for the family flat no longer exists the dwelling must be returned to a single dwelling unit.*

A **condition** should be attached to this effect in the event of a grant of permission. The family flat is well incorporated into the house, so that it can easily be incorporated into the house should it no longer be needed in the future.

Visual and Residential Amenity

The proposed development would involve the conversion of the existing garage and extensions to the front, side and rear of the dwelling to provide for a family flat. At ground floor the dwelling would be extended to the rear in the south-west, along the side boundary with No. 280 Orwell Park Grove. The extension would extend approx. 7.1m to the rear, however, approx. 5.8m from the main rear building line of the dwelling. The rear extension is largely limited to single storey and would be approx. 3.1m in height.

At first floor the extension would extend to the side of the house over the existing garage. It would also project to the front and rear of the dwelling. It would extend approx. 1.8m to the front and align with the ground floor element. The first floor extension would also extend approx. 1.0m to the rear.

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The proposed bedrooms would meet the minimum floorspace requirements for a single bedroom and for a double bedroom under the CDP and Quality Housing Guidelines 2007. The existing garage would be converted, and the garage door replaced with a new window. This is considered to be acceptable. Sufficient rear amenity space would remain.

The hipped roof would be extended across the extension. The first floor extension to the front would also have a hipped roof. This is inkeeping with the existing hipped roof of the dwelling and surrounding residential development. The ground floor and first floor extensions to the rear would have flat roofs. Given the scale and location of the flat roof elements, it would not be visually dominant when viewed from the streetscape and surrounding area.

Given the scale and design of the extensions it is not considered that the proposal would result in any undue impact on residential amenity. There would be no undue overlooking nor significant overbearing impact. The design and form of the extensions would complement the existing dwelling. The proposed materials and finishes have not been specified. However, the proposed extension would appear to match or complement the existing dwelling. A **condition** should be included in the event of a grant of permission to secure this.

In summary, the proposed development is considered to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and has an acceptable impact in terms of residential and visual amenity.

Green Infrastructure

Having regard to the location, nature and scale of the development it is considered to be in accordance with Policy Objectives GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the CDP 2022-2028.

Access and Parking

No changes to access or parking proposed. The Roads Department have stated that they have no objections subject to conditions. This includes heights of boundaries at access, access width, gates, vehicle direction and entrance apron. Given that no changes are proposed to the access, these conditions are not considered necessary to attach to a grant of permission.

Infrastructure and Environmental Services

No reports were received from Water Services and Irish Water. Standard conditions, including in relation to surface water and Sustainable Drainage Systems (SuDS), should be attached in the event of a grant of permission.

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Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no 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.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves a family flat and associated works.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development, 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.

Conclusion

Policy H15 Objective 1 of the South Dublin County Development Plan 2022-2028 states to favourably consider a family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member or members. In accordance with this objective, and Section 12.6.8 of the CDP, the applicant should be requested to demonstrate that there is a genuine need for the family flat. **This information should be requested by way of additional information.**

Recommendation

Request Additional Information.

Additional Information

Additional Information was requested on the 28th of November 2022.

Additional Information was received on the 13th of March 2023 (not deemed significant).

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Assessment

Item 1 Requested

Policy H15 Objective 1 of the South Dublin County Development Plan 2022-2028 states to favourably consider a family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member or members. In accordance with this objective, and Section 12.6.8 of the CDP, the applicant is requested to demonstrate that there is a genuine need for the family flat.

Applicant's Response:

The applicant has submitted a letter stating that he is applying for permission for a family flat to downsize for health reasons. The applicant and his wife intend to move into the family flat and the applicants' son and his family will be in the existing main dwelling to assist and support his parents (i.e., the applicant).

Assessment:

Documentation has been submitted to satisfactorily demonstrate that there is an established need to provide semi-independent accommodation for an immediate family member (older parent or other dependent). It is therefore considered that this item has been satisfactorily addressed.

Development Contributions

Proposed extension for family flat 53.6sq.m

Proposed garage conversion measures c.14.5sq.m

Existing single storey rear extension measures c.14.8sq.m

10.7sq.m exemption remains

Assessable area = 42.9sq.m

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Planning Reference Number	SD22B/0441
Summary of permission granted:	Residential extension for family flat
Are any exemptions applicable?	Yes
If yes, please specify:	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).
Is development commercial or residential?	Residential
Standard rate applicable to development:	119.10
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	119.1
Area of Development (m2)	53.6
Amount of Floor area, if any, exempt (m2)	10.7
Total area to which development contribution applies (m2)	42.9
Vehicle display areas/ Open storage spaces	
Rate applicable	€11.91
Contribution	€0.00
Total development contribution due	€5,109.39

SEA monitoring

Building Use Type Proposed: Residential extension for family flat

Floor Area: 53.6sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.03619ha Hectares.

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Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, 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.

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 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 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 13th of March 2023, 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. (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.

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(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 applicant/developer shall include Sustainable Drainage Systems (SuDS) such as Water Butts onsite for the proposed development.

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

(iii) 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 a minimum thickness surround of 150mm Concrete Class B.

(iv) 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

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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.

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. Restrictions on Family Flat.

(a) The use of the family flat shall be restricted to a residential use only, directly associated with the use of the existing house on the site for such purposes and the family flat shall not be subdivided or separated from the main house. In particular, it shall not be sold, leased or let (including short-term letting) independently of the main house.

(b) The family flat extension shall revert to use as part of the main house when the development is no longer required for use as a family flat.

REASON: To ensure that the family flat does not operate as an independent dwelling unit or for any commercial purpose, in the interest of residential amenity and the proper planning and sustainable development of the area.

4. 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.

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5. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no 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 be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor 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.

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.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5, 109.39 (Five thousand, one hundred, nine euros and thirty-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

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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.

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.

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REG. REF. SD22B/0441

LOCATION: 279, Orwell Park Grove, Dublin 6w



**Caitlin O'Shea,
Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission 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: 03/04/23



**Deirdre Kirwan,
Senior Executive Planner**