

# Comhairle Chontae Atha Cliath Theas

**PR/0499/23**

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

**Reg. Reference:** SD22B/0528      **Application Date:** 14-Dec-2022  
**Submission Type:** Additional      **Registration Date:** 17-Apr-2023  
Information

**Correspondence Name and Address:** ONOR Design Carricknabrick House, Loughduff, Co Cavan, H12 VY66

**Proposed Development:** Extension and alterations to existing dwelling to include at ground floor; Sitting room, utility room, toilet and extension to dining area; At first floor, additional staircase, master ensuite bedroom with walk-in wardrobe and extend bathroom; At attic level, open plan storage area; Widen existing front entrance with additional pier, with connection to existing services and all associated site works.

**Location:** 43, Pineview Rise, Dublin 24

**Applicant Name:** Seamus & Deirdre O'Dwyer

**Application Type:** Permission

(AOCM)

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

Site Area: stated as 0.0356 hectares.

#### Site Description:

The application site comprises an end of cul-de-sac site on Pineview Rise containing a two-storey, semi-detached dwelling. The southern boundary of the site abuts Dale Park Road, while the west (front) elevation faces onto Pineview Rise, a cul-de-sac of similar dwellings. The surrounding area is residential in nature.

### **Proposal:**

**Permission** is sought for the following, per the site notice:

- Extension and alterations to existing dwelling to include:
  - At ground floor; sitting room, utility room, toilet and extension to dining area.
  - At first floor; additional staircase, master ensuite bedroom with walk-in wardrobe, and extend bathroom.
  - At attic level; open plan storage area
- Widen existing front entrance with additional pier.
- All associated site works.

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It is noted from floor plans and elevations that a significantly sized dormer extension is proposed on the rear roof slope. While not expressly stated on the site notice, it is considered these works would be covered by the description of extension and associated site works. These works have therefore been considered as part of the assessment of this application.

### **Zoning:**

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity.'*

### **Consultations:**

Roads:	<b>Additional information</b> recommended
Water Services:	No report received.
Irish Water:	No report received.

### **SEA Sensitivity Screening**

Indicates no overlap with relevant environmental layers.

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

Submission expiry date – 26 January 2023  
No submissions or observations were received.

### **Relevant Planning History**

None recorded for subject site.

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for subject site.

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

*Chapter 4 Green Infrastructure*

#### *Section 4.1 Methodology*

*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.*

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### *Section 4.2.1 Biodiversity*

*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.*

### *Section 4.2.2 Sustainable Water Management*

*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 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 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines)*

### *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 12.6.8 Residential Consolidation*

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#### *Section 12.7.6 Car Parking Design and Layout*

#### *Widening of Driveways to Accommodate In-Curtilage Parking*

*Proposals to widen driveways to accommodate in-curtilage parking will be considered having regard to the following:*

- A width of 3.5m between gate pillars shall not normally be exceeded. This is for reasons of pedestrian safety and visual amenity and to retain on-street parking spaces;*
- Proposals to widen driveways that would result in the removal of, or damage to, a street tree will not generally be permitted and where permitted must be mitigated;*
- Where a hard surface is proposed to accommodate parking in a front garden area, permeable paving shall be used, in the interest of sustainable drainage.*

#### **Relevant Government Guidelines**

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

*Regional, Spatial & Economic Strategy 2020-2032 (RSES)*, Eastern & Midlands Regional Assembly (2019)

*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 concern the following:

- Zoning and Council Policy
- Residential and Visual Amenity
- Sustainable Movement
- Green Infrastructure
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

#### **Zoning and Policy**

##### South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity.'* Residential development is permitted in principle under this zoning category.

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### **Residential and Visual Amenity**

#### Two- Storey Side Extension

There is an existing single storey shed like structure on the southern elevation of the property. This is not included on drawings and isn't mentioned in the notice, however, clearly does not provide habitable accommodation and this is not considered to be a material omission.

A two-storey side extension would be constructed, extending from the primary front building line by approximately 6m. The extension would be the full depth of the existing dwelling, approximately 8.7m. A pitched roof would extend from the main ridgeline of the existing dwelling, consistent with the character of the surrounding area. The area of the extension would be approximately 10 sq.m. This does not appear to have been included in the proposed figure on the application form but would form part of the consideration of development contribution calculations.

At ground floor level a sitting room, with a large window on the front elevation matching existing fenestration, a wc with window on the south elevation and a utility room with a door on the rear elevation would be provided. An extension to the rear dining area to provide open plan living accommodation would also be facilitated. At first floor level a large master bedroom suite would be provided with a bedroom, walk-in-wardrobe and en-suite bathroom provided, as well as an extension to the existing bathroom and a staircase providing access to the attic level. Windows would be placed on the front, side and rear elevation, matching existing fenestration. Materials would be pebbledash, to match the existing dwelling. A distance of approximately 1m would be maintained to the southern boundary wall, onto Dalepark Road.

In total, the extension would provide an additional 78 sq.m habitable accommodation. The extension would align with the existing, consistent, building line of the main dwelling and other dwellings along Pineview Rise. While the extension would be large, there are no neighbouring properties to the south that would be significantly impacted by the works, as the boundary abuts a road, with a separation distance of approximately 30m to the nearest dwelling on Dalepark Road, a single storey, semi-detached house. On this basis, it is not considered that the extension would give rise to issues of overshadowing, loss of daylight or privacy. In addition, it is not considered that the extension would be overbearing or out of character with the area, given the scale and design are sympathetic to the proportions of the existing dwelling. While there is no planning history relating to the site, it is noted that the property to the rear of the application site comprises a house of similar proportions.

On the basis of the above, the two-storey side extension is considered acceptable.

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### Single Storey Rear Extension

A shallow sloping pitched roof rear extension would be constructed along the northern site boundary, appearing to replace an existing sunroom at this location. The rear extension would provide an extension to the kitchen, protruding 3.258m from the rear building line, with a width of approximately 4m. Windows would be located on the east and south elevations, with a pebbledash finish.

It is noted that the adjoining property to the north has constructed a rear extension, of a similar depth along the shared boundary. On this basis, it is noted considered that the works would have a negative impact on the neighbouring property and is therefore acceptable.

It is noted that there are some discrepancies relating to the provision of windows or doors on the rear elevation however, as the works relate solely to access to private rear amenity space, these are not considered material.

### Attic Works

Works to the attic and roof are proposed to provide for an enlarged storage area with what appears to have been designed as a dormer type extension. This flat roof, rear roof extension would extend vertically from the rear elevation, with no eaves setback, and would extend directly from the ridgeline of the existing roof. The extension would extend the full width of the property, giving the appearance of flat roof second floor extension. This would not be acceptable, in particular given its prominent location with the works visible from the public domain.

The applicant should be requested to revise the proposals by **further information** as follows:

- The extension must read as being a dormer and shall be setback from the eaves by a minimum of 3 tile courses so as not to be viewed as an extension of the rear building line.
- The extension provided shall be separated into at least two distinct dormers, so as not to give the impression of a flat roof rear roof extension.

There is a separation distance of approximately 30m between the subject house and properties to the east. In this regard, it is not considered that there would be significant issues of overlooking or loss of privacy if works to the roof were to be completed.

The applicant should note that for any attic works to be considered habitable, all building regulations must be complied with.

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### Driveway Widening

The applicant is proposing to widen the existing driveway to 4m. The applicant has not provided a justification for this widening.

Under Section 12.7.8 of the Development Plan, it is stated that 'a width of 3.5m between gate pillars shall not normally be exceeded. This is for reasons of pedestrian safety and visual amenity and to retain on-street parking spaces.' The site is located at the end of a cul-de-sac, an area where cars are able to turn given a turning head. A pedestrian entrance is located onto Dalepark Road. The extension of the driveway to 4m is considered likely to create a traffic hazard, allowing for faster vehicle movements at this sensitive location. The existing driveway appears to be approximately 2.6m in width. By condition, an extension to the width of the driveway should be permitted but **conditioned** to no more than 3.5m. This is to ensure safety and compliance with the objectives of the Development Plan.

### **Sustainable Movement**

The Roads Department have reviewed the application and have recommended **additional information** is sought as follows:

*The applicant to provide a revised layout of not less than 1:200 scale showing the distance from the front extension of the proposed building to the boundary of no less than 6m.*

It is not considered necessary to require the applicant to provide a revised layout as, measured from drawings provided, the applicant would maintain a driveway in excess of 6m length in front of the proposed side extension. It is not clear from the drawings submitted any landscaping proposals, or additional driveway surfacing that is intended with the works. This should be requested by **condition**, with any additional surfacing required to be permeable paving.

In the event of a grant, the Roads Department recommends the following **conditions**:

- 1. The vehicular access points shall be limited to a width of 3.5 meters.*
- 2. Any gates shall open inwards and not out over the public domain.*
- 3. 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.*

**Conditions** 1 and 2 are considered appropriate, as well as standard **conditions** relating to boundary wall heights and any additional external works to the roadway being at the applicant's expense. **Condition** 3 could not be enforced and should be excluded.

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### **Green Infrastructure**

The site appears to be located within the Dodder River Primary GI Corridor, as per Figure 4.4 of the Development Plan.

The site currently has a front driveway that appears to be concreted, with a small area of grass. There are existing structures that would be replaced as part of the works, with minimal works proposed over grassed or otherwise vegetated ground. While the floor area of the dwelling would increase significantly, the ground floorplate would not and therefore it is not considered that there would be significant impacts to the green infrastructure network. As stated previously, a **condition** should be included requiring any additional works to the front driveway to be permeable paving, to improve surface water drainage at the site. In addition, a **condition** should be included requiring the applicant to consider additional SuDS and improved landscaping for the site.

### **Water Supply and Wastewater**

Irish Water have not provided a response to this application. From a review of Irish Water maps, it appears that there is no infrastructure in the area that would be impacted by the proposed works. This is considered acceptable.

### **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 a serviced area and relates to the provision of residential extensions.

Having regard to:

- the scale and nature of the development,
- the location of the development, and
- the consequent distance from the site to qualifying European sites,

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**

Having regard to the nature of the proposed 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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### **Other Considerations**

#### **Development Contributions**

No existing extensions retained – it is noted the sun room is being replaced and no contribution would have previously been paid for this extension.

Proposed Extensions:           153 sq.m including run room and non-habitable attic.  
  88 sq.m excluding non-habitable attic.

<b>Are any exemptions applicable?</b>	Yes
<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>	88
<b>Amount of Floor area, if any, exempt (m2)</b>	40
<b>Total area to which development contribution applies (m2)</b>	48
<b>Total development contribution due</b>	€5,716.80

\*It appears the converted attic space would not be habitable and therefore financial contributions are not levied on related floorspace.

### **SEA Monitoring Information**

Building Use Type Proposed:           Residential Extension  
Floor Area:                                   153 sq.m  
Land Type:                                   Urban Consolidation  
Site Area:                                    0.0356 Hectares.

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### **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 revisions are required to the proposed rear dormer and should be sought through a request for **further information**.

### **Recommendation**

Request Further Information.

### **Further Information**

Further Information was requested on 07/02/23

Further Information was received on 17/04/23

### **Consultations**

No reports required.

### **Submissions/Observations**

No further submissions/observations received.

### **Assessment of Further Information**

The Further Information requested was as follows:

*The rear dormer as currently designed is excessive in scale, would be overbearing and is contrary to the recommendations of the House Extension Design Guide. The applicant is requested to provide revised plans (including a roof plan), sections and elevations as follows:*

- *The dormer must not extend from the rear building line of the existing dwelling. The dormer shall be setback from the eaves by a minimum of 3 tile courses.*
- *The dormer, as designed, is overbearing and would give the impression of a flat roof when viewed from the public realm. The dormer shall be separated into two distinct dormers, or the middle section of the dormer shall be inset so as to give such an impression.*
- *The dormer shall be inset from the side elevation and boundary with the adjoining property sufficiently to give the impression of a dormer and not an extended second storey.*

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#### Assessment

The applicant has submitted revised proposals and a rationale for the scale of the rear dormer, on the basis of permitted and constructed development, ref. SD22B/0180. The dormer has been sufficiently setback from the rear building line, however, is not set down from the ridge of the existing roof per the recommendation of the House Extension Design Guide. It is noted that the dormer permitted under SD22B/0180 was set down from the ridgeline and a **condition** should be included requiring this set down to be provided.

The applicant was requested to submit a roof plan and has not done so. A **condition** should be included requiring the submission of a roof plan, clearly indicating the dormer appropriately set down from the ridgeline. This plan is required as well as revised elevations and sections to demonstrate compliance with the set down of the dormer from the ridge. Further 3D drawings are not necessary.

#### 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 conditions set out below, the proposed 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.

#### 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.

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### 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 17/04/2023, 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. 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 dormer shall be set 100 mm below ridge of the roof. A roof plan must be submitted, along with other relevant elevations and sections, to demonstrate compliance with this requirement.
  - (b) All windows serving bathrooms or wc's shall be obscure glazing and shall be maintained in perpetuity.  
REASON: To comply with the requirements of the House Extension Design Guide and to protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3.
  - (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 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.

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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.

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

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development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

### 4. Vehicular Access

Prior to the commencement of development, the applicant shall submit plans and elevations demonstrating the following:

- A. Where not already constructed, the boundary walls at the vehicle access point 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. The vehicular access point shall be limited to a width of maximum 3.5m wide.
- C. If applicable, 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.
- D. Any gates shall open inwards and not out over the public domain.
- E. Any increase in driveway surface area for car parking shall be permeable paving.

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

### 5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5, 716.80 (Five Thousand Seven Hundred and Sixteen Euros and Eighty 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](mailto:customerservice@water.ie).

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6. Sustainable Urban Drainage Systems

The applicant has not proposed any SuDS for the development. The applicant shall consider the inclusion of SuDS features, with reference to the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide.

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

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 is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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 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/0528**  
**LOCATION: 43, Pineview Rise, Dublin 24**



**Aoife O'Connor Massingham,  
Assistant 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:** 10/05/2023

  
**Colm Harte,  
Senior Executive Planner**