

# Comhairle Chontae Atha Cliath Theas

**PR/0520/23**

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

**Reg. Reference:** SD23B/0012      **Application Date:** 17-Jan-2023  
**Submission Type:** Additional Information      **Registration Date:** 18-Apr-2023

**Correspondence Name and Address:** Martin Kelly Planning 104, Greenpark Meadows, Mullingar, Co. Westmeath

**Proposed Development:** Planning Permission to construct a Granny Flat extension to our dwelling to include a kitchen, dining area, bedroom, bathroom and entrance with 2 velux Windows and to extend our existing kitchen with velux window with all ancillary site works

**Location:** 22, Marian Park, Rathfarnham, Dublin 14

**Applicant Name:** Pat and Catherine Kelleghan

**Application Type:** Permission

(DMG)

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

Site Area: stated as 0.047 ha on the application form.

**Site Visit:** 27/02/2023

### **Site Description:**

The subject site is located within Marian Park in an established housing estate in Rathfarnham. The dwelling is a two storey semi-detached house with a pitched roof profile. There is a single storey garage to the side and two shed structures in the rear garden, which abuts Marian Park open space.

### **Proposal:**

Permission is being sought for the following:

- Construction of a Granny Flat extension to the rear including kitchen, dining area, bedroom, bathroom and entrance with 2 velux windows.
- Rear extension to kitchen with velux window.
- All ancillary site works.

### **Zoning:**

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

# Comhairle Chontae Atha Cliath Theas

**PR/0520/23**

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

### **Consultations:**

|                           |   |
|---------------------------|---|
| Water Services            | No report received at the time of writing report. |
| Irish Water               | No report received at the time of writing report. |
| Roads Department          | No objections subject to conditions.              |
| Public Realm              | No report received at the time of writing report. |
| SEA Sensitivity Screening | Indicates no overlap with layers.                 |

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

Final submission date 20/02/2023. No submissions received.

### **Relevant Planning History:**

No recent planning history.

### **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 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.*

*Policy G12: Biodiversity*

*G12 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 G14: Sustainable Drainage Systems*

# Comhairle Chontae Atha Cliath Theas

**PR/0520/23**

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

### *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.*

### *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.*

# Comhairle Chontae Atha Cliath Theas

**PR/0520/23**

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

### *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;*
- 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;*

# Comhairle Chontae Atha Cliath Theas

**PR/0520/23**

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

*- 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).*

# Comhairle Chontae Atha Cliath Theas

PR/0520/23

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

### Assessment:

The main issues for assessment relate to:

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

### *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 and a rear extension. 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.

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 shall 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;*

Proposed rear external doors for the family flat element appear to be located to the south-east of the family flat and the south of the family flat. From drawing of 'Proposed Extension, (REV 0)' – it appears that a second door to the south is proposed. This is not considered to be acceptable, and it is recommended that a revised design be requested.

# Comhairle Chontae Atha Cliath Theas

**PR/0520/23**

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

*- 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 back into the house should it no longer be needed in the future.

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

#### **Family Flat:**

The proposed development would involve the construction of a single storey L-shaped rear extension to the existing dwelling to incorporate a family flat. The proposed dwelling would be extended to the rear in the south-west along the side boundary with No. 20 Marian Park. The family flat would extend approx. 10.2m from the existing rear building line along the west boundary wall. The width of the majority of proposed family flat would be approx. 6.45m. The majority of the family flat would be served by a flat roof with a height of approx. 3.05m. The rear entrance area (porch) of the family flat would have a width of approx. 3.6m and a depth of 3 m from the existing building line. The porch area proposes to have a pitched roof with a ridge height of approx. 4.039m – this is a continuation of the current rear pitch roof (dining room area).

It is unclear from the plans if there is sufficient rear amenity area to support the family flat development, rear domestic extension and current dwelling. The applicant should submit scaled plans of the proposed remaining private rear amenity area by **Additional Information**.

The Planning Authority has concerns in relation to the level of impact the on the adjoining property to the west. Accordingly, the depth of the proposed granny flat shall be reduced and or height.

#### **Rear Extension:**

The proposed rear extension is an extension of the existing kitchen with one velux rooflight. The area of this extension is approx. 2.55 sq.m. There is a proposed sliding door from this extension accessing the rear garden. It is not clear from the plans the proposed height of the rear extension. The applicant should submit separate drawings and elevations showing existing and proposed elevations and floor plans and contiguous elevations by **Additional Information**.

# Comhairle Chontae Atha Cliath Theas

**PR/0520/23**

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

The applicant should clarify by way of **Additional Information** the areas of previous extensions to the dwelling.

### ***Green Infrastructure***

The subject application provides for a substantial increase in the footprint of the subject property in the context of the site on an established suburban residential site. The site is located proximate to a Primary G1 corridor, 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).

Given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is not required.

### ***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 at the time of writing, but it is considered appropriate that **Additional Information** be sought from the applicant to demonstrate the appropriate treatment of Sustainable Urban Drainage System (SuDS). It is noted that the proposed development is located within an acceptable distance of any existing Irish Water infrastructure as per the Irish Water maps.

### ***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.

### ***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,



# Comhairle Chontae Atha Cliath Theas

**PR/0520/23**

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

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.

### *Development Contributions:*

|   |  |
|---|--|
| <b>Planning Reference Number</b>  | SD23B/0012   |
| <b>Summary of permission granted &amp; relevant notes:</b>                  | Residential Extension - 52 sq.m.<br>Previous extension 31sq.m.   |
| <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 apply to development for which 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 (m<sup>2</sup>)</b>                                  | 52   |
| <b>Amount of Floor area, if any, exempt (m<sup>2</sup>)</b>                 | 9  |
| <b>Total area to which development contribution applies (m<sup>2</sup>)</b> | 43   |
| <b>Total development contribution due</b>                                   | €5,121.30  |

# Comhairle Chontae Atha Cliath Theas

**PR/0520/23**

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

### **SEA Monitoring Information**

Building Use Type Proposed:

Floor Area: 52 sq.m.

Land Type: Urban Consolidation.

Site Area: 0.047 Hectares.

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, **Additional Information** is required from the applicant to address the issues highlighted in this report.

### **Recommendation**

Further Information requested on 13/03/2022.

Further Information received on 18/04/2023.

### **Assessment of Further Information**

#### ***Further Information Request 1:***

The applicant shall submit to demonstrate that there is a genuine need for the family flat.

#### ***Assessment of Item 1:***

Letter from family doctor in support of needs submitted. This is deemed acceptable.

#### ***Further Information Request 2:***

The applicant shall submit revised drawings, floor plans and elevation drawings illustrating a reduction in the depth and/or height of the proposed development along the western shared boundary.

#### ***Assessment of Item 2:***

Drawing submitted showing revised elevation of granny flat of 3.050m, height. While the reduction in height is noted, significant concerns are maintained about the length of the rear extension. Accordingly, it is recommended that a condition be imposed to reduce the depth of the granny flat by 2 meters.

#### ***Further Information Request 3:***

The applicant should submit revised drawings/floor plans for the proposed family flat showing the omission of the external doors on the southern elevation of the proposed granny flat.

#### ***Assessment of Item 3:***

Drawings submitted showing the omission of external doors on the southeast elevation (of the family flat) and retained access door on the southern elevation. This is acceptable.

# Comhairle Chontae Atha Cliath Theas

**PR/0520/23**

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

### ***Further Information Request 4:***

The applicant shall submit annotated scaled plans of the existing and proposed rear amenity area.

### ***Assessment of Item 4:***

Drawings submitted showing rear private amenity area to be approx. 68 sq.m. The rear amenity area also incorporates SuDs solutions. This is acceptable.

### ***Further Information Request 5:***

The applicant shall submit the areas of the previous extensions to the dwelling.

### ***Assessment of Item 5:***

Drawings submitted show area of previous extensions areas. This is acceptable.

### ***Further Information Request 6:***

The application shall detail the proposed height of the rear extension to the host property on a separate set of drawings.

### ***Assessment of Item 6:***

Drawings submitted showing height of rear extension to the host property. This is acceptable.

### ***Further Information Request 7:***

The applicant shall propose Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

### ***Assessment of Item 7:***

Drawings submitted indicates water butt, raingarden, rain planters, tree pits and permeable paving to the rear of the property. These are acceptable SuDS solutions.

## **Conclusion**

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

# **Comhairle Chontae Atha Cliath Theas**

**PR/0520/23**

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

### **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 18/04/2023, 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. (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

# **Comhairle Chontae Atha Cliath Theas**

**PR/0520/23**

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

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.

# Comhairle Chontae Atha Cliath Theas

**PR/0520/23**

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

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. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5, 121.30 (five thousand one hundred and twenty one euro and thirty 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.

5. 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-

# **Comhairle Chontae Atha Cliath Theas**

**PR/0520/23**

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

(a) The length of the rear extension shall be reduced in depth by a minimum of 2 meters.  
REASON: To protect the amenities of the area and in the interests 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 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.

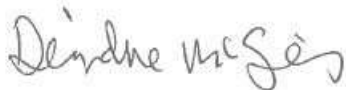
**Comhairle Chontae Atha Cliath Theas**

**PR/0520/23**

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

**REG. REF. SD23B/0012**

**LOCATION: 22, Marian Park, Rathfarnham, Dublin 14**



**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 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:** 15/05/2023



**Colm Harte,  
Senior Executive Planner**