



Frank Ennis & Associates
63 Rock Road
Blackrock
Co Dublin

NOTIFICATION OF DECISION TO GRANT PERMISSION

PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED

Decision Order No. PF/1590/21	Decision Date 21 July, 2021
Register Ref. F21B/0205	Registered 28 May, 2021

Area: Swords

Applicant: James McNally

Development: Conversion of existing attic space to storage room with new dormer extension to side/hipped end of existing roof and 2 no. velux roof lights to be fitted to the existing roof to the front.

Location: 12 The Nurseries, Forest Road, Swords, Co Dublin, K67 FH10

Floor Area: 23 Sq Metres

Time extension(s) up to and including

Additional Information Requested / Received /

In pursuance of its functions under the above mentioned Act, as Planning Authority, the County Council for the County of Fingal did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

Subject to the **(7)** conditions on the attached Pages.

Conditions and Reasons

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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. The proposed window serving the dormer shall be fitted with obscured glazing which shall be permanently maintained therein.
Reason: In the interest of residential amenity.
3. That any attic floorspace which does not comply with Building Regulations in relation to habitable standards shall not be used for human habitation.
Reason: To clarify the extent of the permission.
4. The entire premises shall be used as a single dwelling unit apart from such use as may be exempted development for the purposes of the Planning and Development Regulations 2001 (as amended).
Reason: In the interest of clarity and to ensure proper planning and sustainable development.
5. All external finishes shall harmonise in colour and texture with the existing premises.
Reason: In the interest of visual amenity.
6. The following requirements shall be complied with in full;
 - a) The hours of operation on all construction sites shall be restricted to between 0800 hours to 1900 hours Monday to Friday, and between 0800 hours to 1400 hours on Saturdays.
 - b) No activities shall take place on site on Sundays or Bank Holidays.
 - c) Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Fingal County Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Fingal County Council.Reason: In the interest of public health and in the interest of residential amenity.

7. a) 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. In the event of any such spillage or deposit, immediate steps shall be taken to remove the material from the road surface at the applicant's/developer's own expense.

b) The applicant/developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road arising from the construction work and shall either make good any damage to the satisfaction of Fingal County Council or pay the Council the cost of making good any such damage upon issue of such a requirement by the Council.

Reason: To protect the amenities of the area.

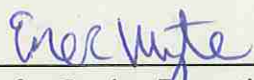
Note 1:

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 2:

The applicant is advised that the onus is on them to comply in full with the Building Control Regulations.

Signed on behalf of the Fingal County Council



22 July, 2021

for Senior Executive Officer

NOTES:

A number of the conditions attached to the planning permission may need compliance submissions to be lodged and agreed prior to commencement of development. Failure to comply with a condition of the planning permission is an offence under Section 151 of the Planning and Development Act 2000. Copies of each compliance submission should be made in triplicate.

The applicant is required to remove Site Notice on receipt of Notification from Planning Authority of decision.

Please note all observations/submissions have been taken into consideration when making this decision.

Please also note that consent under the above Planning legislation does not imply consent under the Building Control Regulations. The onus is on all practitioners to ensure full compliance with the Building Control Regulations (In certain circumstances design changes may require planning permission).

It should be further noted that planning permission is required in respect of changes to a Protected Structure or the exterior of a building in an Architectural Conservation Area which materially affects the character of the building/ structure.