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**Notification of Grant of Permission
PLANNING & DEVELOPMENT ACT 2000, AS AMENDED**

Final Grant Order No.: PF/2193/21	Date of Final Grant : 13-Oct-2021
Decision Order No. : PF/1789/21	Date of Decision: 23-Aug-2021
Register Reference: F20A/0664	Registration Date : 27-Jul-2021

Applicant: Rush New Homes Ltd.

Development: Permission for a mixed-use development comprised of 67 no. residential dwellings and 2 no. retail/commercial units on a site measuring circa 2.1 hectares. The proposed development consists of 46 no. 2 storey 2 & 3 bed semi-detached and terraced houses and 21 no. 1,2 & 3 bed apartment and duplex units comprised of;

- (i) Block A: being a 2 storey building accommodating 2 no. retail/commercial units at ground floor level & 2 no. 1 & 2 bed apartments at first floor level (total 2 no. dwellings);
- (ii) Block B: being a 2/3 storey building accommodating 11 no. 2 bed apartments, 3 no. 3 bed duplex units and 1 no. 2 bed duplex unit (total 15 no. dwellings); &
- (iii) 2 no. 2 storey duplex blocks each accommodating 1 no. 2 bed apartment and 1 no. 3 bed duplex unit (total 4 no. dwellings).

The proposed development includes for the demolition of an existing 1 storey dwelling (measuring circa 116m²). Access to the development will be via a new vehicular access point located off the Upper Main Street, Rush.

The development also includes for public open spaces and landscaping, car parking, pedestrian cycle access, drainage & services connections etc. and all associated site development works.

AI received 04/06/21
CAI received 27/07/21

Area: Rush Lusk

Location: Upper Main Street (east of Kenure Park, south of Brook Stream & west of Farran's lane), Rush, County Dublin

Submitted Floor Area: 6963.74 sq.m.

Time extension(s) up to and including

Additional Information Requested / Received 18-Feb-2021, 30-Jun-2021 / 04-Jun-2021, 27-Jul-2021

Permission has been granted for the development described above, subject to the (34) condition(s) on the attached pages.

Signed on behalf of the Fingal County Council


for Senior Executive Officer

13-Oct-2021

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 on the 17th December 2020, the additional information received on the 4th June 2021 and the clarification of additional information received on the 27th July 2021 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. This permission relates solely to that detailed in the public notices and does not refer to any other aspects of the development which may be indicated in the submitted drawings and plans.

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

3. The layout of the development hereby permitted shall be as indicated on Drawing No. D1903-P02A received by the Planning Authority with the clarification of additional information response on the 27th July 2021, save as may be required by the other conditions attached hereto.

REASON: In the interest of clarity and to ensure that the development shall be in accordance with the permission, and that effective control be maintained.

4. All construction traffic shall access and egress the subject site from Main Street only.

REASON: In the interest of clarity.

5. House numbers 41, 42 and 43 shall accord with the revised plans and elevations received by the Planning Authority as additional information on the 4th June 2021.

REASON: In the interest of clarity and to ensure that the development shall be in accordance with the permission, and that effective control be maintained.

6. The bin store design and locations for the apartment and duplex units shall comply with Drawing No. D1903-P20C received by the Planning Authority as part of the additional information response on the 4th June 2021.

REASON: In the interest of clarity.

7. The landscape plan and boundary treatment of the permitted development shall accord with Drawing Nos. 01 and 02 respectively prepared by Ronan Mac Diarmada and Associates Ltd. received by the Planning Authority as part of the clarification of additional information response on the 27th July 2021.

REASON: In the interest of clarity.

8. The following requirements in relation to Parks and Green Infrastructure shall be carried out in full:
- i. The design and layout of the playground facilities of an area of 268m² shall be agreed with Parks and Green Infrastructure Division prior to the commencement of works on site. An area for toddler play shall be located on the central open space within the permitted development.
 - ii. The playground shall be accessible to children of all abilities and shall include boundary treatment and equipment and surfacing in compliance with BSEN1176 and BS 1177.
 - iii. A RoSPA (or equivalent) report on this playground shall be provided to the Council prior to the taking in charge of the Public Open Space to the Council.
 - iv. The play areas shall be open to the public at the developer's expense prior to the occupation of the residential units and maintained by the developer until such time that it is taken-in-charge by the Council.
 - v. No tree shall be planted within 7 metres of proposed lamp standards or 2.5 metres from man holes.
 - vi. Where street trees are indicated on areas proposed to be taken in charge by the Council, photographic evidence of the installation of the constructed tree pit shall be provided to the Council prior to the taking in charge of the estate.
 - vii. The submitted Landscape Masterplan shall be implemented within the first planting season upon substantial completion of construction works (of each phase). Any failures shall be replaced by the developer until such time that the plantings are considered established.
 - viii. The developer shall engage the appointed Landscape Architect for the duration of the project to supervise landscaping works, liaise with the Parks & Green Infrastructure Division and to certify that the agreed landscape plan has been implemented.
 - ix. In the interest of clarity, boundary treatment no. 5 shall be a 1.8m block wall as specified on the Landscape Boundary Plan drawing 01 and shall be finished capped & rendered on both sides.

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

9. The drainage layout of the permitted development shall comply with Drawing No. P190103-200 Rev B received by the Planning Authority as part of the clarification of additional information response on the 27th July 2021.

REASON: In the interest of clarity.

10. The following requirements in relation to surface water drainage shall be carried out in full;
- i. No surface water / rainwater is to discharge into the foul water system under any circumstances.
 - ii. The surface water drainage must be in compliance with the 'Greater Dublin

Regional Code of Practice for Drainage Works, Version 6.0, FCC, April 2006.

REASON: In the interest of public health.

11. The applicant/developer shall enter into water and/or wastewater connection agreement(s) with Irish Water prior to the commencement of development.
REASON: In the interests of public health and in order to ensure adequate drainage provision.
12. The following requirements of the Planning Authority shall be carried out in full:
 - i. The boundary treatment along Farrans lane and the details of the works required along Farrans Lane and the existing access lane to the south of the development shall be agreed in writing with the Planning Authority prior to commencement of development.
 - ii. The entrance to the development shall be designed as a raised ramped crossover of the footpath so that pedestrians retain priority. The detail of the entrance and footpath to the existing road network shall be agreed in writing with the Planning Authority prior to commencement of development.
 - iii. EV parking solutions for on-street parking shall be agreed in writing with the Planning Authority prior to commencement of development.
 - iv. All the parking spaces for the residential house units shall include EV charging points. A minimum of 10% of the residential apartment and duplex unit parking spaces shall have EV charging points from completion of the proposed development with all ducting and services provided as part of the proposed development to facilitate non-disruptive retro fitting of EV charging points for all the remaining residential parking spaces.
 - v. All roads/footpaths and finishes shall comply with the Council's Standard for Taking in Charge.
 - vi. Road Safety Audits shall be carried out as part of the proposed development at the relevant stages as outlined in current edition of Transportation Infrastructure Ireland guidelines GE-STY-1027.
 - vii. A final Construction Management and Traffic Management Plan shall be agreed with the Planning Authority (Operations Department) prior to construction of the proposed development. The Plan shall include the construction phasing of development and haul routes.
 - viii. No objects, structures, or landscaping shall be placed or installed within the visibility triangle exceeding a height of 900mm; which would interfere or obstruct (or could obstruct over time) the required visibility envelopes.
 - ix. All stormwaters shall be disposed of to soak pits or natural watercourse within the site and shall not discharge onto the public road.
 - x. All underground or overhead services and poles shall be relocated, as may be necessary, to a suitable location adjacent to the boundary at the developer's expense.
 - xi. All the above works shall be carried out at the developer's expense according to the Specification and Conditions of The Planning Authority Fingal County Council

REASON: In the interests of road traffic safety and the proper planning and

sustainable development of the area.

13. The external finishes of the residential units and commercial/retail units hereby permitted shall comprise/be a combination of neutral coloured render and selected brick for the external walls and roof tiles or slates (blue/black colour) unless otherwise agreed in writing with the Planning Authority prior to commencement of development.

REASON: To protect the visual amenity of the area.

14. All bathroom/en suite windows shall be fitted and permanently maintained with obscure glass, the use of film is not acceptable.

REASON: In the interests of residential amenity.

15. Prior to commencement of the development, the applicant shall confirm details of the various waste streams, including expected tonnages, which will specifically be generated during all site clearance, demolition and construction phases. The applicant shall also confirm prior to commencement of development any proposed exportation/importation of soil and stone material including destination/source locations, quantities and if any material will be assessed under Article 27.

REASON: In the interest of clarity.

16. The following requirements in relation to environmental health shall be complied with in full;

(i) During the demolition and construction phases, no heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 0800 hours or after 1900 hours, Monday to Friday, and 0800 to 1400 on Saturdays. No activities shall take place on site on Sundays or Bank Holidays. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between 1900 hours and 0800 hours. No deliveries of materials, plant or machinery shall take place before 0800 hours or after 1900 hours.

(ii) During the demolition and construction phases the applicant/developer shall minimise noise from construction operations and shall have regard to B.S.5228: Part 1:1997 'Noise and Vibration control on construction and open sites – Code of practice for basic information and procedures for noise and vibration control.'

(iii) All necessary steps shall be taken to contain dust and airborne pollutants arising from the site and to prevent nuisance to persons in the locality. This shall include; covering skips; netting of scaffolding, regular road and pavement damping and sweeping and use of water spray to suppress dust.

(iv) The development hereby permitted shall be operated that there will be no

emissions of malodours, gas, dust, fumes or other deleterious materials, no noise vibration on site as would give reasonable cause for annoyance to any person in any residence or public place in the vicinity. Noise emissions from the site shall be broadband in nature and free from audible tonal characteristics.

(v) All necessary measures shall be taken by the applicant/developer to prevent the spillage or deposit of any materials including clay rubble or other debris on adjoining roads during the course of development. 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/developers own expense. 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: In the interest of public health and to protect the amenities of the area.

17. The Developer shall pay €172,998 in lieu of 0.29475 ha of public open space.

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

18. During the demolition and construction phases of the development hereby permitted the applicant/developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along Main Street.

REASON: In the interest of traffic safety.

19. All public services to the proposed development, including electrical, telephone cables and associated equipment shall be located underground throughout the entire site.

REASON: In the interest of amenity.

20. (i) The areas of open space shall be reserved for such use and shall be levelled, contoured, soiled, seeded, and landscaped. This work shall be completed before any of the dwellings are made available for occupation.

(ii) The areas of open space shall be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON: In order to ensure the satisfactory development of the open space areas, and their continued use for this purpose.

21. The applicant/developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, sewers, watermains or drains, forming part of the development, until taken in charge by the

Council.

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

22. No residential unit shall be occupied until all the services have been connected thereto and are operational.

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

23. Each residential unit 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.

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

24. An acceptable naming and numbering scheme for the development shall be submitted for the agreement of the Planning Authority prior to the commencement of the development. The naming scheme shall reflect local historical place names and shall be bilingual. Road name signs shall be located at prominent positions within the development and shall be bilingual. Dwellings shall be numbered, and these numbers shall be affixed to the dwellings in a prominent position.

REASON: In the interest of the residential amenities of the area.

25. Any roller shutters, roller shutter boxes or other security shuttering for the retail/commercial units shall be of the open grille type, dark coloured and installed internally behind the line of glazing.

REASON: In the interest of visual amenity.

26. The windows of the permitted retail/commercial units shall be clear and devoid of window graphics and shall comprise clear glazing.

REASON: In the interest of visual amenity.

27. No advertising signs or structures shall be erected externally to the front of the permitted retail/commercial units except those which are exempted development, without the prior approval of the Planning Authority or An Bord Pleanála on appeal.
REASON: In the interest of the proper planning and sustainable development of the area.

28. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates, shall enter into an agreement in writing with the Planning Authority in accordance with the requirements of Section 96 of the Planning and Development Act 2000 as amended, unless an Exemption

Certificate shall have been applied for and been granted under Section 97 of the Act, as amended.

REASON: To comply with the Requirements of Part V of the Planning and Development Act 2000 as amended and to comply with the requirements of the housing strategy in the Development Plan of the area.

29. (a) Prior to the commencement of any house or duplex unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all houses and duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified house or duplex unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

REASON: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

30. All boundary treatments, landscaping and planting shall be completed prior to the occupation of the residential units.

REASON: To facilitate the integration of the proposal within a reasonable time period and to protect the visual amenities of the area.

31. The following requirements shall be complied with;

(i) The hours of operation on all construction sites shall be restricted to 0800 to 1900, Monday to Friday, and 0800 to 1400 on Saturdays.

(ii) No activities shall take place on site on Sundays or Bank Holidays.

(iii) No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 1900 and 0800.

(iv) No deliveries of materials, plant or machinery shall take place before 0800 or after 1900.

REASON: In the interests of public health.

32. Prior to commencement of development the applicant shall submit a comprehensive Final Construction Traffic Management Plan in relation to the permitted development.

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

33. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, to the taking in charge standard of the Local Authority for roads, open spaces, car parks and drains has been given by:-

A. Lodgement with the Council of a Bond of any Body approved by the Planning Authority in the sum of € 268,000 which shall be kept in force by him until such time as the Roads, Open Spaces, Car Parks and Drains are taken in charge by the Council.....OR/

B. Lodgement with the Council of a Cash Sum of €167,500 to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provisions and completion of such services to standard specification.

REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

34. Prior to Commencement of development the developer shall pay the sum of €686,578 (updated at date of commencement of development, in accordance with changes in the Tender Price Index) to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Fingal County made by the Council. The phasing of payments shall be agreed in writing with the planning authority prior to the commencement of development.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the Planning Authority and which is provided, or which is intended to be

provided by, or on behalf of the Local Authority.

Note on above Condition:

Please note that with effect from 1st January 2014, Irish Water are now the Statutory Body responsible for both water and waste water services (excluding surface water). Accordingly, the contribution payable has been reduced by the amount of the contribution associated with these services. A separate charge will be levied by Irish Water in relation to the provision of water and/or wastewater treatment infrastructure and connections to same. Further details are available on the Irish Water website www.water.ie, Tel. (01) 6021000.

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:

All buildings must now be designed and constructed in accordance with the Building Regulations. The Building Control (Amendment) Regulations, 2009 came into effect on 1st October 2009.

With the exception of houses and certain agricultural buildings, a Fire Safety Certificate/Revised FSC (please refer to Regs) is required for all buildings (including apartments and flats), extensions and alterations and changes of use which are covered by the Building Regulations.

A Commencement Notice (Building Control Regulations 1997 to 2009) must be submitted to the Building Control Authority (not less than 14 days and not more than 28 days before development commences) in respect of all buildings other than

- Buildings which require a Fire Safety Certificate under the Regulations and where a person intends to commence work on the construction of a building before grant of the relevant Fire Safety Certificate. (See 7 Day Notice below)
- Exempted development for the purposes of the Planning and Development Act 2000 and the Regulations made thereunder.

Disability Access Certificates/Revised Disability Access Certificates: -from the 1st of January 2010, a certificate of compliance with respect to Part M of the Second Schedule of the Building Regulations (Disability Access Certificate) shall be required in respect of all works or a building to which Part III (Fire Safety Certificates) refers.

A 7 Day Notice is required where a person intends to commence work on the construction of a building before grant of the relevant Fire Safety Certificate. The Notice must be submitted not less than 7 days in advance of commencement of work and must be in accordance with the requirements of Article 20A(2) of the Regulations.

A number of the conditions attached to the planning permission may need compliance submissions to be lodged and agreed prior to commencement of development. Please submit 5 copies of all documentation in relation to compliance submissions. Failure to comply with a condition of the planning permission is an offence under Section 151 of the PLANNING & DEVELOPMENT ACT 2000, AS AMENDED.



Information Note - Public Water and Waste Water Networks

Connections

On the 1st of January 2014 Irish Water became the statutory body with the responsibility for all water services, both water and waste water. The provision of a water services connection will be carried out by Irish Water in partnership with each Local Authority.

Any persons seeking a connection to any of Irish Water's networks should make an application in the first instance to their Local Authority who will act on behalf of Irish Water in processing the application.

A Connection Agreement between Irish Water and the applicant will be required, prior to any connection being agreed, and will set out the conditions and charges to be applied to the connection. Details, including availability of application forms, are to be found on each Local Authority website.

It should be noted that Planning Authorities can no longer levy water and wastewater development charges and that these will now be incurred as part of the connection charge, if applicable.

Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network, either directly or indirectly, or to otherwise take a water supply without the agreement of Irish Water.

Similarly under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premises to the public waste water collection network, either directly or indirectly, without the agreement of Irish Water.

INFORMATION for the purposes of Building Control;-

- **IMPORTANT NOTE NOW THAT YOU HAVE RECEIVED PLANNING PERMISSION or ARE INTENDING TO CARRY OUT BUILDING WORKS.**

BEFORE ANY BUILDING WORKS TAKES PLACE ON YOUR SITE YOU WILL NEED TO CHECK THE FOLLOWING Pre-Development Planning Conditions, Commencement Notice, Construction Products Regulations (CPR) (Regulation (EU) No. 305/2011) .

- **IF SOME OR ANY OF THESE ARE OMITTED YOUR BUILDING MAY BE AN UNAUTHORISED BUILDING AND YOU MAY BE GUILTY OF AN OFFENCE AND/OR YOU MAY BE SUBJECT TO PENALTIES.**
- **YOU SHOULD ALSO BE AWARE THAT IF YOU OMIT TO SUBMIT A VALID COMMENCEMENT NOTICE TO YOUR LOCAL AUTHORITY YOU MAY BE UNABLE TO GET A COMPLETION CERTIFICATE AND THIS MAY HAVE SERIOUS LONG TERM CONSEQUENCES.**

(The information is for guidance purposes only and does not purport to be a legal interpretation or constitute legal or professional advice.)

1. Pre-Development Planning Conditions;

1. If there are any Pre-Development conditions on the schedule of conditions attached to your planning permission you should give your immediate attention to them prior to the commencement of your development.

Note: All conditions must be complied with in full as failure to do so will render your permission invalid and may result in the initiation of enforcement proceedings for compliance with same

2. Commencement Notice; www.localgov.ie

In accordance with the Building Control Regulations you are obliged to submit a Commencement Notice prior to commencement of the development and it must be received by the BCA **not less than 14 days and not more than 28 days before you wish to commence.** Commencement Notice forms may be downloaded from www.localgov.ie, @ **BCMS**. Please complete same and submit on-line to BCMS.

- (a) A completed copy of the commencement notice which must be signed by the owner of the works and must (refer to section 9 [S.I. No 9 of 2014](#)) be to be accompanied by the following;
 - a. General Arrangement Drawings
 - b. A schedule of design documents as are currently prepared or to be prepared
 - c. An online- assessment via the Building Control Management System of the proposed approach to compliance with the requirements of the Building Regulations 1997 to 2014;
 - d. The preliminary inspection plan
 - e. A Certificate of Compliance (Design)
 - f. Notices of Assignment in respect of the Builder who will carry out the works and of the Assigned Certifier who will inspect and certify the works, and
 - g. Certificates of Compliance signed by the Builder and the Assigned Certifier undertaking to carry-out their roles in accordance with the requirements of the Building Regulations.

With regard to the above, please note that:

1. The Designer and the Assigned Certifier must be a [Chartered Engineer](#), or [Registered Architect](#) or [Registered Surveyor](#)
1. A Competent Builder must execute the work

2. Your drawings must show details of how your Building will comply with the Building Regulations - drawings submitted for planning permission purposes are not typically building control compliance drawings.
3. The commencement notice and accompanying documentation must be filed electronically via the online Building Control Management System. Where notices and documentation are submitted in written format, the building control authority will arrange for scanning and uploading of same for which an administrative charge will apply and statutory deadlines relating to such notices may be delayed by up to seven days.

(Note: Statutory approvals relating to fire safety and disabled access continue to apply where relevant and are not affected by the above changes).

For more information; <http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/>

3. Construction Products Regulations (CPR) (Regulation (EU) No. 305/2011)

CE MARKING of construction products covered by harmonised European Standards is mandatory, when the construction product is placed on the market.

You need to ensure that you appoint competent professionals.

Whilst the CPR concerns itself with the conditions which apply when placing a construction product on the market, clients, specifiers, designers and builders etc. should be aware of the following when incorporating construction products into building works:

1. When drawing up specifications, refer to the harmonized technical specifications and specifically to the performance requirements of individual characteristics when necessary,
1. When choosing the products most suitable for their intended use in construction works, review the manufacturer's Declaration of Performance,
2. Check National Annexes or Standard Recommendations which give guidance on appropriate minimum performance levels for specific intended uses of the product in Ireland. NSAI host this information at www.nsai.ie, and

NOTE; All works should be carried out using "proper materials...which are fit for the use for which they are intended and for the conditions in which they are to be used" to ensure compliance with the Building Regulations. For further information on the Building Regulations see <http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/>