

Weber Architecture  
180, Rathgar Road  
Dublin 6

**NOTIFICATION TO GRANT PERMISSION  
PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

Final Grant Order No.:	<b>0647</b>	Date of Final Grant:	<b>08-Jul-2025</b>
Decision Order No.:	<b>0647</b>	Date of Decision:	<b>30-May-2025</b>
Register Reference:	<b>SD25A/0084</b>	Date:	<b>07-Apr-2025</b>

**Applicant:** Julie Lucid

**Development:** Demolish existing carport and shed, erect new 2 - storey 3 bedroom detached dwelling at front side and rear, erect new realigned 2 - meter high wall on the northern side to run alongside the existing public footpath and an extended 2.675 meter high wall on the Ballycullen Rd elevation, new front vehicular entrance for new dwelling and the repositioning of the existing vehicular entrance for the existing dwelling

**Location:** 1, Monalea Park, Firhouse, Dublin 24

**Time extension(s) up to and including:**

**Additional Information Requested/Received:** /

A Permission has been granted for the development described above, subject to the following conditions.

**Conditions and Reasons:**

1. Development in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety fully 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. Glazing  
The obscure glazing on the southern elevation windows of the proposed dwelling shall be maintained in perpetuity.  
REASON: In the interest of residential amenity.
3. (a) Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:  
A revised drawing in plan and cross-sectional view to show what SuDS such as Planter Boxes and other SuDS are proposed for the development. Examples of SuDS can be found on line at South Dublin County Council Householders Guide and SuDS Guide.  
(b) All floor levels shall be a minimum of 500mm above the highest know flood level for the site.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

4. (a) Water

Prior to the commencement of development the applicant or developer shall enter into water connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water facilities.

(b) Foul

Prior to the commencement of development the applicant or developer shall enter into wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate waste water facilities

5. (a) The vehicular access points shall be limited to a width of 3.5 metres as per Section 12.7.6 of the County Development Plan 2022-2028. This is for reasons of pedestrian safety and visual amenity and to retain on-street parking spaces.

(b) The boundary walls and gates at vehicle access points 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.

(c) Any gates shall open inwards and not out over the public domain.

(d) Footpath and kerb shall be dished and widened and 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.

REASON: In the interest of traffic safety and sustainable transport.

6. Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

(a) A Landscape Plan

(b) A Green infrastructure Plan

Both of which must be in accordance with Section 12.4.2 of the South Dublin County Council Development Plan 2022-2028.

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

7. The use of machinery, plant, or equipment (which includes pneumatic drills, generators and the movement on and off the site of construction vehicles) is NOT PERMITTED outside the following hours:

- Before 07.00 hours on weekdays, Monday to Friday

- Before 09.00 hours on Saturdays.

- After 19.00 hours on weekdays, Monday to Friday.

- After 13.00 hours on Saturdays.

- Not permitted at any time on Sundays, Bank Holidays or Public Holidays.

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.

During the demolition/construction 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.

REASON: To contain dust arising from construction in the interests of public health and to prevent nuisance being caused to occupiers of buildings in the vicinity.

8. House Number.

The number of the house shall be 1A Monalea Park, and this number shall be placed on the completed house prior to its occupation in a manner so as to be clearly legible from the public road.

In the event that this number already exists no development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority;

(a) a street name and dwelling/unit number plan to resolve any possible conflict and,

(b) this has been acknowledged as acceptable in writing by the Planning Authority.

Following receipt of an acknowledgement of acceptability, the agreed number / name shall be placed on the completed house prior to occupation in a manner so as to be clearly legible from the public road.

The applicant is advised that the development number or name should

(i) avoid any duplication within the county;

(ii) reflect the local and historical context of the approved development;

(iii) comply with Development Plan policy, the guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government,

(iv) have regard to the Guidelines issued by the Place Names Commission (An Coimisiún Logainmneacha) and;

(v) preferably make exclusive use of the Irish language.

The applicant, owner or developer is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required plan.

REASON: In the interests of the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

9. External Finishes.

All external finishes shall harmonise in colour and texture with the adjoining dwelling at No. 1 Monalea Park.

REASON: In the interest of visual amenity.

10. Restriction on Use.

The house shall be used as a single dwelling unit and shall not be sub-divided by way of sale or letting (including short-term letting) or otherwise nor shall it be used for any commercial purposes.

REASON: To prevent unauthorised development.

11. Services to be Underground.

All public services to the proposed development, including electrical, information and communications technology (ICT) telephone and street lighting cables and equipment shall be located underground throughout the entire site. There shall also be provision for broadband throughout the site in accordance with the Planning Authority's policy and requirements.

REASON: In the interests of the visual amenities of the area, the proper planning and sustainable development of the area and compliance with the Council's Development Plan.

12. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €15,111.97 (Fifteen thousand one hundred and eleven euro and ninety seven 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).

## NOTES:

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.

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.

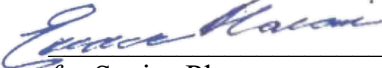
NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. Please log onto [www.localgov.ie](http://www.localgov.ie) and click on BCMS link.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.

- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1: Structural use of reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

 08-Jul-2025  
for Senior Planner