



Dublin City Council

Comhairle Cathrach Bhaile Átha Cliath

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
Registry T: (01) 222 2149 / F: (01) 222 2675
Decision T: (01) 222 2288 / F: (01) 222 3097

06/4/2005

John Henry, W.D.C White
8, Grove Park Avenue
Glasnevin
Dublin 11

THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE PLACED WITH YOUR TITLE DEEDS

Application No.	1022/05
Registration Date	05-Jan-2005
Decision Date	01-Mar-2005
Decision Order No	P1036
Date of Final Grant	06-Apr-2005
Grant Order No	P1625
Location	33, Dundaniel Road, Dublin 5
Proposal	We, James and Pauline Smith are applying for planning permission for proposed 2 no. two storey 2 bed and 3 bed semi-detached houses to side of existing house with 2 no. new vehicular accesses to front garden of existing house with demolition of existing single storey playroom / utility extension to side / rear of existing house at 33 Dundaniel Road, Coolock, Dublin 5.
Applicant	James and Pauline Smith 33, Dundaniel Road, Dublin 5
Application Type	Permission

NOTIFICATION OF GRANT OF PERMISSION

PERMISSION for the development described above has been granted under the Planning & Development Act 2000 subject to the following conditions.

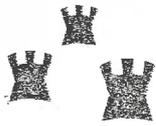
CONDITIONS AND REASONS FOR CONDITIONS

1. Insofar as the Local Government (Planning & Development) Act 2000 and the regulations made thereunder are concerned the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. This development shall not be carried out without the payment of a development contribution.

Reason: Investment by Dublin City Council in Local Authority works has facilitated and will facilitate the proposed development. It is considered appropriate and reasonable that the developer should contribute to the cost of same.



Dublin City Council

Comhairle Cathrach Shailie Átha Cliath

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
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06/4/2005

3. The houses to be used only as single dwelling units.
Reason: To ensure that the development will not be out of character with the existing pattern of development in the area.
 4. The proposed external wall and roof finishes shall harmonise in colour and texture with the finishes of adjoining dwelling houses.
Reason: In the interests of orderly development.
 5. The public footpath outside the proposed vehicular entrances shall be reconstructed (dished) by the City Council's Roads Maintenance Division at the applicants/developers expense before the house is occupied. The developer shall contact the Roads Maintenance Engineer a minimum of seven days before any development commences regarding a hoarding licence and any other details (see Code of Practice). All costs incurred by the City Council including any repairs to the public road and services necessary as a result of development, shall be at the expense of the applicant/developer. Work in the public road may only be carried out by the City Council.
Reason: To provide for an acceptable standard of development.
 6. This permission excludes any extensions to the rear of the existing and proposed houses, together with conservatories, garden sheds, boiler houses or other such structures which would normally constitute exempted development within the meaning of the Planning and Development Regulations 2001, unless such structures or extensions are authorised by a separate grant of planning permission.
Reason: To prevent overdevelopment of the site, having regard to the limited area available within the rear gardens.
 7. Prior to the commencement of development the applicant shall contact the Drainage Division Dublin City Council and implement any conditions they may have.
Reason: To provide for an acceptable standard of development.
 8. Prior to the commencement of development the applicant shall contact Traffic Planning Division in Dublin City Council and comply with any requirements they may have.
Reason: To ensure an adequate standard of development.
 9. The site works and building works required to implement the development shall only be carried out between the hours of 8.00 am and 6.00 pm Monday to Friday and between 8.00 am and 1.00 pm on Saturdays, and not at all on Sundays or Bank Holidays.
Reason: To safeguard the amenities of adjoining residential properties.
 10. All gates providing ingress/egress to the proposed development shall open inward only.
Reason: To ensure residential amenity.
 11. All new boundary walls to the front and rear of the site shall be properly capped and rendered. The said walls shall not exceed 1.2 metres in height, where they come forward of the building line of the proposed house.
Reason: To provide for an acceptable standard of development.
 12. Before this development commences a financial contribution in the sum of Euro 24,466.00 shall be paid by the applicant to Dublin City Council, in accordance with the Development Contribution Scheme made under Section 48 of the Planning & Development Act 2000.
This contribution shall be payable at the Tender Price Index adjusted rate pertaining to the year in which implementation of this planning permission is commenced, as provided for in the Development Contribution Scheme.
- REASON : Investment by Dublin City council in public infrastructure and facilities that has been provided, and will be provided for the benefit of the proposed development.



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Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
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06/4/2005

Signed on behalf of the Dublin City Council

E. FitzPatrick
for Assistant City Manager

Date

6/4/05

YOUR ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE ATTACHED 'CODES OF PRACTICE'

N.B. IT SHOULD BE CLEARLY UNDERSTOOD THAT THE GRANTING OF PLANNING PERMISSION DOES NOT RELIEVE THE DEVELOPER OF THE RESPONSIBILITY OF COMPLYING WITH ANY REQUIREMENTS UNDER OTHER CODES OF LEGISLATION AFFECTING THE PROPOSAL AND THAT A PERSON SHALL NOT BE ENTITLED BY REASON OF A PLANNING PERMISSION TO CARRY OUT ANY DEVELOPMENT.

01
Fees
Rev
01/03/05
85

PLANNING & DEVELOPMENT DEPARTMENT
Date: 23-Feb-2005

DEPUTY PLANNING OFFICER

APPLICATION NO. 1022/05
PROPOSAL We, James and Pauline Smith are applying for planning permission for proposed 2 no. two storey 2 bed and 3 bed semi-detached houses to side of existing house with 2 no. new vehicular accesses to front garden of existing house with demolition of existing single storey playroom / utility extension to side / rear of existing house at 33 Dundaniel Road, Coolock, Dublin 5.

LOCATION 33, Dundaniel Road, Dublin 5
APPLICANT James and Pauline Smith 33, Dundaniel Road, Dublin 5
DATE LODGED 05-Jan-2005
ZONING
APPLICATION TYPE Permission

MB/TS

Site Notice Inspection: site notice in order.

Planning History: 0709/04 – SHEC granted.

3798/01 – Permission granted for Double storey and second storey granny flat to side of double storey dwelling house; part of second storey to be over existing single storey extension to side of double storey dwelling house. Permission is also sought for retention of and alterations to single storey extension to side and rear to be incorporated in proposed granny flat and for retention of open porch to front.

Objections/Representations: None received to date.

Departmental Reports: None received to date.

1999 Development Plan Zoning: Z1 – To protect, provide and improve residential amenities.

Site Description: This is an end of terrace corner site situated at the junction of

Castletimon Road and Dundaniel Road. The site is bounded to the west by an infill dwelling house to the side of no. 2 Castletimon Road and to the south by a large area of public open space.

Assessment: This proposal is for the construction of 2 no two storey 2 bed and 3 bed semi-detached houses to side of existing house with new vehicular access to front garden of existing house with demolition of existing single storey playroom/utility extension side/rear of existing house. Proposed house 33a would have a living room and kitchen/dining area as well as wc provision at ground floor level while at first floor level there would be two bedrooms and a bathroom, open space provision to the rear would be 65 sqm. Proposed house 33b is similar except with the provision of three bedrooms instead of two and with 48 sqm of private open space to the rear. Overall this is a satisfactory development.

Recommendation: The proposed development is consistent with the provisions which are included in the Development Plan and would be consistent with the proper planning and sustainable development of the area. Accordingly I recommend that planning permission be granted subject to the following conditions;

1. Insofar as the Local Government (Planning & Development) Act 2000 and the regulations made thereunder are concerned the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. This development shall not be carried out without the payment of a development contribution.

Reason: Investment by Dublin City Council in Local Authority works has facilitated and will facilitate the proposed development. It is considered appropriate and reasonable that the developer should contribute to the cost of same.

3. The houses to be used only as single dwelling units.

Reason: To ensure that the development will not be out of character with the existing pattern of development in the area.

4. The proposed external wall and roof finishes shall harmonise in colour and texture with the finishes of adjoining dwelling houses.

Reason: In the interests of orderly development.

5. The public footpath outside the proposed vehicular entrances shall be reconstructed (dished) by the City Council's Roads Maintenance Division at the applicants/developers expense before the

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Reason: To provide for an acceptable standard of development.

6. This permission excludes any extensions to the rear of the existing and proposed houses, together with conservatories, garden sheds, boiler houses or other such structures which would normally constitute exempted development within the meaning of the Planning and Development Regulations 2001, unless such structures or extensions are authorised by a separate grant of planning permission.
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Reason: To provide for an acceptable standard of development.


Marcello Bertuccelli

Levy 2 x 12,233.00

TOTAL 24,466.00

2. 
28.02.08

4. Where the applicant is a company registered under the Companies Acts 1963-1999, please state the following:
 Registered address of Company N/A
 Registered Number of Company _____
 Names of Company Directors _____

5. Name and address of person or firm responsible for preparation of drawings:
 Name JOHN HENRY, W.D.C. WHITE,
 Address 8 GROVE PARK AVENUE,
GLASNEVIN, DUBLIN 11.
 Telephone: 8343692 Fax: 8342227
 E-mail Address: Johnhenry99@hotmail.com

6. Name and address to which notifications should be sent:
JOHN HENRY, W.D.C. WHITE,
8 GROVE PARK AVENUE,
GLASNEVIN, DUBLIN 11.
 Telephone 8343692 Fax 834 2227

7. Brief description of nature and extent of proposed development including reference to number and height of buildings, protected structures, etc. where appropriate.
 (This should correspond with the wording of the newspaper and site notice)

PLAN NO. _____ DATE REC'D
 1022/05 (05) JAN 2005
 DUBLIN CITY COUNCIL
 Planning Dept. Application Rec'd

PROPOSED 2No. TWO STOREY 2BED AND 3BED. SEMI-DETACHED HOUSES TO SIDE OF EXISTING HOUSE WITH 2No. NEW VEHICULAR ACCESSSES TO FRONT GARDEN OF EXISTING HOUSE WITH DEMOLITION OF EXISTING SINGLE STOREY PLAYROOM/UTILITY EXTENSION TO SIDE/REAR OF EXISTING HOUSE

8. In the case of buildings to be retained on site, please state:-

Address	Floor	Present use(s) (or use(s) when last used – date when last use ceased should be indicated)	Area of each use (m ²)	Proposed use(s)	Area of each use (m ²)
33 DUNDANIEL ROAD, COOLLOCK, D.S.		DWELLING		DWELLING	
		HOUSE		HOUSES	

9. (a). Does the proposal involve demolition, partial demolition or change of use of any habitable house* or part thereof:

DEMOLITION OF PLAYROOM/UTILITY SINGLE STOREY EXTENSION

(b). Does the proposal involve the demolition of a building which forms part of a terrace of buildings or which abuts on another building in separate ownership:

N/A

(c). In the case of a habitable house* please state if occupied and give details of occupancy.

—

* A "habitable house" is a building or part of a building which

(a) is used as a dwelling or

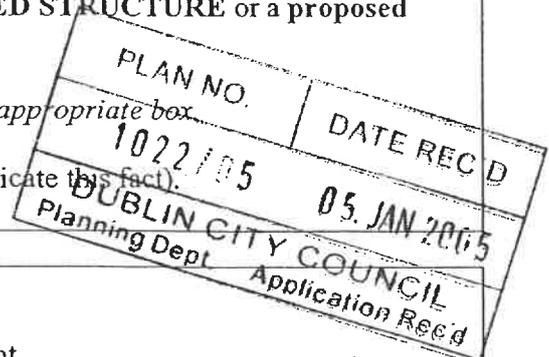
(b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling, or

(c) was provided for use as a dwelling but has not been occupied

10. Does the development involve a **PROTECTED STRUCTURE** or a proposed **PROTECTED STRUCTURE** ?

Yes No Place X in appropriate box.

(If yes, the newspaper and site notice must indicate this fact).



11. (a) Area of site 33.8... m²

(b) Total floor area* of proposed development (i.e. new & retained) N/A m²

(c) Floor area* of buildings proposed to be retained within site 92 m²

(d) Floor area* of new buildings proposed within development 141 m²

(e) Floor area* of buildings to be demolished 32 m²

- Gross floor area i.e. the total floor space on each floor measured from the inside of the external walls.

12. Fee Payable: € 130 Basis of calculation: 2 HOUSES
2 x 65 = 130
If exemption from payment of fees is being claimed, evidence to prove eligibility or exemption in accordance with Article 157 of the Planning & Development Regulations 2001 must be submitted.
Classes of fees set out in Explanatory Leaflet

13. (a). State applicants legal interest or estate in site (i.e. freehold, leasehold, etc.):
FREE HOLD
(b). Date such interest acquired: 1970
(c). If applicant is not the owner, state name and address of owner and include documentary evidence of consent of the owner to make the application.

14. List of documents enclosed with application:
* 6 No. COPIES OF DRAWINGS
* 1 No. COPY OF SITE NOTICE
* 1 No. COPY OF NEWSPAPER NOTICE
* FEE CHEQUE - € 130
* APPLICATION FOR SOCIAL HOUSING EXEMPTION CERT.
* SCHEDULE OF DOCUMENTS

PLAN NO.	DATE REC'D
1022/05	05. JAN 2005
DUBLIN CITY COUNCIL	
Planning Dept.	Application Rec'd

15. Is this site within a zone of archaeological interest?
Yes No Place X in appropriate box.

16. Date of erection of site notice(s): ~~10/1/2004~~ 2/1/2005

17. Is an Environmental Impact Statement, in accordance with Part 10 of the Planning and Development Regulations 2001, required?

Yes No Place X in appropriate box.

If yes, the newspaper notice and site notice must indicate this fact.

18. Does the development comprise, or is it for the purpose of an activity in relation to which an integrated Pollution Control Licence or a Waste Licence is required

Yes No Place X in appropriate box.

If yes, the newspaper notice and site notice must indicate this fact..

19. Does the European Communities (Control of Major Hazards involving Dangerous Substances) Regulations 2000 apply to the proposed development?

Yes No Place X in appropriate box.

20. Do any statutory notices apply to the site/building at present?
(e.g. Enforcement, Dangerous Buildings, Derelict Sites, Building Control, Fire Safety etc.)

Yes No Place X in appropriate box.

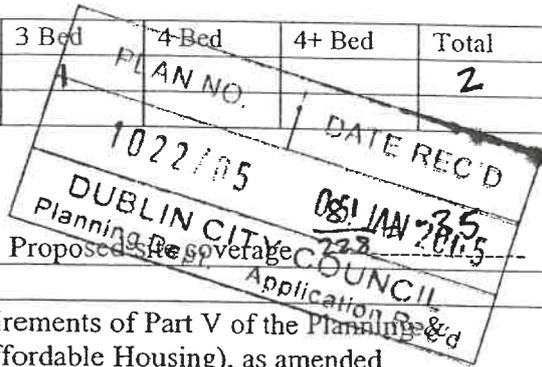
If yes, please give details.....

21. (a). In the case of residential developments please provide breakdown of residential mix:-

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses			1	1			2
Apartments							

(b). In all types of development please state:

Proposed plot ratio $\frac{141}{338} = 0.42$



22. Details of Compliance with the requirements of Part V of the Planning and Development Act 2000 (Social & Affordable Housing), as amended

Is the proposal exempt from the requirements of Part V

Yes No application 0709/04
Decision Order No P5147
11/10/04.

If the answer is YES, then all applications containing new residential units must be accompanied by either a Certificate of Exemption under Section 97, or by details of when the application for exemption was made but has not yet issued, or by such details that show the proposal is otherwise exempt under Section 96 (14) of the above Act.

If the answer is NO, please attach particulars of agreement on provision of Social / Affordable Housing, in compliance with Section 96 of the Act.

23. Has a Pre-Planning Consultation, in accordance with Section 247 of the Planning & Development Act 2000 taken place

Yes No Place X in appropriate box.

If yes, please state date of meeting.....

NOTE: Such consultation is not compulsory

24. Is the site of the proposal subject to a current appeal to an Bord Pleanála in respect of a similar development

Yes No Place X in appropriate box.

If yes, please give details.....

I, the undersigned, hereby declare, all the foregoing particulars to be true and I hereby certify that all the accompanying drawings are fully in compliance with the Planning and Development Regulations 2001, as amended.

Signature of applicant
(or his/her agent)



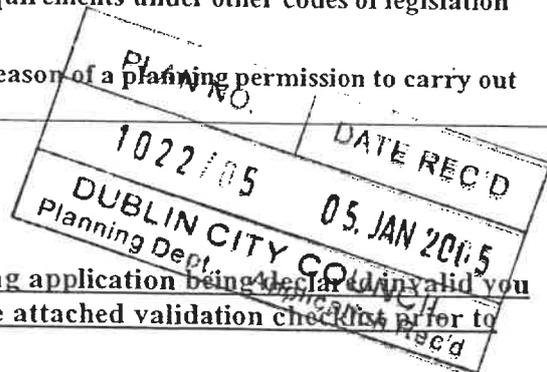
Date: 20/9/04

It should be understood that:

- (a) the granting of planning permission does not relieve the developer of the responsibility of complying with any requirements under other codes of legislation affecting the proposal, and
- (b) a person shall not be entitled solely by reason of a planning permission to carry out any development

Advisory Note:

In order to reduce the risk of your planning application being declared invalid you are advised to complete and sign off on the attached validation checklist prior to lodging your planning application.



SCHEDULE OF DOCUMENTS

Name of Applicant : JAMES + PAULINE SMITH.

Location of Development : 33 DUNDANIEL ROAD,
COOLOCK, DUBLIN 5.

Drawings Prepared by : JOHN HENRY, W.D.C. WHITE,

Content	Title of Documents	Drawing No	Scale
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* 6 No. COPIES OF DRAWINGS

* 1 No. COPY OF SITE NOTICE

* 1 No. COPY OF NEWS PAPER NOTICE

* FEE CHEQUE - €130

* APPLICATION FOR EXEMPTION CERT. — *granted 11/10/04*
application No 0709/04 Decision Order No P5147

* APPLICATION FORM



Under Article 22 (2) (d) of The Planning Regulations 2001 to 2002 a Schedule of listing such plans, drawings & maps.

52104



Dublin City Council

Comhairle Cathrach Bhaile Átha Cliath

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T: (01) 672 2149 / F: (01) 670 7861

11-Oct-2004

John Henry, W.D.C White
8, Grove Park Avenue
Glasnevin
Dublin 11

APPLICATION NO.	0709/04
REGISTRATION DATE:	27-Sep-2004
DECISION DATE:	08-Oct-2004
DECISION ORDER NO.	P5147
LOCATION:	33, Dundaniel Road, Dublin 5
APPLICATION TYPE:	Social Housing Exemption Certificate
APPLICANT:	James and Pauline Smyth 33, Dundaniel Road, Dublin 5
PROPOSAL:	SHEC-Proposed 2 no. 2 storey semi-detached houses to side of existing house
SITE AREA:	

Certificate under Section 97 Planning and Development Act 2000, as amended

In pursuance of it's functions under the Planning and Development Act 2000, as amended, Dublin City Council being the Planning Authority for the County Borough of Dublin has by order dated 08-Oct-2004 authorised the granting of a Certificate under the provisions of Section 97 of the said Act.

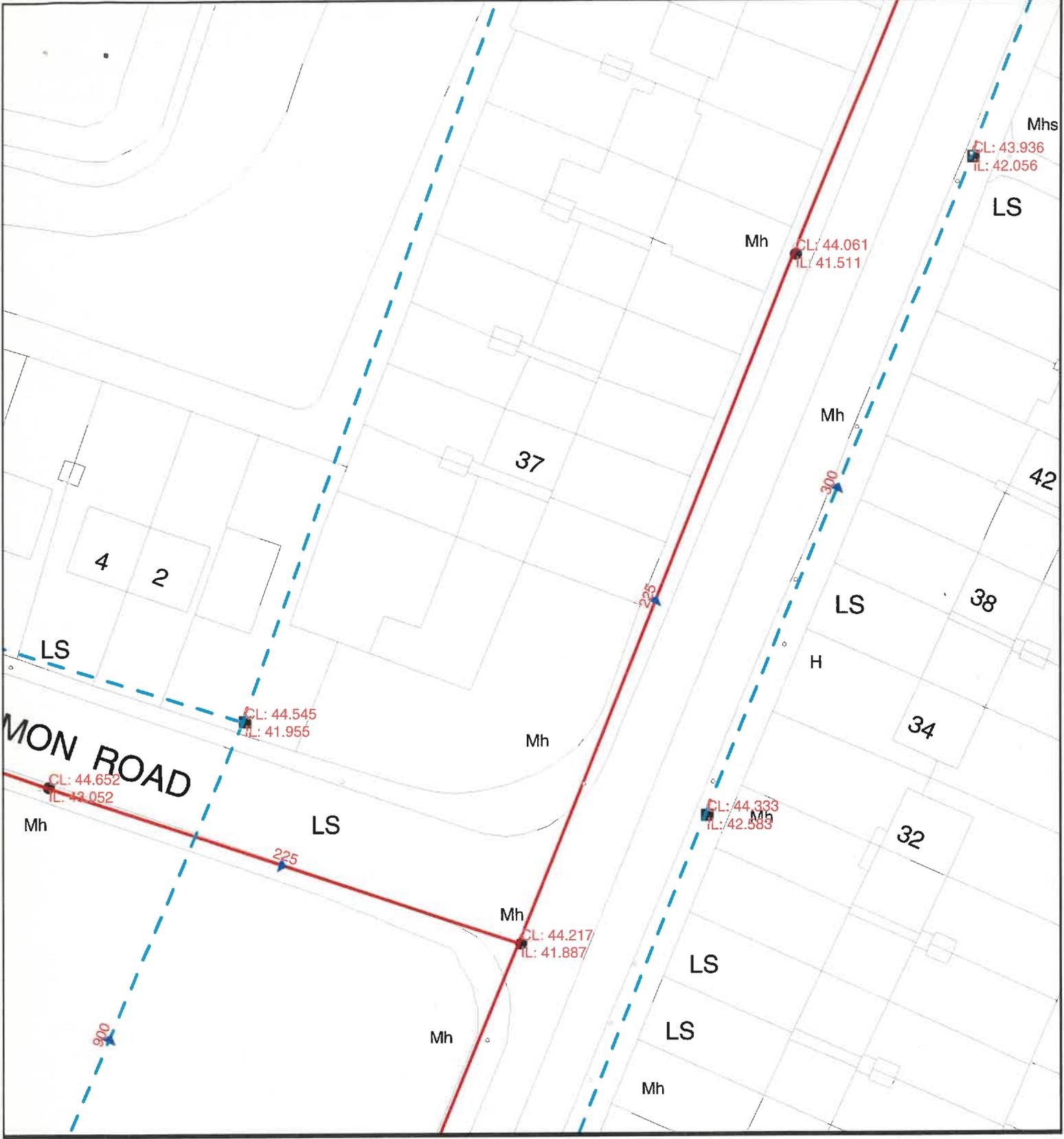
I hereby certify that the provisions of Section 96 of the Planning Act 2000 do not apply to the above site insofar as it relates to the proposal as outlined in this application for a Certificate of Exemption.

Signed on behalf of Dublin City Council


For Assistant City Manager

Date: 11/10/04

Not1SHEC(Grant)



LEGEND

Trunk Sewer		gully catch pit cover	
Combined Sewer		storm overflow	
Surface Water Sewer		pumping station	
Foul Sewer		junction	
Overflow		other node	
Pumping		hatch box	
		outfall	
		high point	
		vent column	
		catchpit	
		cascade	
		unknown feature	
		flap valve	
		rodding eye	
		inverted syphon	

Scale: 1: 500
Date: 7 Nov 2005

PLEASE NOTE

- + INFORMATION SUPPLIED FROM DUBLIN CITY COUNCIL RECORD SHEETS IS GIVEN WITHOUT PREJUDICE.
- + ACCURACY MUST ALWAYS BE VERIFIED ON SITE.
- + MANHOLES MAY BE OPENED ONLY BY DUBLIN CITY COUNCIL PERSONNEL.
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Surveyed 1974-1980
Revised 2004
Levelled 1993

Urban PLACE Map

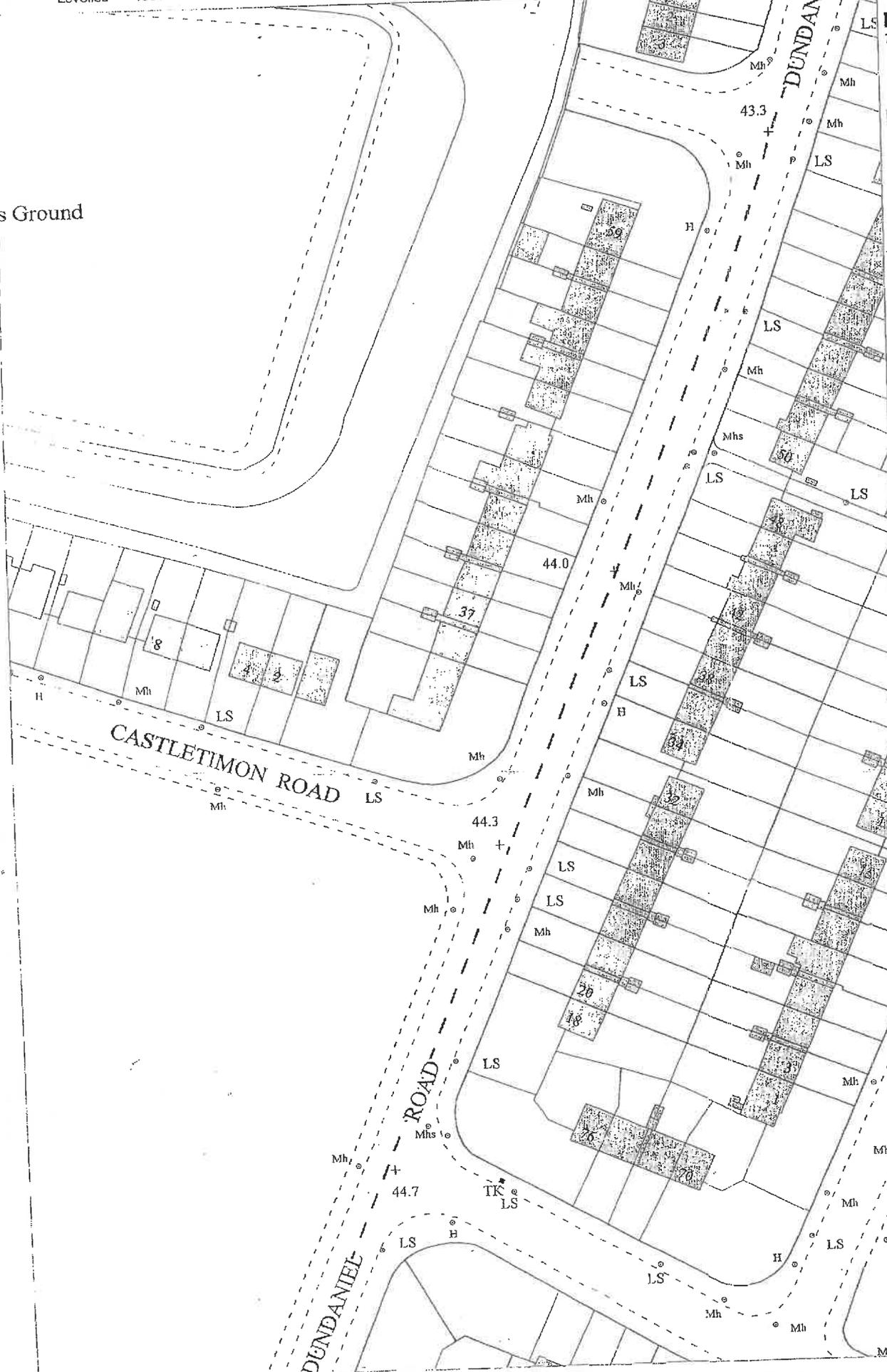


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Produced by
University of Limerick
School of Civil Engineering
Surveying Department
Phon: 097 869 1111

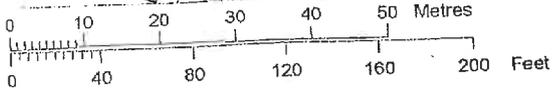
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Scale:- 1:1,000
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Plot Ref. No. 1058838_1_1
Plot Date 02-NOV-2005

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12984 + 2

€ 25968

J.P.S. 2005/1