

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

2271

Date 18-Dec-2013

Derek Trehy
71, O'connell Gardens
Sandymount
Dublin 4

Application No.	WEB1253/13
Registration Date	04-Nov-2013
Decision Date	16-Dec-2013
Decision Order No	P3142
Location	108, Philomena Terrace, Stella Gardens, Irishtown, Dublin 4
Proposal	The development will consist of demolition of a rear single storey structure and construction of a new rear single storey extension, comprising of flat roofed ground floor structure and dormer extension to rear of existing roof with 2 roof lights to front.
Applicant	David Anderson & Amanda Charters
Application Type	Permission

NOTIFICATION OF DECISION TO GRANT PERMISSION

In pursuance of its functions under the Planning & Development Acts 2000 - 2011 Dublin City Council, being the Planning Authority for the City of Dublin has by order dated 16-Dec-2013 decided to GRANT PERMISSION for the development described above, subject to the following condition(s).

CONDITION(S) AND REASON(S) FOR CONDITION(S)

1. Insofar as the Planning & Development Act 2000 (as amended) 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. The proposed 2 no. rooflights on the front roof slope of the existing dwellinghouse shall be

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omitted from the proposed development.

Reason: In the interests of visual amenity.

3. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Roads Streets & Traffic Department and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

4. All installations, fittings and materials must be in accordance with appropriate standards and approved in advance by the Water Services Division to ensure their compatibility with Dublin's water supply system and to protect public health.

In addition, full details of all internal installations (including pumps and break pressure tanks) must be provided in advance to the Water Services Division so as to ensure that they are in accordance with the requirements and standards of the Dublin City Council Waterworks Regulations 1975, Bye-Laws for the Management of Water Services and the Conservation of Drinking Water 2003 (both available on www.dublincity.ie) and other appropriate standards.

Connections to existing Dublin City Council watermains will be carried out by the City Council at the expense of the Applicant.

Incoming direct feed pipes shall only feed storage tanks or drinking water points. All appliances and fittings, including central heating units, shall only be fed from internal storage tanks.

The rate of draw off per hour through a service pipe shall be controlled so as not to exceed at any time one twelfth of the maximum daily requirement.

Storage equivalent to 24hours usage (or as specified in the Dublin City Council Waterworks Regulations 1975 - whichever is the greater) shall be provided in all developments.

Any proposals for the use of rainwater, grey water or brown water on the site shall be submitted to the Water Services Division for consideration and approval before construction commences on site. In the interests of public health and good practice, the Applicant shall comply with the requirements of the Water Services Division in this regard.

Covers and frames in footpaths and similar areas shall be Class B standard.

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The Water Services Division should be notified at least one week before it is proposed to commence work on site.

Reason: To ensure a satisfactory standard of development.

5. The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (see www.dublincity.ie Forms and Downloads).

- Dublin City Council's Drainage records are indicative and must be verified on site. The Developer must carry out a comprehensive site survey to establish all drainage services that may be on the site. If drainage infrastructure is found that is not on Dublin City Council's records the Developer must immediately contact Dublin City Council's Drainage Division to ascertain their requirements. Detailed 'as-constructed' drainage layouts for all diversions, extensions and abandonment of the public drainage network; in both hard and soft copy in an approved format; are to be submitted by the Developer to the Drainage Division for written approval. See section 5 of the above-mentioned Code of Practice for more details.

- The drainage for the proposed development shall be designed on a completely separate system with a combined final connection discharging into the public combined sewer system.

- All private drain fittings such as, downpipes, gullies, manholes, Armstrong Junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.

- The development shall incorporate Sustainable Drainage Systems.

- Demolition: The Developer shall take care to protect all public sewers that may be affected by these demolition works, in particular no debris should be allowed to enter the public sewerage system. Where possible the Developer must disconnect and cap all drainage links from the private site in order to prevent any demolition debris entering the public network.

Reason: To ensure a satisfactory standard of development.

6. The site and building works required to implement the development shall only be carried out between the hours of:

Mondays to Fridays - 7.00am to 6.00pm

Saturday - 8.00 a.m. to 2.00pm

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Sundays and Public Holidays - No activity on site.

Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Dublin City Council.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

7. During the construction and demolition phases, the proposed development shall comply with British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.'

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

8. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

9. Before this development commences, a financial contribution in the sum of Euro 460.84 shall be paid by the Applicant to Dublin City Council under Section 48 of the Planning and Development Acts 2000-(as amended) .The contribution shall be payable prior to commencement of development or as otherwise agreed by the Council. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the Dublin City Council Development Contribution Scheme 2013-2015.

Reason: Investment by Dublin City Council in public infrastructure and facilities benefiting development in the area, and that is provided, or that is intended will be provided, by or on behalf of the Council. It is considered appropriate and reasonable that the developer should contribute to the cost of same.

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Signed on behalf of the Dublin City Council

for Assistant City Manager

The applicant should note that development on foot of this Decision to Grant may not commence before a notification of final grant has been issued by the Planning Authority or An Bord Pleanála following consideration of an appeal.

1. Your attention is drawn to the requirements of the attached "Codes of Practice".

Schedule A: Water Division
Schedule B: Drainage Division
Schedule C: Roads, Streets & Traffic Division
Schedule D: Air Quality Monitoring and Noise Control Unit.

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 or legislation affecting the proposal, including the requirements of the Building Regulations, and Waste Management Acts.

2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.

3. A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.

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4. Any observations or submissions received by the Planning Authority in relation to this application have been noted.

NOTES:

- Appeals must be received by An Bord Pleanála within FOUR WEEKS beginning on 16-Dec-2013 . (N.B. not the date on which the decision is sent or received). This is a strict statutory time limit and the Board has no discretion to accept late appeals whether they are sent by post or otherwise. The appeal MUST BE FULLY COMPLETE in all respects - including the appropriate fee - when lodged. It is not permissible to submit any part of it at a later date, even within the time limit.
- Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months, where the full standard fee was paid in respect of the first application, and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of the Planning Authority's decision on the second application.
- In relation to the Financial Contribution conditions, please note that this figure may be increased from January 2010 in line with the Wholesale Price Index (Building and Construction Materials).
- In relation to Compliance conditions three copies of compliance drawings will be required by the Planning Authority.
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