

Paul Daly
71, Collins Avenue East
Dublin 5

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

Application No.	WEB1351/20
Registration Date	31-Aug-2020
Decision Date	25-Sep-2020
Decision Order No	P4428
Date of Final Grant	17-Feb-2021
Grant Order No	P1015
Location	71, Collins Avenue East, Donnycarney, Dublin 5
Proposal	The development will consist of: A.) The partial demolition of the existing eastern boundary wall facing the adjacent lane way. B.) A new vehicular access onto the existing laneway situated on the eastern boundary of No.71 Collins Avenue east and discharging onto Collins Avenue East C.) The widening of the rear vehicular access to create an access laneway onto the existing laneway situated on the eastern boundary of No.71 Collins Avenue East and discharging onto Collins Avenue East D) The construction of 1No. new three bedroom two storey dwelling. E) The provision of 1No. new parking space and bin store F) All associated site and infrastructural works including foul and surface water drainage, surface car parking, landscaping (hard and soft).

Applicant	
Application Type	Permission

IMPORTANT NOTE:

Please be advised that a compliance submission can only be submitted in pdf format and by e- mail to compliances@dublincity.ie

- If you have any queries regarding this Final Grant, please contact the number shown above.

NOTIFICATION OF GRANT OF PERMISSION

PERMISSION for the development described above has been granted under the Planning & Development Acts 2000 (as amended) subject to the following conditions.

Condition(s) and Reasons for Condition(s)

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made there under are concerned the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, as amended by the Further Information received on 31/08/20, 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 developer shall pay the sum of €10,131.00 to the Planning Authority as a contribution towards expenditure that was and/ or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefitting development in the administrative area of the Authority in accordance with Dublin City Council's Section 48 Development Contribution Scheme. The contribution is payable on commencement of development. If prior to commencement of development an indexation increase is applied to the current Development Contribution Scheme or if a new Section 48 Development Contribution Scheme is made by the City Council the amount of the contribution payable will be adjusted accordingly.

Phased payment of the contribution will be considered only with the agreement of Dublin City Council Planning Department. Applicants are advised that any phasing agreement must be finalised and signed prior to the commencement of development.

Reason: It is considered reasonable that the payment of a development contribution should be made in respect of the public infrastructure and facilities benefitting development in the administrative area of the Local Authority.

3. The development shall be revised as follows:

(a) The rear first floor elevation of the revised two-bedroom 4- bedspace mews dwelling shall be constituted by either a wall and/or opaque glazing to at least 1.8 metres above finished floor level for a distance of at least 1.5 metres back from the boundary with Number 73 Collins Avenue East, with the access to the first floor outdoor deck relocated as required.

(b) The proposed recessed eastern five square metres terrace at first floor level and ground floor recessed area underneath shall be screened/fitted with angled vertical slats/fins that redirect overlooking to the south as much as possible and away from the rear of Number 69 Collins

Avenue East. In addition, the rear bedroom window located on the eastern elevation, to the inside of the screened area at ground floor level, shall be redesigned to incorporate a larger area of glazing extending southwards.

(c) The proposed eastern-side fin screen on to the existing access laneway shall be fitted with angled vertical slats that redirect overlooking to the south as much as possible and away from the rear of Number 69 Collins Avenue East, or shall be replaced by a 1.8 metres high screen.

(d) The southern first floor screen may be fitted with vertical fins for its entirety or as required.

(e) No flat roofed area shall be used or accessed as roof garden/patio space or any additional roof plant, from what is depicted, be placed on the roof which projects above parapet level whether or not they would be exempted developments.

Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing, by the planning authority, and such works shall be fully implemented prior to the occupation of the buildings.

Reason: In the interests of orderly development and visual amenity.

4. Prior to commencement of development, the developer shall enter into an agreement with the planning authority, pursuant to section 47 of the Planning and Development Act, 2000, which shall allow for provision of shared access over the proposed access way. This shared access shall make provision for facilitating the possible future development of lands along Collins Avenue East, westwards of the proposed development.

Reason: In the interest of co-ordinated development

5. The requirements of DCCs Drainage Division shall be undertaken as follows:

a) The development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

b) Records of public surface water sewers are indicative and must be verified on site.

c) The development is to be drained on a completely separate system with surface water discharging to the public surface water system.

d) Where it is proposed to connect to an existing private drainage system, the developer must comply with the relevant Building Regulations, obtain permission from all the owners of this private system and satisfy themselves as to the adequacy of the private network. If permission cannot be obtained a new connection/s to the public sewer/s must be made.

e) The development shall incorporate Sustainable Drainage Systems in the management of surface water.

f) The Developer shall ensure that an appropriate Flood Risk Assessment, in accordance with the OPW Guidelines and the Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment, is carried out for the proposed development.

g) The outfall surface water manhole from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

h) All private drainage 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.

Reason: in the interests of public health

6. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Transportation Planning Division and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

7. (a) 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

Sundays and Public Holidays - No activity on site.

b) Deviation from these times will only be allowed where a written request with compelling reasons for the proposed deviation has been submitted and approval has been issued by Dublin City Council. Any such approval may be 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.

8. 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.

9. 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.

10. The requirements of DCCs Transport Planning Division shall be undertaken as follows:

- a) No gates shall open outwards across the public footpath.
- b) Footpath and kerb to be dishd and new entrance provided to the requirements of the Area Engineer, Roads Maintenance Division.
- c) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.
- d) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: in the interests of traffic safety

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

Schedule A: Drainage Division
Schedule B: Transportation Planning Division
Schedule C: 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.

4. Please find attached an information note from Irish Water regarding the public water & waste water network.

NOTES TO APPLICANT:

- The decision of Dublin City Council in respect of this development does not imply or infer any approval or right to connect to or discharge wastewater to the public sewer network or the right to connect to the public water supply. The Applicant shall, prior to the commencement of Development, make all necessary arrangements with and get all necessary approvals from Irish Water in relation to wastewater discharges and water connections.
- 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.

Signed on behalf of the Dublin City Council

For Administrative Officer

Date _____

Advisory Note:

Please be advised that the development types shown below can now be submitted via our online service

Domestic Extensions including vehicular access, dormers /Velux windows, solar panels

Residential developments up to & including four residential units (houses only)

Developments for a change of use with a floor area of no more than 200 sq. m

Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

Shopfronts / signage

Planning & Property Development Department
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

An Roinn Pleanála & Forbairt Maoine
Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

T: (01) 222 2288

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