

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

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

T: (01) 222 2288 / F: (01) 222 2271

29-Jun-2020

John Flynn
Unit 19, G2, Docklands Innovation Park
East Wall Road
Dublin 3

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

Application No.	2156/20
Registration Date	29-Jan-2020
Decision Date	20-Mar-2020
Decision Order No	P2834
Date of Final Grant	29-Jun-2020
Grant Order No	P0252
Location	31 Lansdowne Park, Ballsbridge, Dublin 4
Proposal	Permission is sought for part single storey part two storey extension to rear containing additional bedroom and enlarged existing bedroom at first floor and enlarged kitchen dining living area at ground floor at 31 Lansdowne Park, Ballsbridge, Dublin 4.
Applicant	Margaret Hassett
Application Type	Permission

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 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 development shall be revised as follows:

a) The ground floor rear extension shall be reduced in size to measure a maximum depth of 5m when measured externally.

Reason: In the interests of visual amenity.

3. All external finishes shall harmonise with the existing finishes of the house in respect of materials and colour.

Reason: To protect the existing amenities

4. (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.

5. 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.

6. 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.

7. The following drainage requirements of the planning authority shall be complied with:

a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

b) The drainage for the proposed development shall be designed on a completely separate

29-Jun-2020

system and a combined final connection discharging into the combined sewer system.

c) The development shall incorporate Sustainable Drainage Systems in the management of stormwater.

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

e) No debris shall enter the public sewerage system. The Developer shall disconnect and cap all drainage links from the private site in order to prevent any demolition debris entering the public network as far as practicable.

Reason: In the interest of orderly development.

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.

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.
- Where applicable the development contribution rates shall be fixed from the 1st of January 2016 to the 31st of December 2017. Consideration may be given to applying indexation to rate of contribution effective from 1st of January 2018 in consideration of the SCSJ Construction Price Index
- In relation to Compliance conditions two copies of compliance drawings and four copies of Construction Management Plan will be required by the Planning Authority.

Signed on behalf of the Dublin City Council

_____ **for Assistant Chief Executive**

Date _____

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

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

T: (01) 222 2288 / F: (01) 222 2271

29-Jun-2020

REVISIONS



NEW
EXTENSION

PLANNING

JOHN FLYNN ARCHITECT
UNIT 19 G2
DOCKLANDS INNOVATION PARK
EAST WALL ROAD
DUBLIN 3.

TEL/FAX: 8183203

DRAWING NAME
EXISTING PLANS & PROPOSED PLANS SECTION
CONTIGUOUS ELEVATIONS AND SITE PLAN

CLIENT
MARGARET HASSETT

PROJECT
CONSTRUCTION OF PART SINGLE STOREY PART
TWO STOREY EXTENSION TO THE REAR OF
EXISTING HOUSE AT 31 LANSDOWNE PARK
BALLSBRIDGE DUBLIN 4
REF: 04/01876; 2156/20
RECEIVED: 27 JAN 20

DATE	DRAWN
JANUARY 20	J.F.
SCALE	JOB NUMBER
1:1000/1:500	1729
	DRAWING No
	01

