

	Dún Laoghaire-Rathdown County Council Planning & Development Act 2000, (As Amended) Planning Register (Part 1)	Register Ref No. D18A/0946
1. Location	100 Roebuck Road, Clonskeagh, Dublin D14 E0F2	
2. Development	Permission for the demolition of the single storey garage and two storey return to the side of the existing two storey sei-detached dwelling. Demolition of the shed to the rear. The construction of a new two storey extension to the front, side and rear with first floor Juliet balcony to the rear. A new single storey extension to the rear with roof light. New entrance canopy to the front and new render finish to all façades. Conversion and enlargement of the attic space with dormer window to the rear with roof lights to the front, side and rear. Alteration to the first floor rear window opening. Enlargement of the vehicular entrance gate, with new pillar off Roebuck Road. Landscaping and associated site works.	
3. Date of Application	04-Oct-2018	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Liam Brennan, Extend Architectural Services Ltd Address: 14, Castle Street, Dalkey, Co Dublin	
5. Applicant	Name: James O'Reilly	
6. Decision	O.C.M. No:P/2803/18 Date:23-Nov-2018	Effect:GRANT PERMISSION
7. Grant	O.C.M. No:P/0004/19 Date:03-Jan-2019	Effect: GRANT PERMISSION
8. Appeal Notified		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement (*see Enforcement Register) Compensation		Purchase Notice
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

Liam Brennan,
Extend Architectural Services Ltd
14, Castle Street
Dalkey
Co Dublin

NOTIFICATION OF GRANT PERMISSION
Planning & Development Act 2000, as amended

Final Grant Order Number P/0004/19	Date of Final Grant 03-Jan-2019
Decision Order Number P/2803/18	Date of Decision 23-Nov-2018
Register Reference D18A/0946	Date Received 04-Oct-2018

Applicant: James O'Reilly
Development: Permission for the demolition of the single storey garage and two storey return to the side of the existing two storey sei-detached dwelling. Demolition of the shed to the rear. The construction of a new two storey extension to the front, side and rear with first floor Juliet balcony to the rear. A new single storey extension to the rear with roof light. New entrance canopy to the front and new render finish to all façades. Conversion and enlargement of the attic space with dormer window to the rear with roof lights to the front, side and rear. Alteration to the first floor rear window opening. Enlargement of the vehicular entrance gate, with new pillar off Roebuck Road. Landscaping and associated site works.

Location: 100 Roebuck Road, Clonskeagh, Dublin D14 E0F2

Floor Area Sq. Metres

Time extension(s) up to and including

Additional Information Requested/Received: /

A Permission has been granted for the development described above, subject to the (14) Conditions on the attached Numbered Pages.

Signed on behalf of Dún Laoghaire-Rathdown County Council

Sinead Hayden

for Senior Executive Officer

Date: 03-Jan-2019

Conditions and Reasons

1. 1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. The entire premises shall be used as a single dwelling unit and shall not be subdivided in any manner or used as two or more separate habitable units.
REASON: To prevent unauthorised development.
3. The glazing within the stairwell window of the extension shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.
REASON: In the interests of residential amenities.
4. All external finishes shall harmonise in material, colour and texture with the existing dwelling on site.
REASON: In the interest of visual amenity
5. The Applicants shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining property(s) as a result of the site construction works and repair any damage to the public road arising from carrying out the works.
REASON: In the interest of traffic and pedestrian safety.
6. The Applicant shall ensure that the footpath in front of the proposed widened vehicular entrance shall be dished and strengthened at the Applicant's own expense including any moving / adjustment of any water cocks /chamber covers and all to the satisfaction of the appropriate utility company and Planning Authority. With regards to the dishing and strengthening of the footpath the Applicants shall contact the Road Maintenance & Roads Control Sections to ascertain the required specifications for such works and any required permits.
REASON: In the interest of traffic and pedestrian safety.
7. The Applicants shall ensure that the proposed new driveway/parking area shall be constructed with sustainable drainage systems (SuDS) and to the satisfaction of the Planning Authority. The Applicants shall ensure that drainage from the proposed new driveway/parking area will not enter onto the public Road.
REASON: In the interest of traffic and pedestrian safety.
8. The applicant shall check that the surface water discharge from the existing property is fully separated from the foul water and if that is not the case the applicant shall make the necessary changes before the extension is constructed.
REASON: In the interest of sustainable development.

9. The surface water generated by the extension (roof and pavements) shall not be discharged to the sewer but shall be infiltrated locally, to a soakpit or similar. The soakpit shall not have an overflow. The soakpit shall be designed to BRE Digest 365, shall be at a min. 5m from the house and shall have no impact on neighbouring properties. If the applicant does not consider a soakpit a feasible solution, the applicant shall prove that by submitting a report signed by a Chartered Engineer, showing an infiltration test (with results, photos, etc), and shall propose an alternative SuDS measure.
REASON: In the interest of sustainable development.

10. All proposed parking surfaces / hardstanding areas shall not be discharged to the sewer but shall be infiltrated locally, via permeable asphalt or with a specialised system of permeable pavement stones.
REASON: In the interest of sustainable development.

11. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €14.62 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in respect of the provision of Surface Water Public Infrastructure and Facilities benefiting development in the area of the Authority, as provided for in the Development Contribution Scheme made by Dún Laoghaire-Rathdown County Council on the 14th December, 2015. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSi Tender Price Index (See Article 12 of the Scheme) commencing from 1st January, 2018. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Note 1 to the Table at Article 9 of the Scheme. Outstanding balances may be subject to interest charges.
REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Surface Water 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 on above Condition:

Please note that with effect from 1st January, 2014 Irish Water are now the statutory body responsible for both water and waste water services. Accordingly, the contribution payable has been reduced by the amount of the contribution associated with these services. Further details/clarification can be obtained from Irish Water at Tel. 1 850 278 278

12. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €335.09 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in respect of the provision of the Roads Public Infrastructure and Facilities benefiting development in the area of the Authority, as provided for in the Development Contribution Scheme made by Dún Laoghaire-Rathdown County Council on the 14th December, 2015. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSi Tender Price Index

(See Article 12 of the Scheme) commencing from 1st January, 2018. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Note 1 to the Table at Article 9 of the Scheme. Outstanding balances may be subject to interest charges.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Roads 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.

13. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €217.44 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in respect of the provision of the Community & Parks Public Infrastructure, Facilities and Amenities benefiting development in the area of the Authority, as provided for in the Development Contribution Scheme made by Dún Laoghaire-Rathdown County Council on the 14th December, 2015. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSi Tender Price Index (See Article 12 of the Scheme) commencing from 1st January, 2018. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Note 1 to the Table at Article 9 of the Scheme. Outstanding balances may be subject to interest charges.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Community & Parks Public Infrastructure, Facilities and Amenities 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.

14. This development shall not be carried out without prior agreement, in writing, between the Applicant and the Planning Authority relating to the payment of development contributions.

REASON: Investment by Dún Laoghaire-Rathdown County 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.

NOTE: The applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required. If this written agreement is not obtained the proposed development shall be modified only insofar as is required to do this.

NOTE: Any attic floorspace which does not comply with Building Regulations in relation to habitable standards shall not be used for human habitation.

NOTE: The attention of the applicant is drawn to Department of Environment, Heritage and Local Governments' 2004 document "Loft Conversion: Protect your family" in ensuring that all development in relation to the attic conversion is undertaken within the necessary requirements.

Building Regulations

Buildings must be designed and constructed in accordance with the Building Regulations.

Commencement Notice

A Commencement Notice must be submitted in respect of all buildings other than exempted development, not less than fourteen days and not more than twenty eight days before development commences and be accompanied by a fee of €30.

Fire Safety Certificate

A Fire Safety Certificate must be obtained in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Amendments to the Building Regulations to take effect from 1st January 2001

Building Regulations (Amendment) Regulations 2000 (S.I. No. 179 of 2000)

Building Regulations (Amendment) (No. 2) Regulations 2000 (S.I. No. 249 of 2000)

Amendment (S.I. 179 of 2000) relates to making new houses visitable by people with disabilities and imposing more stringent requirements on non-residential buildings / places relating to adequate access for disabled.

Amendment (S.I. 249 of 2000) introduces requirements for positioning letter plate apertures in house and other buildings.

Pursuant to the Planning and Development Act 2000 Section 34(13): "A person shall not be entitled solely by reason of a permission under this section to carry out any development."