

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

26-Nov-2018

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

Order Number P/2803/18 ✓	Date of Order 23-Nov-2018 ✓
Register Reference D18A/0946	Date Received 04-Oct-2018

Applicant:
Development:

James O'Reilly
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:
Site Area:
Time Extension up to and including:
Additional Info.
Requested/Received:

100 Roebuck Road, Clonskeagh, Dublin D14 E0F2
473sq.m

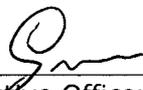
Dear Sir / Madam

In pursuance of its functions under the above mentioned Act, Dún Laoghaire-Rathdown County Council, being the Planning Authority, did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

Subject to the **14** conditions on the attached numbered pages.

Please note that, in accordance with Section 251 of the Planning and Development Act 2000, as amended, "where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th Day of December and the first day of January, both days inclusive, shall be disregarded**".

Signed on behalf of Dún Laoghaire-Rathdown County Council.


for Senior Executive Officer

CONDITIONS AND REASONS

- ✓ 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.

(1) Submissions / Observations

NOTE: In deciding this planning application, the planning authority, in accordance with Section 34 (3) of the Planning and Development Act 2000, as amended, has had regard to any submissions or observations received, in accordance with the Planning and Development Regulations 2001 to 2012 pertaining to the application.

(2) Removal of Site Notice

NOTE: The applicant is reminded that in accordance with Article 20 of the Planning and Development Regulations 2001 to 2012, any site notice erected or fixed pertaining to this application shall be removed (if not already done so) following receipt of this notification.

FURTHER NOTES

APPEALS

This decision of the Planning Authority does not authorise works to commence and may be appealed to An Bord Pleanála by an Applicant or any person who made submissions or observations in writing in relation to this application to the Planning Authority.

A person who has an interest in adjoining lands in respect of which permission has been granted and who did not make a submission or observation under Section 37(6)(a) of the Planning and Development Act, 2000, as amended may apply to the Board for leave to appeal the decision of the Planning Authority. Appeals should be sent to:

**The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.**

Tel: 01-8588100

Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start.

The Board must receive an appeal within four weeks, beginning on the date of the decision set out above. A Third Party appeal will be invalid unless accompanied by the prescribed fee and a copy of the acknowledgement of receipt from the Planning Authority in respect of a submission/observation.

GRANT OF PERMISSION

In the case of a notification of a decision to Grant Permission, where no appeal is received by An Bord Pleanála against the decision, a PERMISSION will be granted by the Council as soon as may be after the expiration of the period for the making of an appeal.

REFUND OF FEES – REPEAT 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 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 Planning Authority's decision on the second application. Please consult the Planning & Development Regulations, 2001 to 2010, for full details of fees, refunds and exemptions.