

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

04-Oct-2018

PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED

Register Ref.: D18A/0946
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
Applicant: James O'Reilly
App. Type: Permission

Dear Sir/Madam

With reference to the above, I acknowledge receipt of your application received on 04-Oct-2018.

In accordance with the Planning and Development Regulations 2001, as amended, it should be noted that this application may be declared invalid subsequent to this acknowledgement.

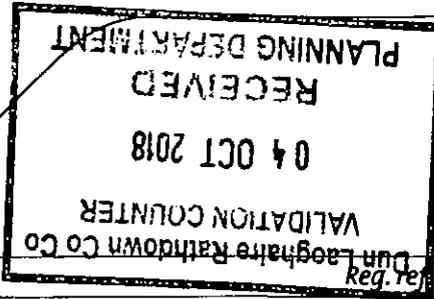
Please note that, in accordance with Section 251 of the Planning and Development Act, 2000, "where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th Day of December and the first day of January, both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

Please note that submissions/observations from the Applicant cannot be accepted.

Yours faithfully

Helen Walsh

for SENIOR EXECUTIVE OFFICER



Planning Application Form

Date received 6/10/18

Reg. No. D18A/0946

Please read directions and documentation requirements at front of form before completion. All questions relevant to the proposal being applied for must be answered. Non-relevant questions: Please mark n/a.

1 Application for (please tick) (Form no. 2 of schedule 3 to the Planning and Development Regulations 2001, as amended)



Permission

*Outline permission

*Permission consequent on the grant of outline permission

Retention permission

Where permission consequent on the grant of outline permission is being applied for, quote outline permission ref. no.

Date of grant of outline permission

*NOTE: Permission consequent on the grant of outline permission should be sought only where outline permission was previously granted. Under S.36 3(a) of the Planning and Development Act 2000 outline permission lasts for 3 years.

Outline permission may not be sought for:

- (a) the retention of structures or continuance of uses, or
- (b) developments requiring the submission of an Environment Impact Statement/I.P.C./Waste Licence or
- (c) works to protected structures or proposed protected structures

2 Location of proposed development

(a) Postal address or townland or location (as may best identify the land and/or structure in question)

No. 100 Roebuck Rd, Roebuck, Dublin 14, D14 E0F2.

(b) Ordnance survey map reference number and the grid reference where available (Grid reference in terms of the Irish transverse mercator)

Map Sheet - 3329-23

3 Name of applicant (person/entity seeking planning permission, not an agent acting on his/her behalf)

~~CLIENT NAME~~ JAMES O'REILLY

4 Where the applicant is a company registered under the Companies Acts 1963-2014, please state the following

Name(s) of company director(s)

Registered address of company

5 Person/Agent acting on behalf of the applicant (if any)

Name

Liam Brennan, Extend Architectural Services Limited

6 Person responsible for preparation of drawings and plans. (Where the plans have been drawn up by a firm/company, the name of the person primarily responsible for the preparation of the drawings and plans on behalf of that firm/company should be given.)

Name

Liam Brennan

Firm/Company

Extend Architectural Services Limited

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12 In the case of residential development please provide breakdown of residential mix

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="1"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>				
Apartments	<input type="text"/>	<input type="text"/>	<input type="text"/>				
	<input type="text"/>	<input type="text"/>	<input type="text"/>				
Number of car parking spaces to be provided				Existing	<input type="text" value="2"/>	Proposed	<input type="text"/>
				Total			<input type="text" value="3"/>

13 Where the application refers to a material change of use of any land and/or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought). Note: Where the existing use is "vacant" please state the most recent authorised use of the land or structure

Private Dwelling

Proposed use (or use it is proposed to retain)

Private Dwelling

Nature and extent of any such proposed use (or use it is proposed to retain)

Private Dwelling

14 Social and Affordable Housing (please tick appropriate box)

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? (see direction no. 7) Yes No

If the answer to the above question is yes and the development is not exempt (see below), you must specify, as part of your application, the manner in which you propose to comply with Section 96 of Part V of the Act including:-

- (i) Details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be transferred to the Planning Authority, or details of houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be leased to the Planning Authority or details of any combinations of the foregoing, and
- (ii) Details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions of Part V of the Act.

If the answer to the above question is yes, but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a Certificate of Exemption has been made, but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is no by virtue of Section 96(13) of the Planning and Development Act 2000, (as amended) details indicating the basis on which Section 96(13) is considered to apply to the development should be submitted.

NB. This section must be completed for all proposals for the provision of one or more new dwelling units on residentially zoned lands.

15 Development details (please tick appropriate box)

(1) Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?

Yes No



Note: If Yes, newspaper advertisement and site notice must indicate this fact.

(2) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?



Note: If the answer is YES to either 15(1) or 15(2) thirteen sets of drawings/plans/photographs must be submitted with the planning application.

(3) Does the application relate to development which affects or is close to a monument or place recorded under Section 12 of the National Monuments (Amendment) Act, 1994 (see direction no. 4).



(4) Does the application relate to work within or close to a European site (under S.I. No. 94 of 1997) or a Natural Heritage Area?



(5) Does the proposed development require the preparation of an Environmental Impact Statement? (see direction no. 5)



(6) Does the application relate to a development which comprises or is for the purposes of an activity requiring an Integrated pollution prevention and control licence?



(7) Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?



(8) Do the major accident regulations apply to the proposed development?



(9) Does the application relate to a development in a Strategic Development Zone?



(10) Does the proposed development involve the demolition of any habitable house?



Note: Demolition of a habitable house requires planning permission.

Note: A "habitable house" is a building or part of a building which

(a) is used as a dwelling, or

(b) is not used, but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or

(c) was provided for use as a dwelling, but has not been occupied.

16 Site history (please tick appropriate box)

Details regarding site history (if known)

Yes No

1. Has the site in question ever, to your knowledge, been flooded?



If yes, please give details eg. year, extent

Are you aware of previous uses of the site eg. dumping or quarrying?

Yes No

If yes, please give details eg. year, extent



16 (cont.)

2. Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes No

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known

Ref. no. Date

Note: If a valid planning application has been made in respect of this land or structure in the six months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended. A valid application includes an application subsequently withdrawn.

3. Is the site of the proposal subject to a current appeal to An Bord Pleanala in respect of the same development or development of the same description?

Yes No

Note: the appeal must be determined or withdrawn before another similar application can be made.

An Bord Pleanala reference no.

17 Pre-application consultation

Yes No

Has a pre-application consultation taken place in relation to the proposed development? (see direction no. 6)

If yes, please give details

Ref. no. (if any)

Date(s) of consultation

Persons involved

18 Services

1. Proposed source of water supply

Existing connection New connection Public mains
 Group water scheme Private well Other (please specify)

Name of group water scheme (where applicable)

2. Proposed wastewater management/treatment

Existing New Public sewer
 Conventional septic tank system Other on-site treatment system (please specify)

3. Proposed Surface Water Disposal

Public Sewer/Drain Soakpit Watercourse
 Other (please specify)

19 Details of public notice

White Yellow

*Approved newspaper in which notice was published

Date of publication Date on which site notice was erected

* Note: The list of approved newspapers for the purpose of giving intention to make a planning application, is available from the council. Please also refer to directions for completion of site notice.

20 Application fee

Fee payable Basis of calculation

Note: Please see fee notes attached to this form.

21 I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the regulations made thereunder

Signed (applicant or agent if appropriate) Date

Supplementary information (Sections 22, 23, 24, 25, 26)

22 Development contributions

A development contribution scheme under Section 48 of the Planning and Development Act 2000 (as amended) was adopted by Dún Laoghaire Rathdown County Council on the 14th December 2015.

With effect from 1st January, 2016, the first 40 square metres of any domestic extension, including family flats will be exempt from the contribution scheme. All domestic extensions including family flats in excess of 40 square metres are subject to a contribution under this scheme. For example:

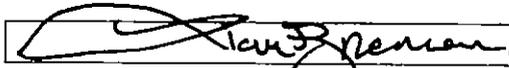
Domestic extension = 50 square metres.

Area in excess of 40 square metres = 10 square metres. Area subject to contribution = 10 square metres.

Please certify

* Gross floor area of the proposed domestic extension which is the subject of this application

Signature



* Gross floor area: the total floor space on each floor measured from the inside of the external walls

23 (1) Section 49, Planning and Development Act, 2000 (as amended) (complete if relevant).

Supplementary Development Contribution Scheme (LUAS Line B1). (This scheme does not apply to domestic extensions or family flats).

Area of site	<input type="text" value="N/A"/>	hectares
Area of residential development	<input type="text" value="N/A"/>	hectares
Area of commercial elements	<input type="text" value="N/A"/>	hectares

Note: If unsure whether site of application falls within Section 49 scheme area, please check with our planning office.

23(2) Section 49, Planning and Development Act, 2000 (as amended) (complete if relevant). Supplementary Development Contribution Scheme (Glenamuck District Distributor Road and Surface Water Attenuation Ponds).

This scheme does not apply to:

(a) Domestic extensions and family flats

(b) Other exempted development as outlined in the Scheme. A full list of exemptions is available on our website www.dlrco.ie.

(c) Single residential developments where the applicant is native to the area. A separate statutory declaration form needs to be completed in this case.

Is the proposer native to the area?

Yes No



If "Yes" please submit the statutory declaration form with this application form which is available on the Council's website www.dlrco.ie, or at the Council's Planning Office, County Hall, Marine Road, Dún Laoghaire or the Dundrum Office (behind Bank of Ireland, Main Street, Dundrum).

No. of residential units	<input type="text" value="N/A"/>
Area of commercial elements	<input type="text" value="N/A"/> m ²
Area retail elements	<input type="text" value="N/A"/> m ²

Note: If unsure whether site of application falls within Section 49 scheme catchment area, please check with our Planning Office.

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24 Is it proposed that the development will (please tick appropriate box)

Yes No

(a) be taken in charge by the county council



(b) be maintained by an estate management company



(c) in part be taken in charge and part maintained by an estate management company



Please submit a site layout drawing that clearly indicates all services within the estate (roads, footpaths, car parking spaces, foul/surface water sewers, watermain and public open spaces) that the applicant wish the local authority to take in charge.

25 Do any statutory notices apply to the site/building at present? (eg. enforcement, dangerous buildings, derelict sites, building control, fire safety etc.) (please tick appropriate box)

Yes No



If yes, please give details

26 Detailed proposals for the separate disposal of both foul and surface water to the public sewers, or other locations, are required. No surface water should be shown entering the foul drainage system.

Please give details

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DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

SITE NOTICE

I, James O'Reilly intend to apply for

- o **Permission**
- o **Retention Permission**
- o **Outline permission**
- o **Permission consequent on the Grant of
Outline Permission (Reg. Ref: _____)**

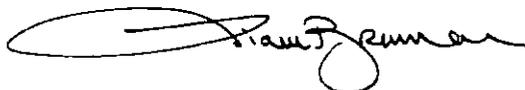
For development at this site: No. 100, Roebuck Road, Clonskeagh, Dublin 14, D14E0F2.

The development will consist of the demolition of the single storey garage and two storey return to the side of the existing two storey semi-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 facades. 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.

The planning application may be inspected or purchased for a fee not exceeding a reasonable cost of making a copy, at the offices of the Planning Authority, Marine Road, Dún Laoghaire, Co. Dublin, during its public opening hours of Monday to Friday from 10:00am to 4:00pm.

A submission or observation in relation to the application may be made in writing to the Planning Authority, on payment of a fee of €20 within 5 weeks of receipt of the application by the Planning Authority and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.



Signed: _____ **(Agent)**

Agent's Address: Extend Architectural Services Ltd, No.29 Dunville Avenue, Ranelagh, Dublin 6.

Date of Erection of Site Notice: 04/10/2018

Dun Laoghaire Rathdown County Council
Planning Department,
Level 1,
County Hall,
Dun Laoghaire,
Co. Dublin

04th October 2018

REFERENCE: I, James O'Reilly intend to apply for Permission for development at this site: No. 100, Roebuck Road, Clonskeagh, Dublin 14, D14E0F2. The development will consist of the demolition of the single storey garage and two storey return to the side of the existing two storey semi-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 facades. 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.

Dear Sir/Madam,

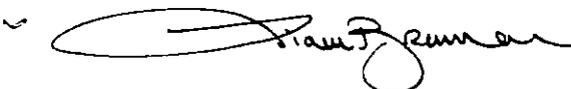
On behalf of our client James O'Reilly, please find enclosed documents to be considered as part of an application for planning permission for development at No. 100 Roebuck Rd, Roebuck, Dublin 14, D14 E0F2.

Enclosed with this application

- 6 x Copy of drawings, at scale shown on drawings. ✓
- Planning Application form. ✓
- Copy of Site Notice dated 04th October 2018 ✓
- Newspaper Notice 'The Irish Sun' dated 04th October 2018 ✓
- Planning permission fee, domestic extension €34. Total €34
- Drainage Map

I hope you will look upon this application as a positive addition to the area and we look forward to hearing from you.

Yours sincerely,



Liam Brennan Dip. Arch., B. Arch.Sc
For and on behalf of Extend Architectural Services

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Rathmore Avenue, Kilmagud, Blackrock, Co. Dublin. The development will consist of the demolition of the single storey garage to the side of the existing semi-detached, dormer bungalow. Part demolition of the single storey kitchen and first floor dormer to the rear. Removal of the first floor dormer to the front. Removal of garden shed to the rear garden. The construction of a new two storey extension to the side and rear with roof light to the rear. New single storey extension with roof light to the rear. Two new dormer windows to the front. Relocation of the main entrance from the side to the front facade. Alteration to the window opening on the ground floor, front facade. Construction of a single storey, detached garden room and store, located close to the western boundary in the rear garden, for ancillary use of the main dwelling. Landscaping and ancillary site works. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, County Hall, Dun Laoghaire during its public opening hours. A submission / observation may be made on payment of €20 within a period of 5 weeks from the date the application is received by the planning authority.

Michael Hogan, Director

Foxrock Media Limited
having ceased to trade having its registered office at 1 Monahan Avenue, Blackrock, Co. Dublin, its principal place of business at 1 Monahan Avenue, Blackrock, Co. Dublin and having no assets exceeding €150 and having no liabilities exceeding €150, has resolved to notify the Registrar of Companies that the company is not carrying on business and to request the Registrar on that basis to exercise his/her powers pursuant to section 738 of the Companies Act 2014 to strike the name of the company off the register.
By Order of the Board
Dominic Parrem

DUN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

J. James O'Reilly intend to apply for Permission for development of this site, No. 100, Rosbuck Road, Clonsilla, Dublin 14, D18E0F2. The development will consist of the demolition of the single storey garage and two storey return to the side of the existing two storey semi-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 facades. 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 Rosbuck Road. Landscaping and associated site works.
The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, County Hall, Dun Laoghaire during its public opening hours. A submission / observation may be made on payment of €20 within a period of 5 weeks from the date the application is received by the planning authority.

Fingal County Council

We Bar and Tracey Lowry intend to apply for planning permission for the retention of a single storey Log Cabin as a family flat in the rear garden to the side of 16 St. Sylvester's Villa's, Malahide, Co. Dublin. This planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the planning Authority during its public opening hours and that a submission or observation in relation to the application may be made in writing to the Planning Authority within the period of 5 weeks, beginning on the date of receipt by Fingal County Council of the Application.



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