

PLANNING DIVISION
Development Control Section
P.O. Box 174
County Hall
Swords
Fingal,
Co. Dublin

AN RANNÁN PLEANÁLA
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**Notification of Grant of Permission
PLANNING AND DEVELOPMENT ACTS 2000-2007 AND REGULATIONS MADE
THEREUNDER**

Final Grant Order No.	0930	Date of Final Grant	18-Mar-2008
Decision Order No.	0106	Date of Decision	14-Jan-2008
Register Reference	F07A/1315	Registration Date	10-Dec-2007

Applicant Mr & Mrs R Henderson

Development (A) Construction of a four bedroom one and two storey, split level, dormer style detached dwelling including rere first floor terrace and double garage to front, all at rere of existing dwelling and (B) widening of existing vehicular entrance to create shared access, and associated site works.

Location 28 Howth Road, Sutton, Dublin 13

Floor Area 224 sq.m.

Time extension(s) up to and including

Additional Information Requested / Received 27-Nov-2007 / 10-Dec-2007

A **Permission** has been granted for the development described above, subject to the (13) condition(s) on the attached pages.

Signed on behalf of the Fingal County Council


for Senior Executive Officer March, 2008

Eileen Cantwell, MRIAI
The Brook
Windgate Road
Howth
Dublin 13

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Conditions and Reasons

1. The development to be carried out in its entirety in accordance with the plans, particulars, specifications, and information lodged with the application, as amended by Additional Information received on 10th December 2007, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. The windows serving all bathrooms, ensuites and walk-in wardrobes shall be retained and permanently fitted with obscure or stained glass with top hung openings only.

REASON: In the interests of proper planning and sustainable development of the area.

3. That all external finishes harmonise in colour and texture with the existing premises.

REASON: In the interest of visual amenity.

4. Prior to the commencement of development the applicant shall submit details in relation to finish, colour, texture and heights of the proposed boundary treatment to the front of the subject site for the agreement of the Planning Authority.

REASON: In the interests of visual amenity.

5. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON: To protect the amenities of the area.

6. That the entire premises be used as a single dwelling unit apart from such use as may be exempted development for the purposes of the Planning and Development Regulations 2001.

REASON: To prevent unauthorised development.

7. Any gates shall not open across a public footpath.

REASON: In the interests of visual amenity and pedestrian safety.

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8. The applicants shall comply with the requirements of the Transportation Department. In particular:

(i) A driveway width of 3.7m is required to provide access for fire services. Whilst Transportation Department will accept reduction of 3.5m along the gable of the existing house, the remaining section from the public road to the proposed house to be 3.7m. A minimum of two car spaces to be provided for the existing house.

(ii) Footpath and kerb to be dished to the satisfaction of the Area Engineer, Roads Maintenance.

(iii) All underground or overhead services and poles to be relocated, as may be necessary, to a suitable location adjacent to the new boundary at the developer's expense.

(iv) All above works to be carried out at the applicant's expense according to the Specification and Conditions of Fingal County Council.

REASON: In the interests of traffic safety.

9. That the water supply and drainage arrangements, including disposal of surface water be in accordance with the requirements of the County Council. In this regard the applicant shall comply with the following requirements of the Water & Drainage Department:

Foul Sewer :

(i) No foul drainage is to discharge into the surface water system under any circumstances.

(ii) The foul drainage must be in compliance with the 'Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006.

(iii) A minimum of 3 metres is to be maintained between the proposed building and the public sewer.

Surface Water :

(i) No surface water/ rainwater is to discharge into the foul sewer system under any circumstances.

(ii) The surface water drainage must be in compliance with the 'Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006.

(iii) Soakways must comply with BRE Digest 365 and be at least 5m from the proposed dwelling.

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Water Supply :

(i) To assist in monitoring the level of service, at each stopcock the applicant is to provide a boundary box to a design approved by the Water Division, Fingal County Council.

(ii) The following works shall be carried out by Fingal County Council Water Division at the applicant's prior expense:

- (a) The connection to the public watermain.
- (b) The testing, cleansing and sterilisation of all new mains.
- (c) The provision of tappings to serve individual properties.

(iii) To ensure a continuation of water supply, the applicant is to provide for 24 hour water storage.

(iv) All water fittings and installations must incorporate best current practices in water conservation.

(v) The water supply for the development must comply with the 'Guidelines for the Laying of Distribution Watermains' Water Services Department, FCC, Dec 2004.

REASON: In order to comply with the Sanitary Services Acts, 1878 – 1964.

10. All public services to the proposed development, including electrical, telephone cables and equipment shall be located underground throughout the entire site.

REASON: The interests of visual amenity.

11. The number of the house shall be 28A Howth Road. In the event that this number already exists, then an acceptable house numbering scheme shall be submitted for the written agreement of the Planning Authority before any construction work takes place on the proposed house.

REASON: In the interests of the proper planning and sustainable development of the area.

12. All existing vegetation along the northern boundary of the site shall be protected during the course of construction and retained and supplemented where necessary thereafter.

REASON: In the interest of the proper planning and visual amenity of the area.

13. The developer shall pay the sum of € 34,496 (updated at date of commencement of development, in accordance with changes in the Tender Price Index) to the planning authority as a contribution towards expenditure that was/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting

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development in the area of the Authority, as provided for in the Contribution Scheme for Fingal County made by the council. The phasing of payments, and the giving of security to ensure payment shall be agreed in writing with the planning authority prior to the commencement of development.

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

All buildings must now be designed and constructed in accordance with the Building Regulations. The Building Control Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Planning and Development Act 2000 and Regulations made thereunder, not less than fourteen days and not more than twenty-eight days before development commences. A copy of the form of Commencement Notice is attached.

In addition, with the exception of houses and certain agricultural buildings, a Fire Safety Certificate is required for all buildings (including apartments and flats), extensions and alterations and changes of use which are covered by the Building Regulations.

A number of the conditions attached to the planning permission may need compliance submissions to be lodged and agreed prior to commencement of development. Please submit 5 copies of all documentation in relation to compliance submissions. Failure to comply with a condition of the planning permission is an offence under Section 151 of the Planning and Development Act 2000.