

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

Clárlann / Cinntí Pleanála
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
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Design Strategies
51-54, Pearse Street
Dublin 2

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

Application No.	2128/12
Registration Date	06-Jun-2012
Decision Date	29-Jun-2012
Decision Order No	P1366
Date of Final Grant	08-Aug-2012
Grant Order No	P1683
Location	32i, Macken Street, Dublin 2
Proposal	The development will consist of the demolition of an existing garage, and the construction of a new terraced two-storey-with attic residence and home office with screened terraces at first floor level and attic dormer to rear.
Applicant	Patrick McSwiney and John Kelly
Application Type	Permission

NOTIFICATION OF GRANT OF PERMISSION

PERMISSION for the development described above has been granted under the Planning & Development Acts 2000 – 2011 subject to the following conditions.

Condition(s) and Reasons for Condition(s)

1. Insofar as the Planning & Development Act 2000 to 2010 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, as amended by the Further Information received on 24-May-2012, 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. Prior to the commencement of development, details of the materials, colours and textures of all external finishes shall be submitted to and agreed in writing by the Planning Authority. In this regard all proposed finishes should be composed of high quality materials.

Reason: In the interests of orderly development and the visual amenities of the area.

3. The following conditions of the Water Services Division to be complied with:

a) All installations, fittings and materials must be in accordance with appropriate standards and approved in

advance by the Water Services Division to ensure their compatibility with Dublin's water supply system and to protect public health. In addition, full details of all internal installations (including pumps and break pressure tanks) must be provided in advance to the Water Services Division so as to ensure that they are in accordance with the requirements and standards of the Dublin City Council Waterworks Regulations 1975, Bye-Laws for the Management of Water Services and the Conservation of Drinking Water 2003 (both available on www.dublincity.ie) and other appropriate standards.

b) Connections to existing Dublin City Council watermains will be carried out by the City Council at the expense of the Applicant.

c) Incoming direct feed pipes shall only feed storage tanks or drinking water points. All appliances and fittings, including central heating units, shall only be fed from internal storage tanks.

d) The rate of draw off per hour through a service pipe shall be controlled so as not to exceed at any time one twelfth of the maximum daily requirement.

e) Storage equivalent to 24 hours usage (or as specified in the Dublin City Council Waterworks Regulations 1975 – whichever is the greater) shall be provided in all developments.

f) Any proposals for the use of rainwater, grey water, brown water or a well supply on the site shall be submitted to the Water Services Division for consideration and approval before construction commences on site. In the interests of public health and good practice, the Applicant shall comply with the requirements of the Water Services Division in this regard.

g) Covers and frames in footpaths and similar areas shall be Class B standard.

h) The Water Services Division should be notified at least one week before it is proposed to commence work on site.

i) To achieve a satisfactory standard of water supply for consumption an approved independent supply pipe shall be laid by the Developer within the proposed development to the property boundary at an agreed location. It is the responsibility of the Developer to obtain all necessary permissions and approvals to lay this pipe. Copies of these permissions plus details of the proposed pipe shall be forwarded to, and approved by, the Water Services Division before construction commences on site. Pipes shall be laid in accordance with the Dublin City Council Water Services Division's Code of Practice for the Laying of Distribution Watermains (available on www.dublincity.ie). On confirmation that the pipe has been laid to Dublin City Council's specifications it shall be connected to the public water supply system by Dublin City Council at the Developer's expense.

Reason: In the interest of orderly development and public health.

4. The development shall comply with the following requirements of Drainage Division of Dublin City Council:

a) There is no objection, in principle, to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (see www.dublincity.ie Forms and Downloads).

b) Dublin City Council's Drainage records are indicative and must be verified on site. The Developer must carry out a comprehensive site survey to establish all drainage services that may be on the site. If drainage infrastructure is found that is not on Dublin City Council's records the Developer must immediately contact Dublin City Council's Drainage Division to ascertain their requirements. Detailed "as-constructed" drainage layouts for all diversions, extensions and abandonment of the public drainage network; in both hard and soft copy in an approved format; are to be submitted by the Developer to the Drainage Division for written approval. See section 5 of the above-mentioned Code of Practice for more details.



- c) The outfall manholes from this development must be constructed in accordance with the Code of Practice for Development Works – Drainage.
- d) The drainage for the proposed development shall be designed on a completely separate system with a combined final connection discharging into the public combined sewer system.
- e) All private drain fittings such as, downpipes, gullies, manholes, Armstrong Junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.
- f) The development shall incorporate Sustainable Drainage Systems.
- g) The developer shall ensure that an appropriate flood risk impact assessment is carried out for the proposed development.
- h) All pipes to be constructed in the pavement and carriageway of the proposed development must be of a minimum diameter of 225mm and be made of concrete or clayware.
- i) Demolition: The Developer shall take care to protect all public sewers that may be affected by these demolition works, in particular no debris should be allowed to enter the public sewerage system. Where possible the Developer must disconnect and cap all drainage links from the private site in order to prevent any demolition debris entering the public network.

Reason: To ensure a satisfactory standard of development.

5. The developer shall comply with the following archaeological requirements:

- a) The developer shall retain a suitably qualified licensed-archaeologist to advise regarding the archaeological implications of site clearance, demolition and/or construction methodology and to make appropriate recommendations for mitigation including detailed survey as necessary.
- b) The developer's archaeologist shall undertake licensed archaeological monitoring of all demolition and sub-surface works associated with the development including the breaking and removal of any floor slabs, levelling of ground etc.
- c) The archaeologist shall consult with and forward their Method Statement in advance of commencement to the City Archaeologist.
- d) In the event of archaeological features being located in the course of the monitoring, the developer shall facilitate the archaeologist in fully recording such features, including if necessary the archaeological excavation of such features. In the event of significant archaeological features on site, the archaeologist retained by the developer shall immediately contact the City Archaeologist. The City Archaeologist (in consultation with the National Monuments Service, Department of Arts Heritage and Gaeltacht) shall determine the further archaeological resolution of the site.
- e) A written and digital report containing the results of the archaeological monitoring shall be forwarded on completion to the City Archaeologist and National Monuments Service, Department Arts Heritage and Gaeltacht.
- f) Following submission of the final report to the City Archaeologist, where archaeological material is shown to be present, the archaeological paper archive shall be compiled in accordance with the procedures detailed in the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council) and lodged with the Dublin City Library and Archive, 138-144 Pearse Street, Dublin 2.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

6. (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 in exceptional circumstances where prior written approval has been received from Dublin City Council. Such approval may be given 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.

7. (a) 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.'

(b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142. Method for rating industrial noise affecting mixed residential and industrial areas.

(c) Before the use hereby permitted commences, a scheme shall be submitted to and approved in writing, by the planning authority for the effective control of noise from the premises. The scheme shall be implemented before the use commences and thereafter permanently maintained.

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

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.

9. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Roads Streets & Traffic Department and the Noise & Air Pollution Section.

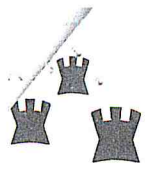
Reason: To ensure a satisfactory standard of development.

10. In relation to individual houses the naming and numbering of dwelling units shall be in accordance with a naming and numbering scheme submitted to, and agreed in writing, by the Planning Authority, prior to the occupation of the dwelling(s).

Reason: In the interest of orderly street numbering.

11. Before this development commences a financial contribution in the sum of Euro 2,940.00 shall be paid by the applicant to Dublin City Council under Section 49 of the Planning and Development Act 2000 - 2011. This contribution applies to all new developments which are located in the Metro North Area, and is in addition to the contribution required in accordance with the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000 - 2011.

Reason: Investment by Dublin City Council in public infrastructure and facilities that has been provided, and



will be provided for the benefit of the proposed development.

12. Before this development commences, a financial contribution in the sum of Euro 16,867.97 shall be paid by the Applicant to Dublin City Council under Section 48 of the Planning & Development Act 2000 - 2011.

This contribution shall be payable at the Wholesale Price Index adjusted rate pertaining to the year in which implementation of this planning permission is commenced, as provided for in the Development Contribution Scheme.

Reason: Investment by Dublin City 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.

Signed on behalf of the Dublin City Council


Ken Kelly
for Assistant City Manager

Date

8-8-2012

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 OF LEGISLATION AFFECTING THE PROPOSAL AND THAT A PERSON SHALL NOT BE ENTITLED BY REASON OF A PLANNING PERMISSION TO CARRY OUT ANY DEVELOPMENT.