

For Sale
By Private Treaty

Guide Price
€650,000



93 Beaumont Road, Beaumont

Dublin 9, D09 R266

Detached house on a generous site of approx. 0.12 ha / 0.3 ac

DESCRIPTION

Grimes is delighted to present 93 Beaumont Road to the market – a unique and rare opportunity to acquire a substantial site with full planning permission granted for 3 houses, in a highly sought-after Dublin 9 location.

This original Smiths estate house, built in 1900, is set back from the main road on a large site with a hedged front garden and an expansive driveway. In need of modernisation and restoration, the accommodation extends to approx. 156 sq m / 1,679 sq ft and comprises a hallway, two reception rooms, bathroom, kitchen, four bedrooms and a shower room. The property presents purchasers with a choice: renovate and extend (STPP) to create a superb family home, or deliver the permitted scheme of three new houses.

Ideally located just off Collins Avenue, the property is close to a host of amenities including DCU, Beaumont Hospital, local parks, primary and secondary schools, sporting clubs and excellent shopping at Artane Castle, Northside and Omni Shopping Centres. The area is well served by a choice of bus routes and offers easy access to the M50, M1 and Dublin Airport.

Services:

Large driveway providing off-street parking
Oil-fired central heating

BER Details:

BER: G

BER No.: 117391656

Energy Performance Indicator: xxx kWh/m²/yr

Full planning permission has been granted under Planning Ref: WEB1214/24. Planning pack available on request.



FEATURES

- Detached house on a generous site of approx. 0.12 ha / 0.3 ac with the benefit of Full Planning Permission for the construction of 3 houses
- Planning Reference WEB1214/24 – Dublin City Council
- A unique and rare opportunity to acquire a ready-to-go residential infill development site
- Alternatively, a substantial family home in need of renovation, set on an exceptional site with a southern aspect
- May also be of interest to the medical Profession for use as a surgery / medical Centre with parking (STPP)





Energy Rating: 546.9 kWh
 BER Number: 117391656

Price €650,000

Mortgage Advisors
PSRA Licence No: 001417



Mortgage Advice Should you require any financial advice, we can put you in contact with a mortgage advisor who would be happy to talk to you. We have mobile masters whom can meet you at a time convenient to you. Currently offering 3% cashback until 31/12/26 *T's & C's apply

Selling Agent

Grimes
 192 Clontarf Road
 Clontarf
 Dublin 3
 County Dublin

W grimes.ie
T +353 1 8530630
E info@grimes.ie

Sales Agent

Linda O'Brien
T +353 1 8530630
E linda@grimes.ie

CONDITIONS TO BE NOTED: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

grimes.ie

PSRA: PSRA Licence No: 0014



GRIMES

Sale Planning Pack

93 Beaumont Road, Dublin 9, D09 R266

Development Site — 3 Proposed Dwellings

Planning Reg. Ref: WEB1214/24

Final Grant of Permission: 24 July 2024

Applicant: Maureen and Eimear O'Hehir

This pack contains the site maps and layout drawings, floor plans, elevations, further information submitted during the planning process, and the Final Grant of Permission for the above development site.

Site Maps & Site Layout

93 Beaumont Road, Dublin 9

Planning Pack Map



**Tailte
Éireann**

**CENTRE
COORDINATES:**
ITM 717453,738624

PUBLISHED: 01/08/2023
ORDER NO.: 50349518_1

MAP SERIES: 1:1,000
MAP SHEETS: 3132-17
1:1,000 3132-18
1:1,000 3132-22
1:1,000 3132-23

COMPILED AND PUBLISHED BY:
National Mapping Division of
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

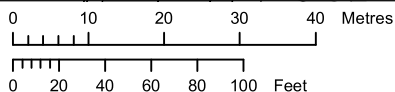
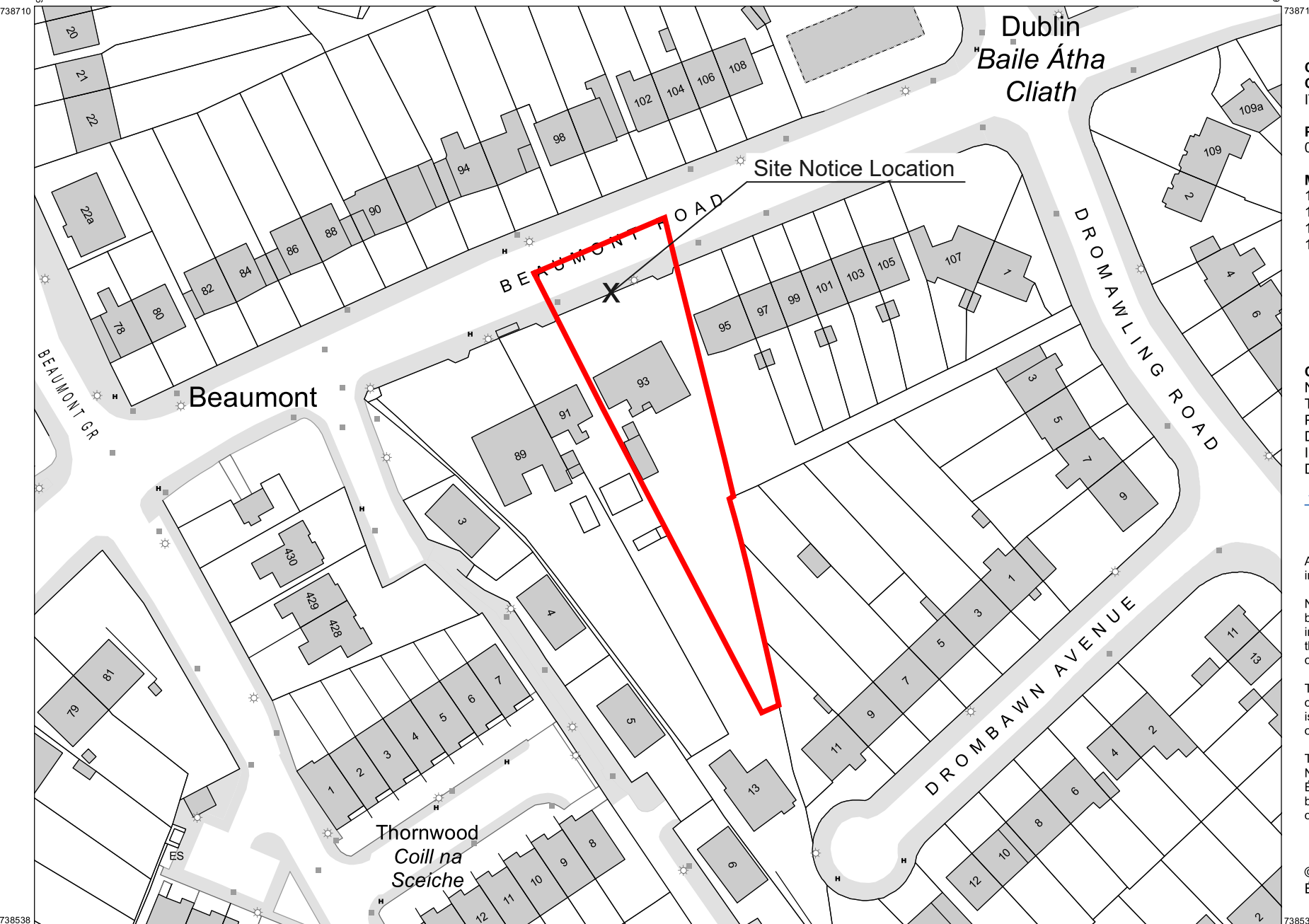
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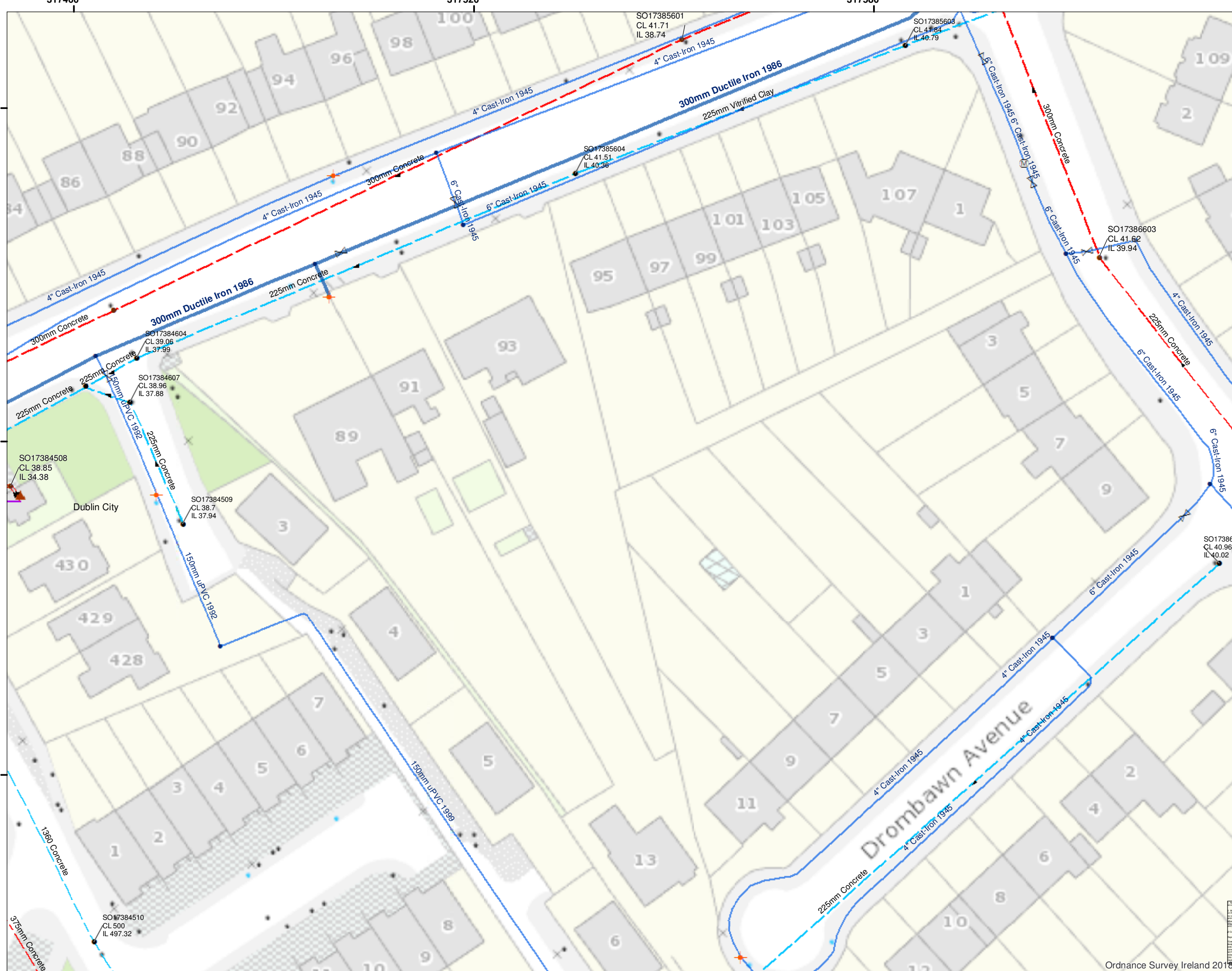
OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.osi.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit
www.osi.ie and search for
'Large Scale Legend'



This map was produced by
the National Mapping Division
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Ordnance Survey Ireland (OSI)



Legend

Ⓜ Unknown Meter ; Other Meter

⊗ Sluice Valve Open

Water Hydrants

Hydrant Function

⬮ Fire Hydrant

● Other Fittings

Water Distribution Mains

Owned By

— Irish Water

— Irish Water

Sewer Manholes

Manhole Type

● Standard

▲ Waste Water Pump station

→ Gravity - Foul

→ Gravity - Overflow

→ Pumping - Foul

Storm Manholes

Manhole Type

● Standard

→ Surface Gravity Mains

□ Local Authority

The data on this map is derived from a combination of aerial photography, ground surveying and other sources. It is not intended to be used for navigation or other purposes where accuracy is critical. The data is provided as a guide only and should not be relied upon for any purpose where accuracy is critical. The data is provided as a guide only and should not be relied upon for any purpose where accuracy is critical. The data is provided as a guide only and should not be relied upon for any purpose where accuracy is critical.

Notes: This drawing was created from a superficial survey. No openings were carried out. Do not scale from this drawing, indicated dimensions only.



Beaumont Rd Elevation
Scale : 1:100



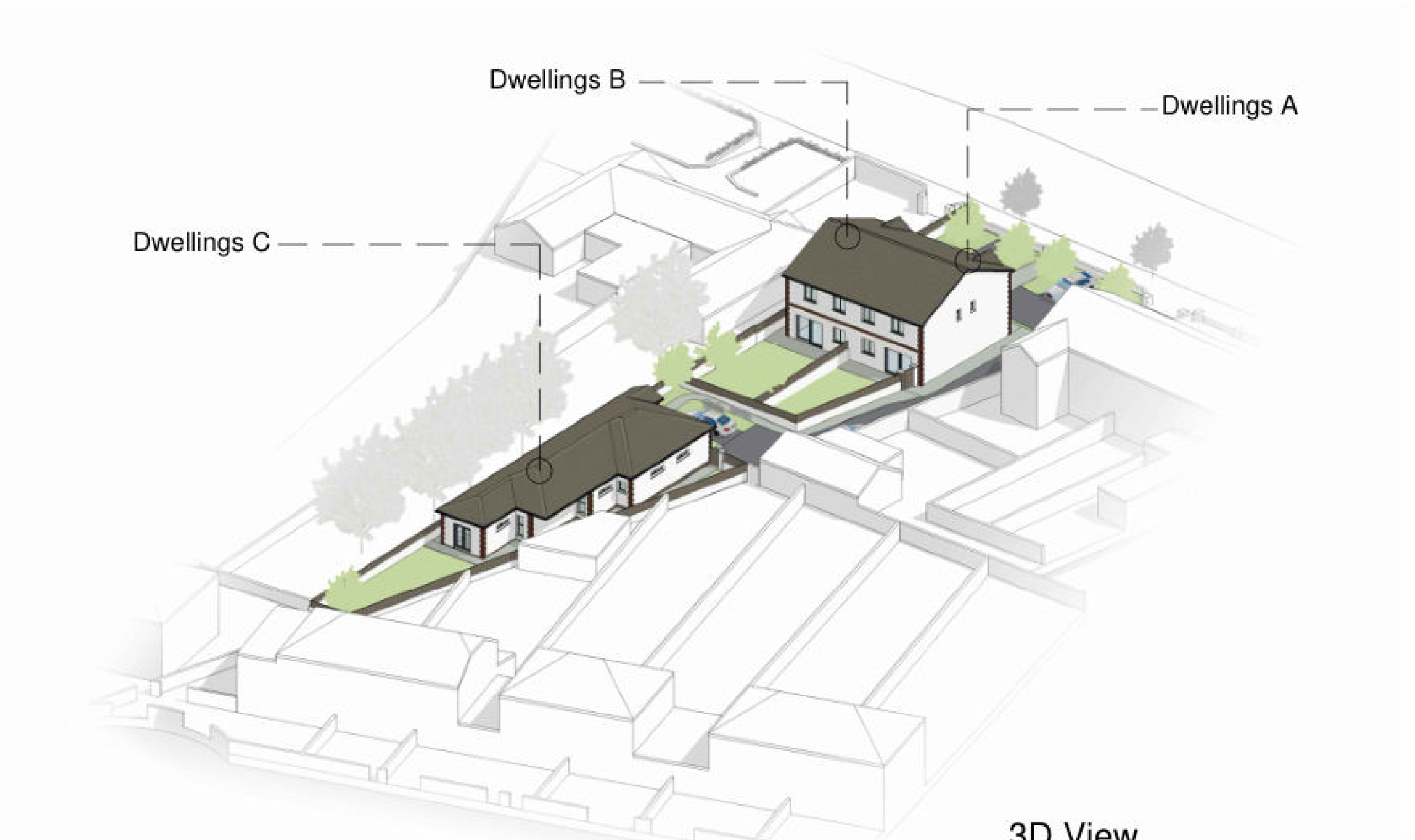
Site Plan Scale 1:200
Total Site Area : 0.135 hectares approx.

CLIENT:		Eimear O'Hehir	
JOB DESCRIPTION:			
3 Proposed Dwellings 93 Beaumont Road, Dublin 9 DO9 R266			
DRAWING TITLE:		Survey Drawings	
DATE:	May 2023	SCALE:	As Indicated
DRAWN BY:	VK	DRAWING REF:	93BR-SD101
CHECKED BY:	CK		

Notes: This drawing was created from a superficial survey. No openings were carried out. Do not scale from this drawing, indicated dimensions only. This drawing is for planning purposes only and must not be used for construction



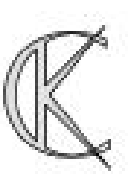
3D View
Dwelling A&B (front)
NTS



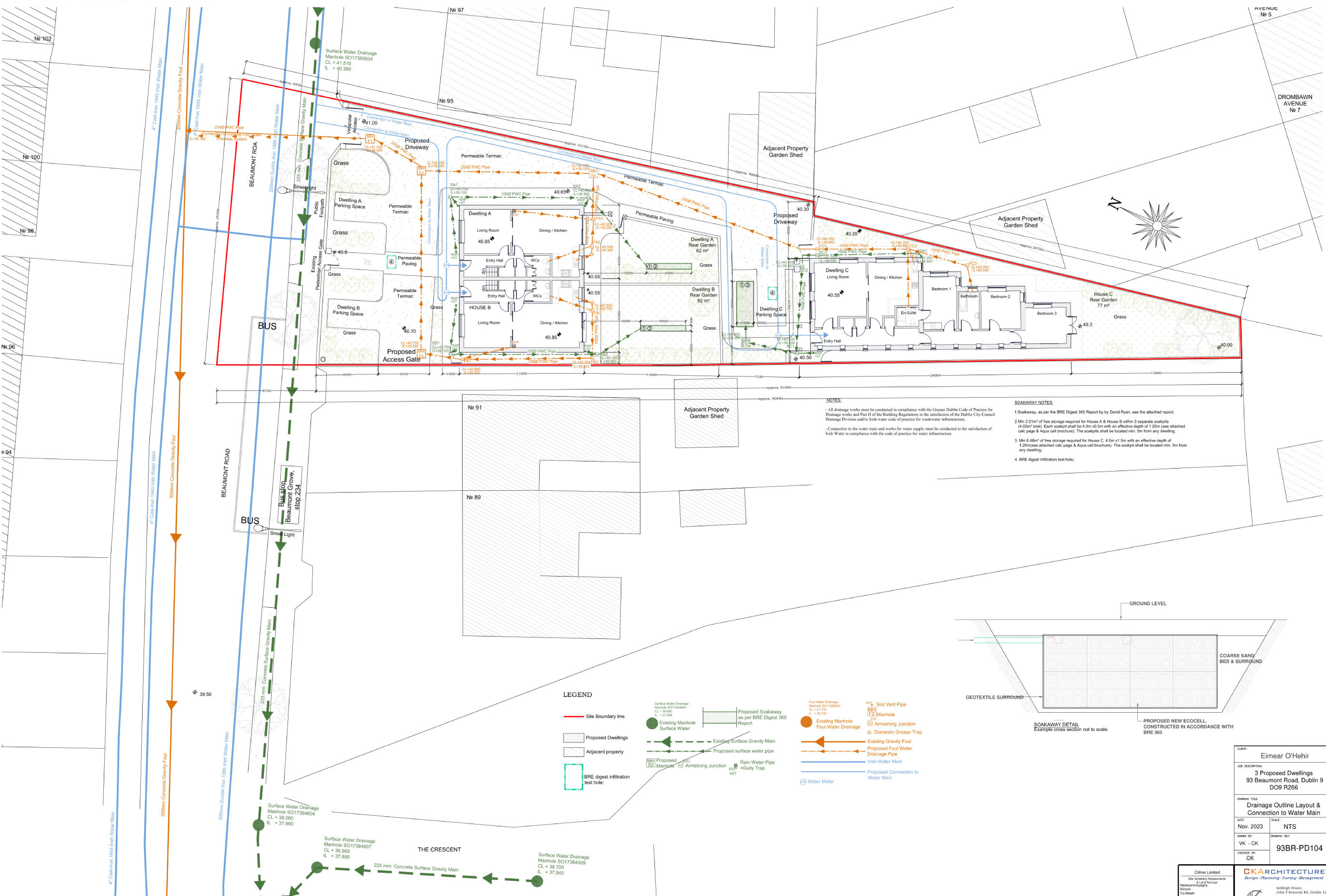
3D View
Overall Site View
NTS



3D View
Dwelling C (front)
NTS

CLIENT: Eimear O'Hehir	
JOB DESCRIPTION: 3 Proposed Dwellings 93 Beaumont Road, Dublin 9 D09 R266	
DRAWING TITLE: Site plan, 3D Views	
DATE: Oct. 2023	SCALE: As indicated
DRAWN BY: VK - CK	DRAWING REF.: 93BR-PD101
CHECKED BY: CK	
CKARCHITECTURE Design - Planning - Survey - Management  Ashleigh House, John F Kennedy Rd, Dublin 12 Tel / Fax: 01 6208135 contact@ckarchitecture.ie WWW.CKARCHITECTURE.IE	

Notes: This drawing was created from a superficial survey. No openings were carried out. Do not scale from this drawing, indicated dimensions only. This drawing is for planning purposes only and must not be used for construction.



Floor Plan Drawings

93 Beaumont Road, Dublin 9

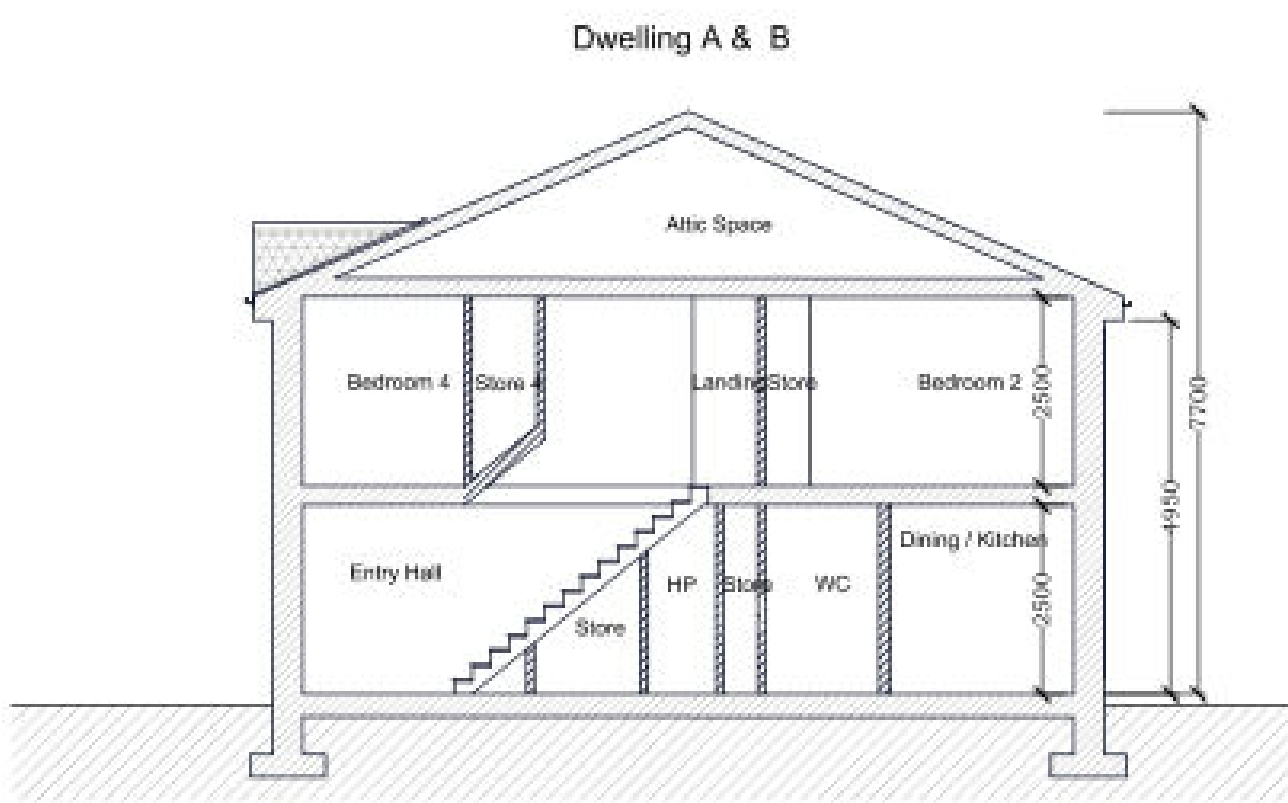
Notes: This drawing was created from a superficial survey. No openings were carried out. Do not scale from this drawing, indicated dimensions only. This drawing is for planning purposes only and must not be used for construction



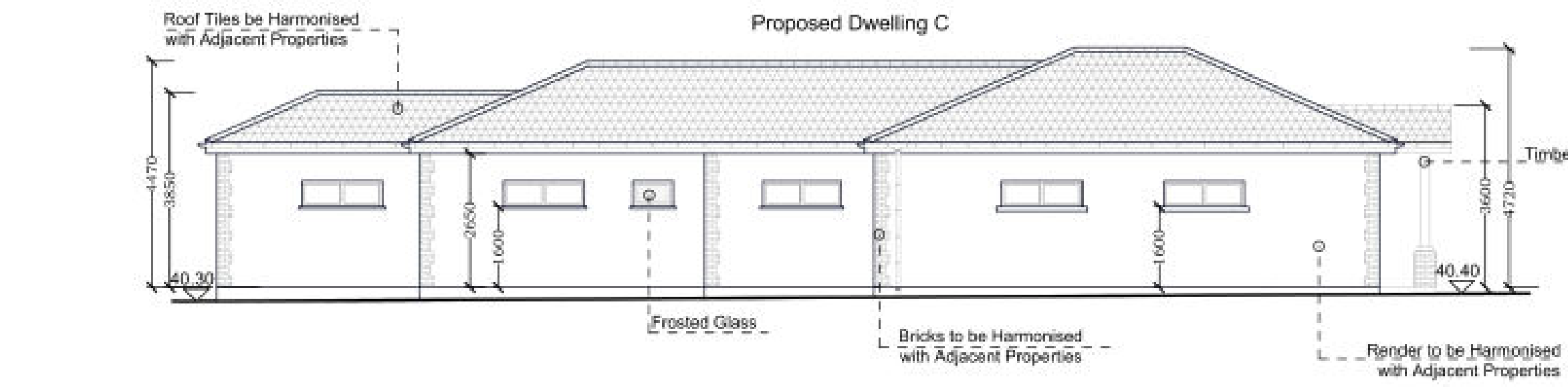
Dwellings A&B
Front Facade (North-West)
Scale 1:100



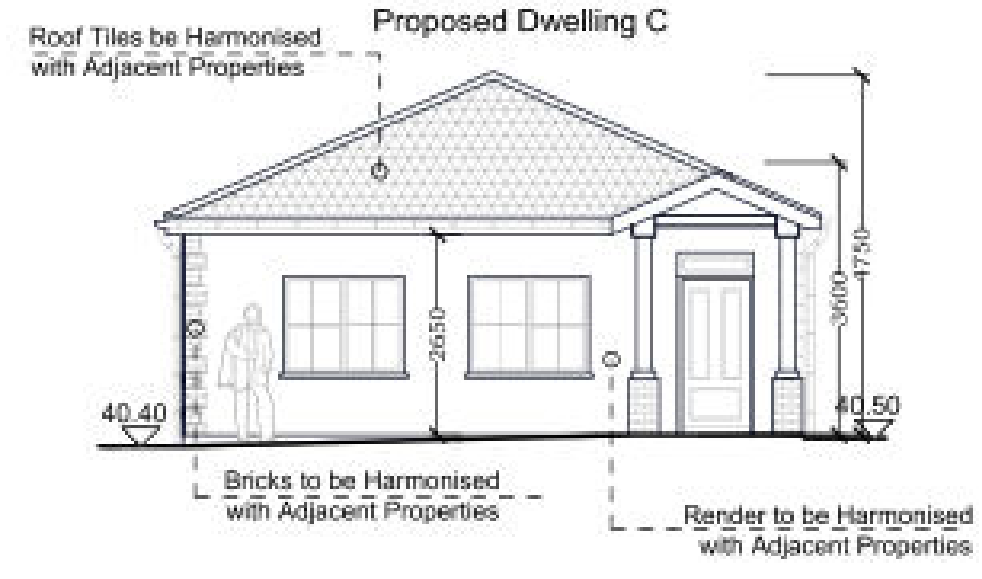
Dwellings A&B
Rear Facade (South-East)
Scale 1:100



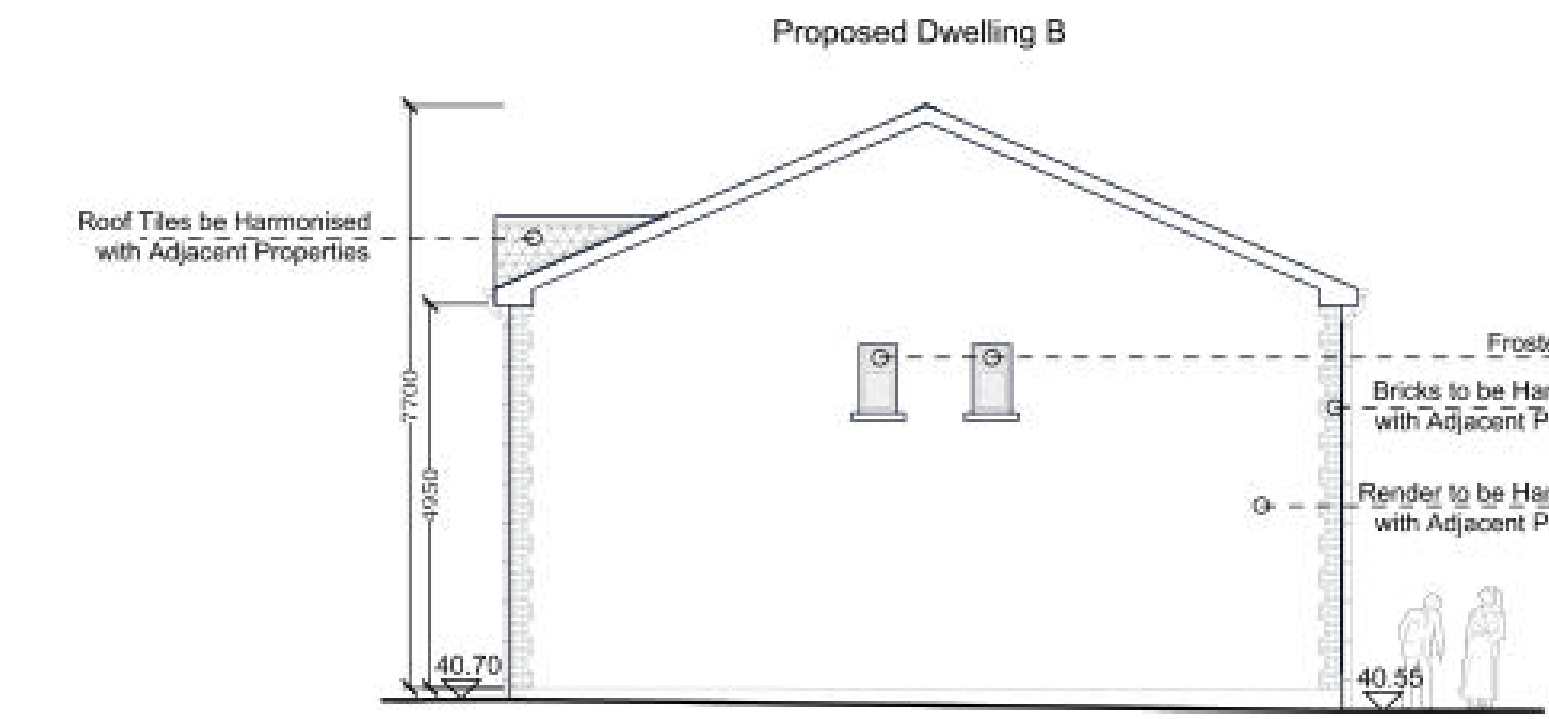
Dwellings A&B
Section A-A
Scale 1:100



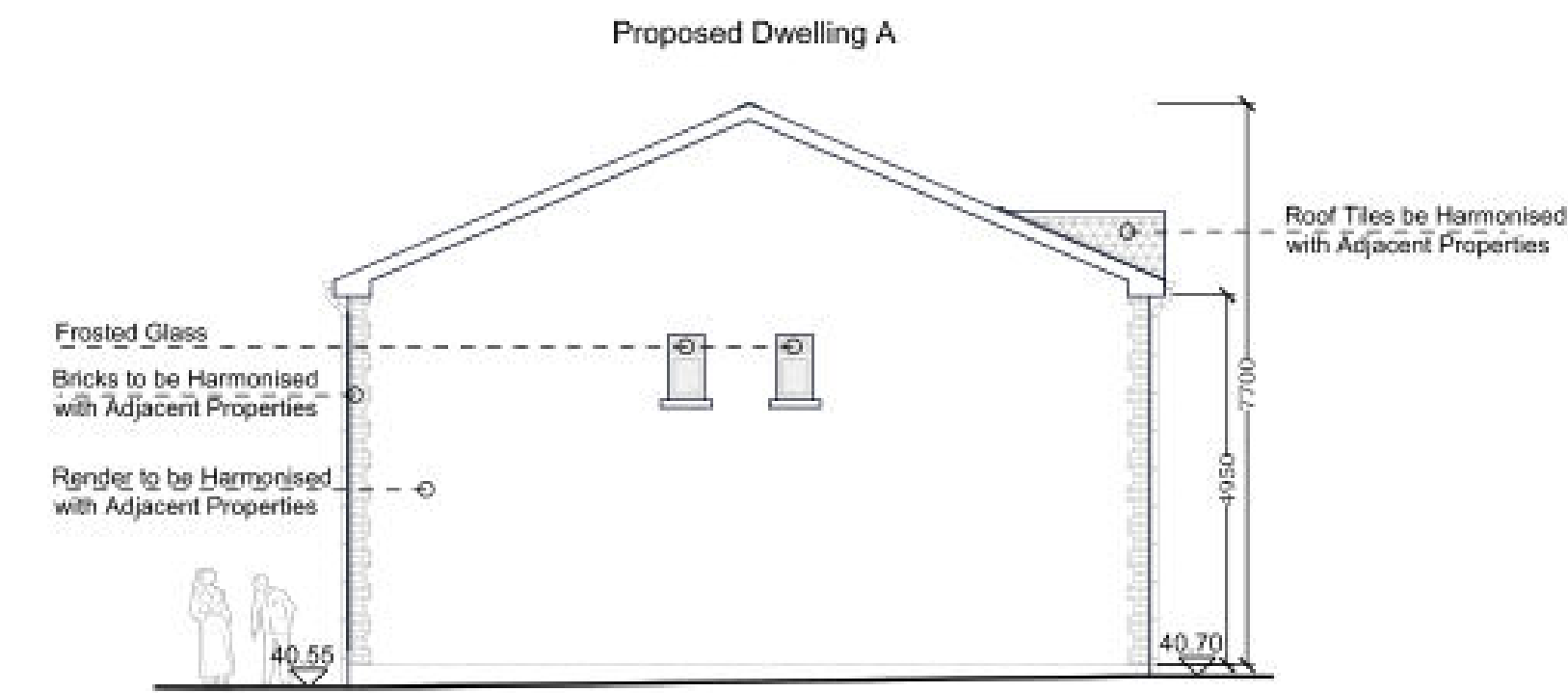
Dwelling C
Side Facade (North-East)
Scale 1:100



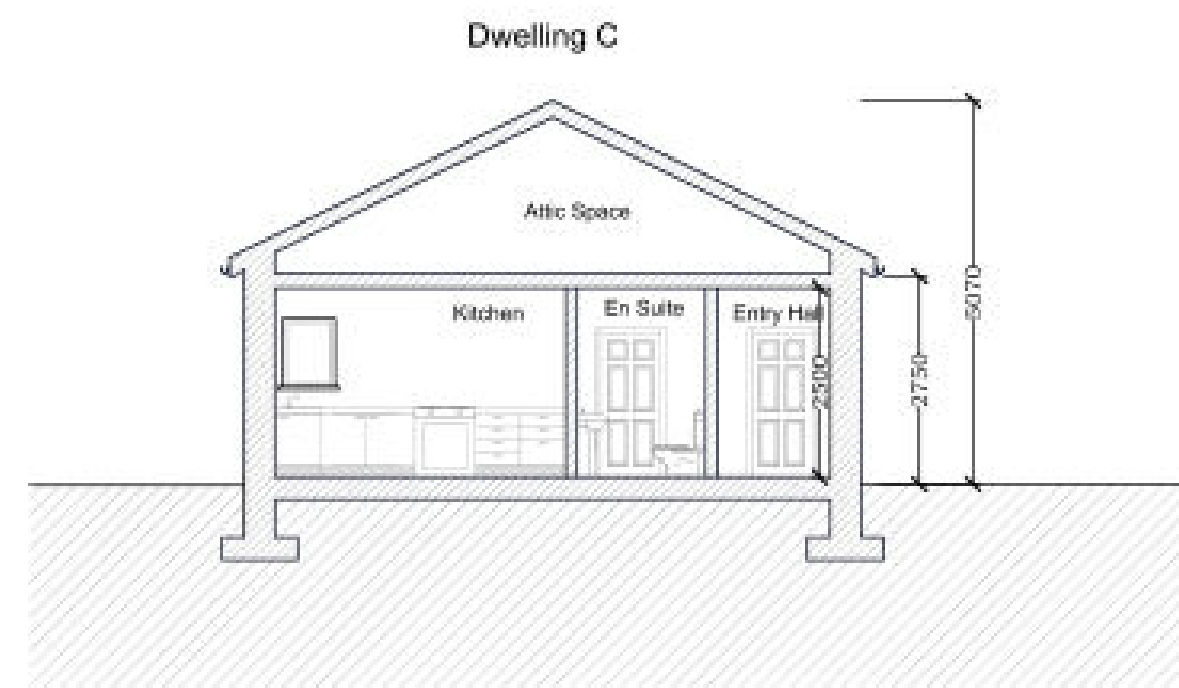
Dwelling C
Front Facade (North-West)
Scale 1:100



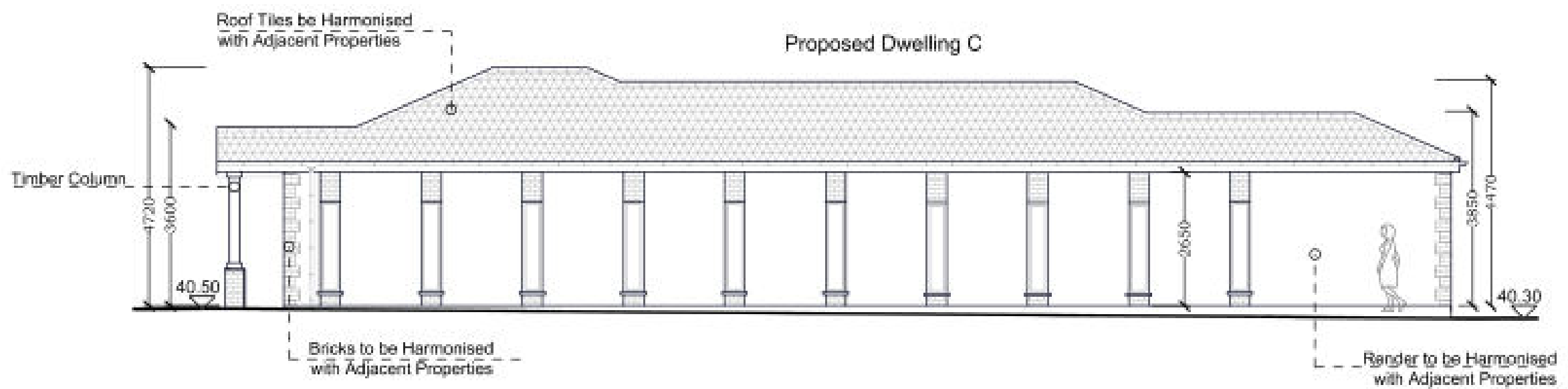
Dwelling B
Side Facade (South-West)
Scale 1:100



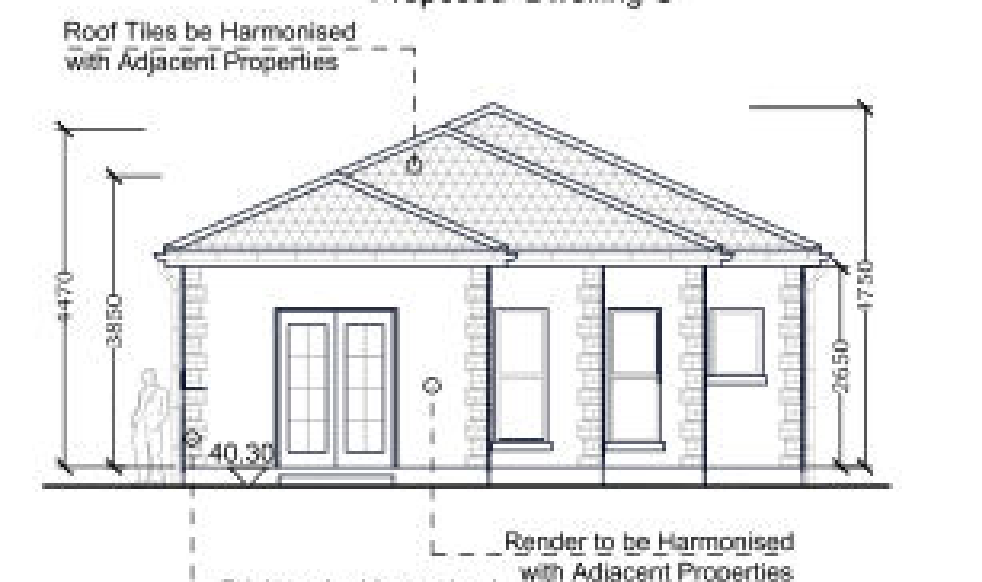
Dwellings A
Side Facade (North-East)
Scale 1:100



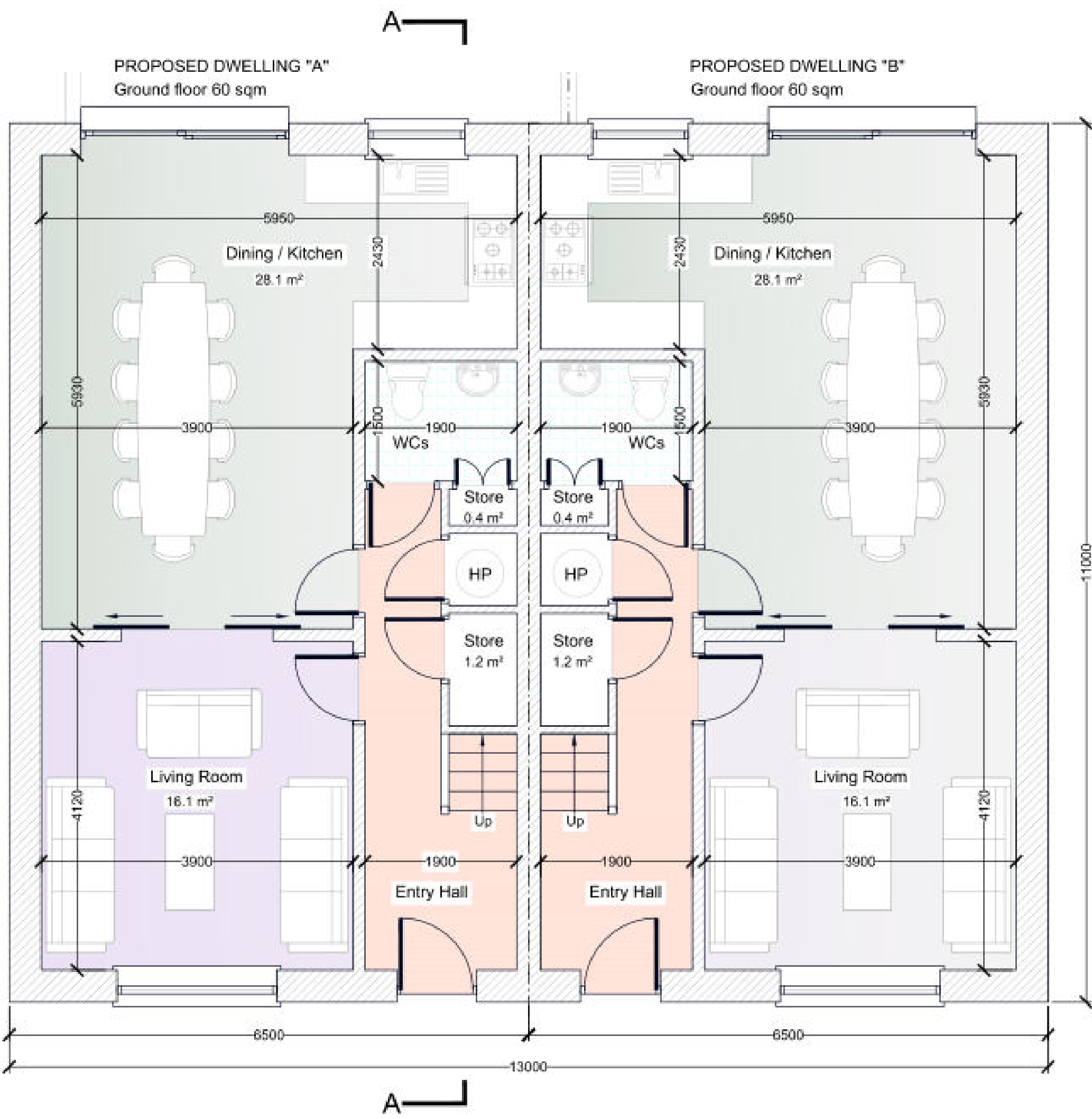
Dwelling C
Section B-B
Scale 1:100



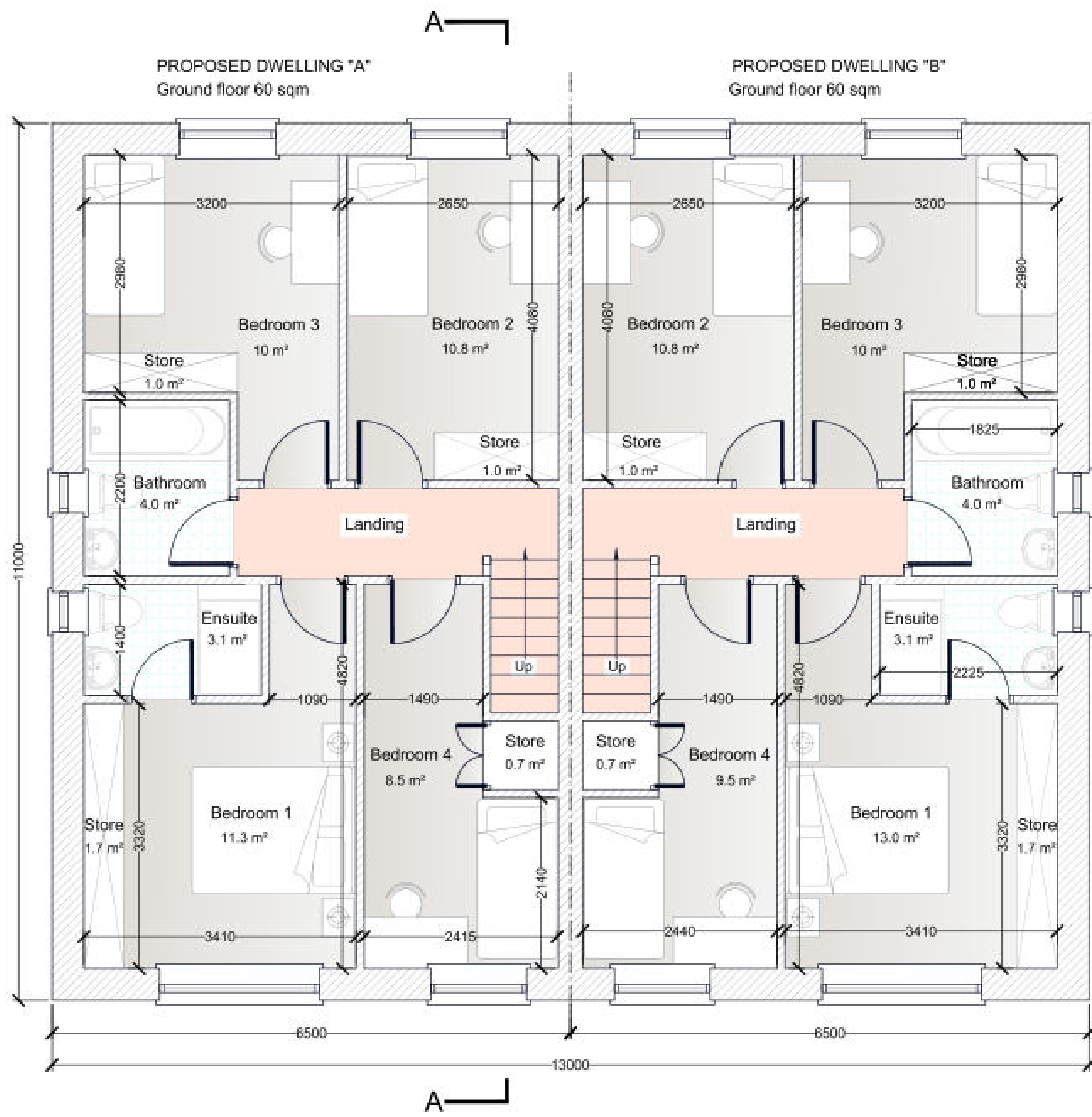
Dwelling C
Side Facade (South-West)
Scale 1:100



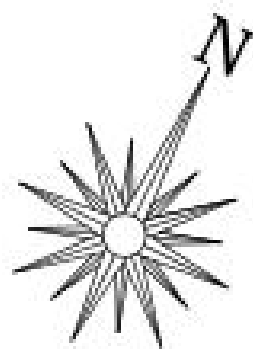
Dwelling C
Rear Facade (South-East)
Scale 1:100



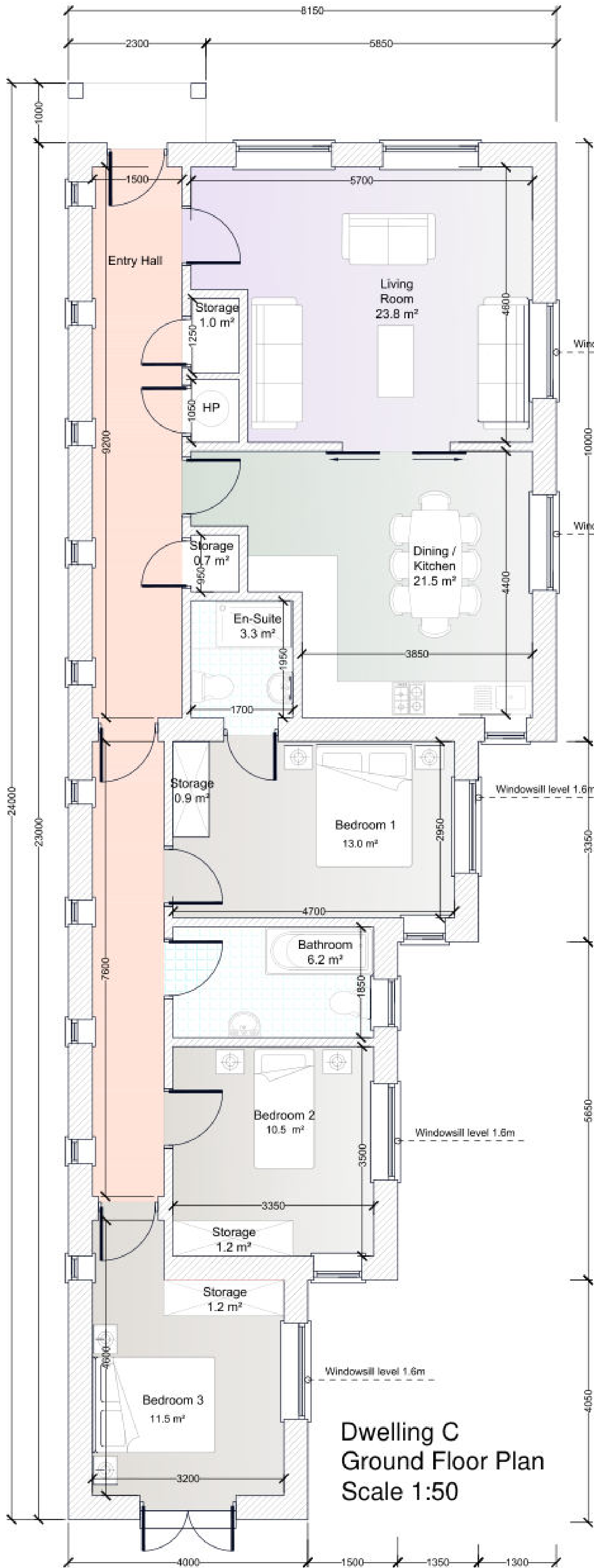
Dwellings A&B Ground Floor Plan
Scale 1:50



Dwellings A&B First Floor Plan
Scale 1:50



B L



Dwelling C
Ground Floor Plan
Scale 1:50



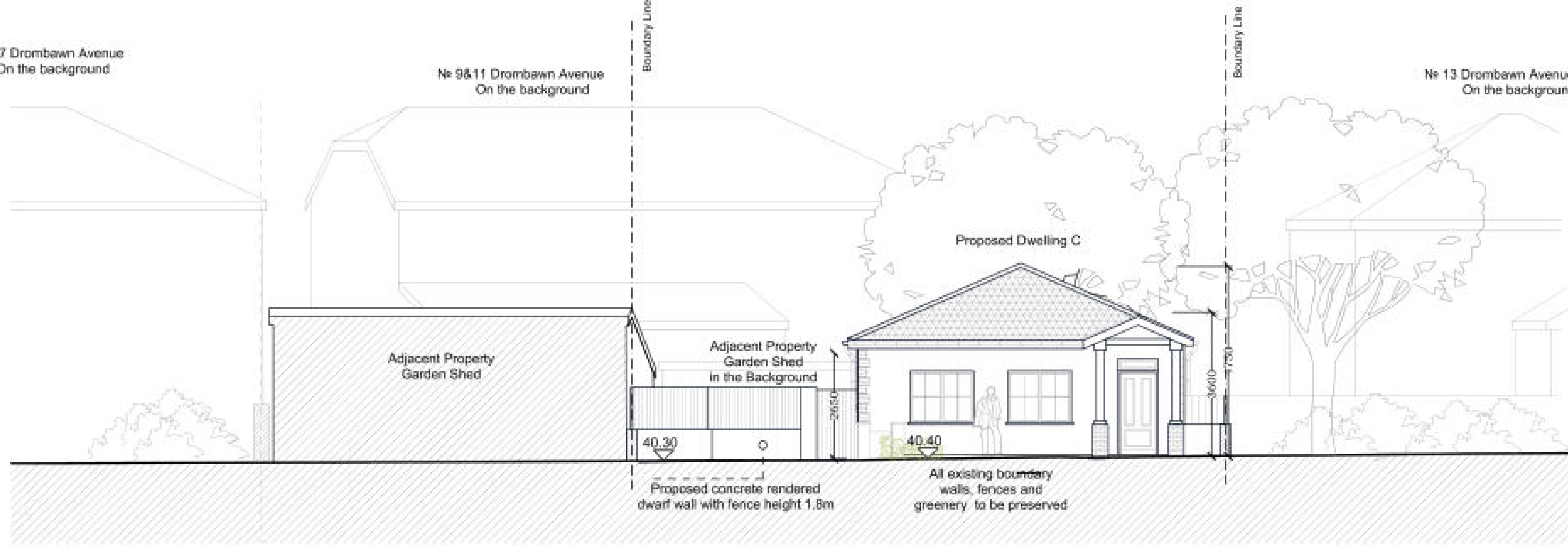
Elevations

93 Beaumont Road, Dublin 9

Notes: This drawing was created from a superficial survey. No openings were carried out. Do not scale from this drawing, indicated dimensions only. This drawing is for planning purposes only and must not be used for construction



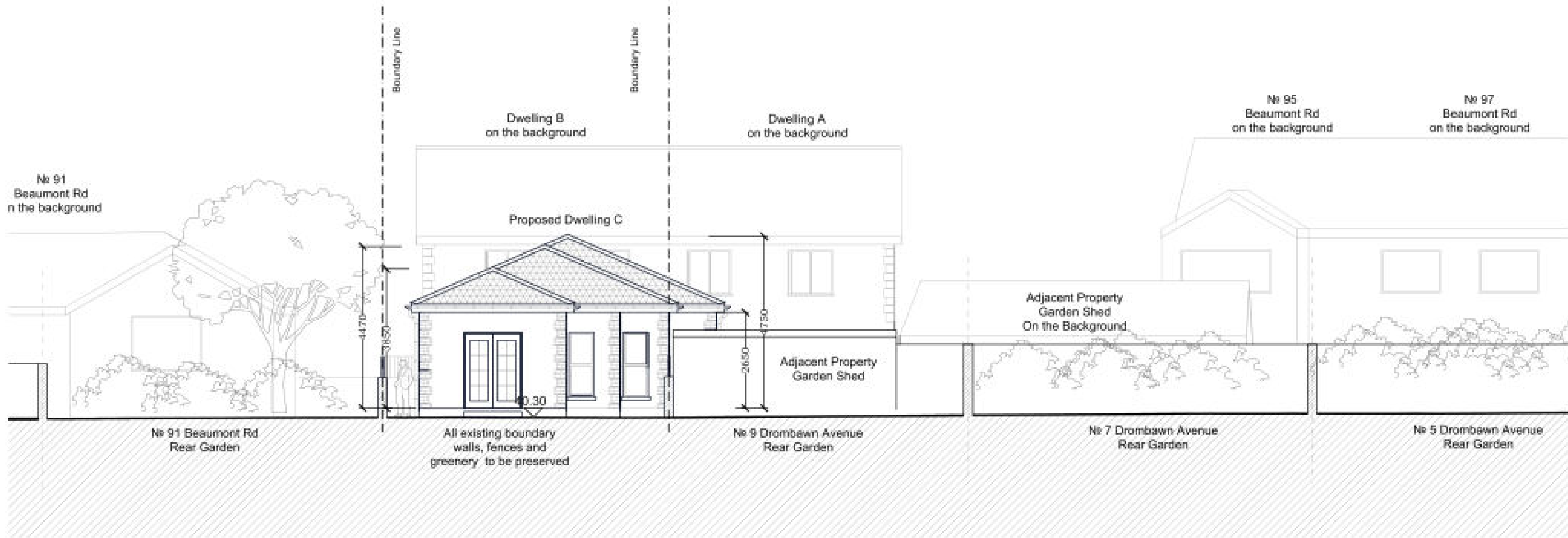
Dwelling A&B Front Elevation (North-West)
Scale 1:100



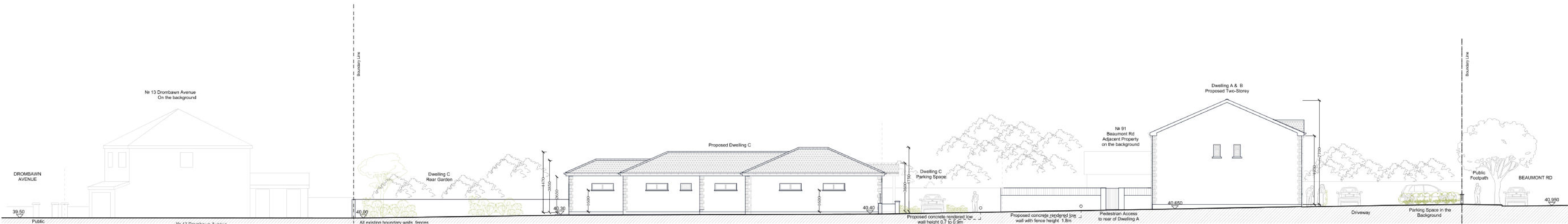
Dwelling C Front Elevation (North-West)
Scale 1:100



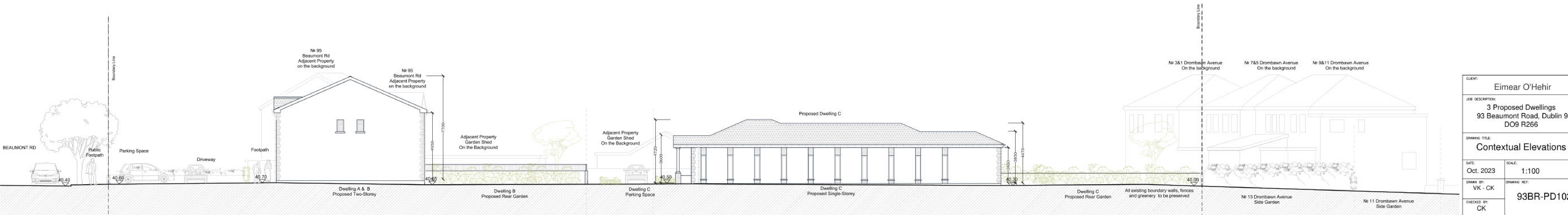
Dwelling A&B Rear Elevation (South-East)
Scale 1:100



Dwelling C Rear Elevation (South-East)
Scale 1:100



Side Elevation (North-East)
Scale 1:100



Side Elevation (South-West)
Scale 1:100

CLIENT: Eimear O'Hehir	
JOB DESCRIPTION: 3 Proposed Dwellings 93 Beaumont Road, Dublin 9 DO9 R266	
DRAWING TITLE: Contextual Elevations	
DATE: Oct. 2023	SCALE: 1:100
DRAWN BY: VK - CK	DRAWING REF: 93BR-PD102
CHECKED BY: CK	
CK ARCHITECTURE Design - Planning - Survey - Management Ashleigh House, John F Kennedy Rd, Dublin 12 Tel/Fax: 01 62981355 contact@ckarchitecture.ie WWW.CKARCHITECTURE.IE	

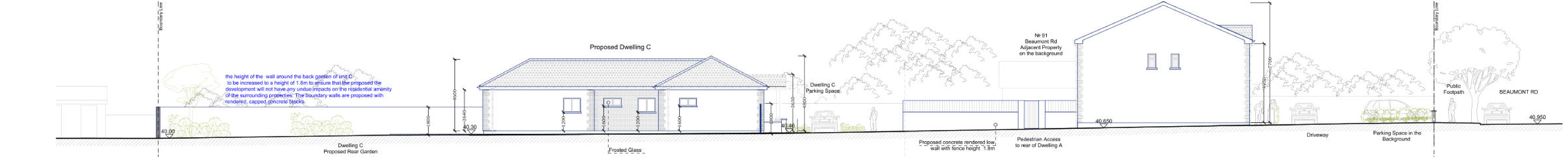
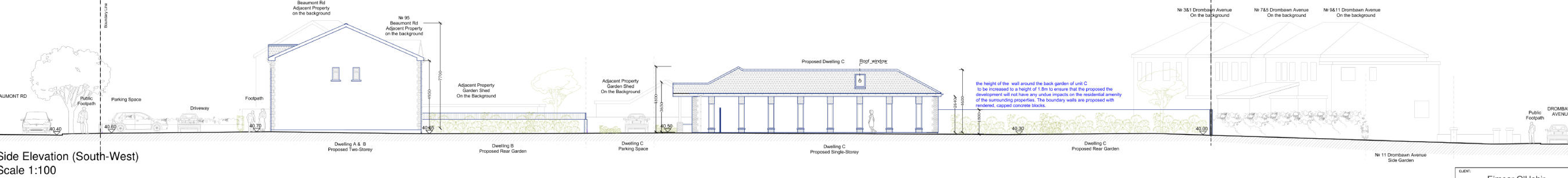
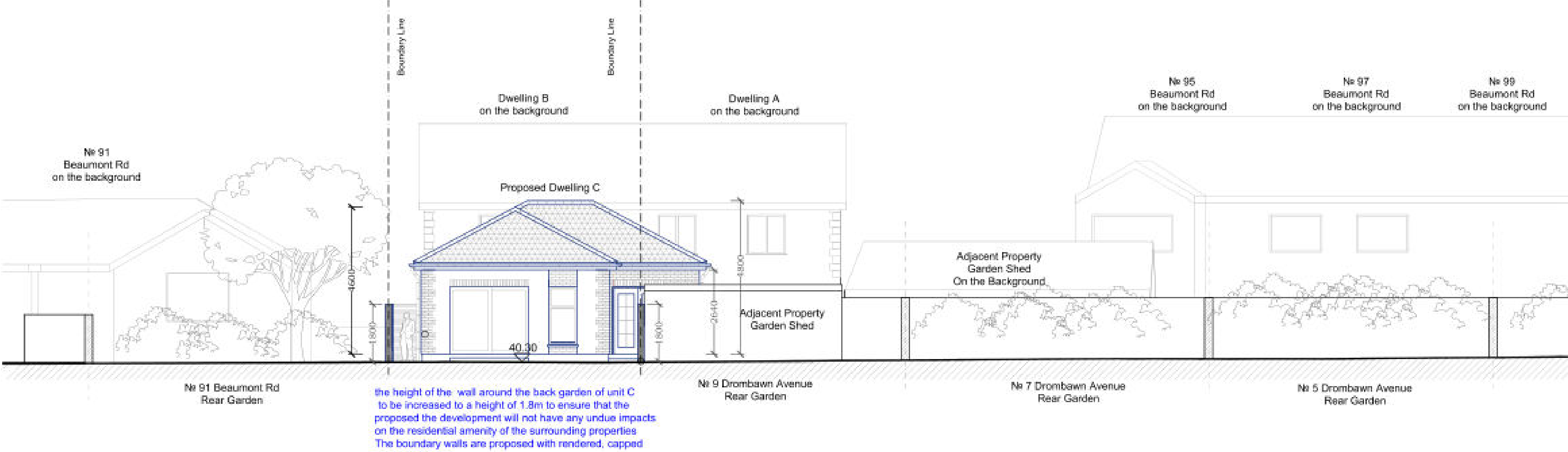
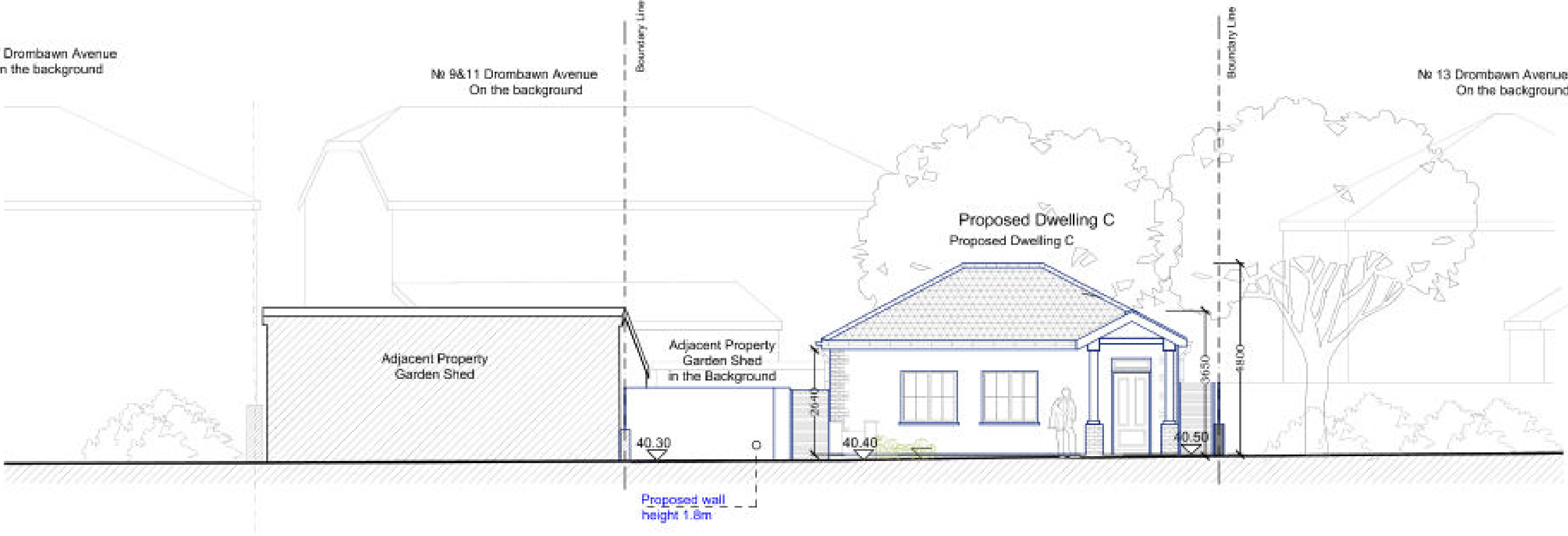
Further Information

Additional information submitted during the planning process

Notes: This drawing was created from a superficial survey. No openings were carried out. Do not scale from this drawing. Indicated dimensions only. This drawing is for planning purposes only and must not be used for construction



Further information
Planning Reg. Ref. WEB1214/24



CLIENT:	Eimear O'Hehir
JOB DESCRIPTION:	3 Proposed Dwellings 93 Beaumont Road, Dublin 9 D09 R266
DRAWING TITLE:	Dwelling C Site plan, elevations
DATE:	April 2024
SCALE:	As indicated
DRAWN BY:	VK
CHECKED BY:	CK
DRAWING REF:	93BR-PD105

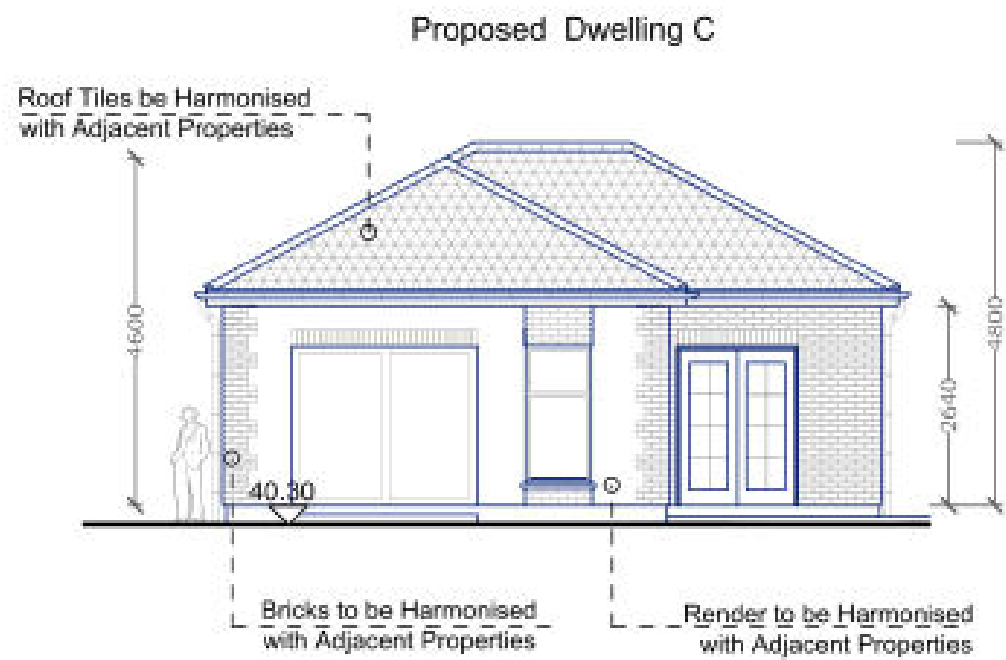
CK ARCHITECTURE
Design-Planning-Survey-Management

John P. Kennedy RIA, Dublin 12
Tel/Fax: 01 6288135
contact@ckarchitecture.ie
WWW.CKARCHITECTURE.IE

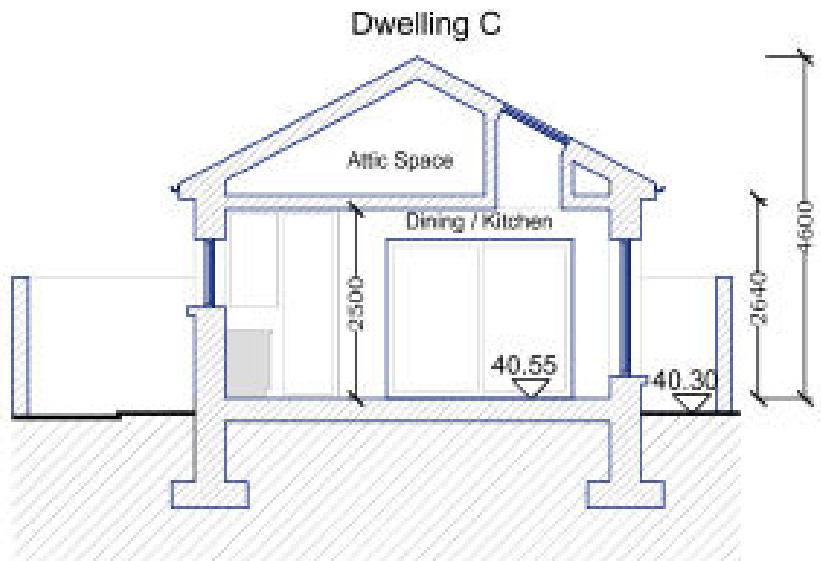
Notes: This drawing was created from a superficial survey. No openings were carried out. Do not scale from this drawing, indicated dimensions only. This drawing is for planning purposes only and must not be used for construction



Dwelling C
Front Facade (North-West)
Scale 1:100



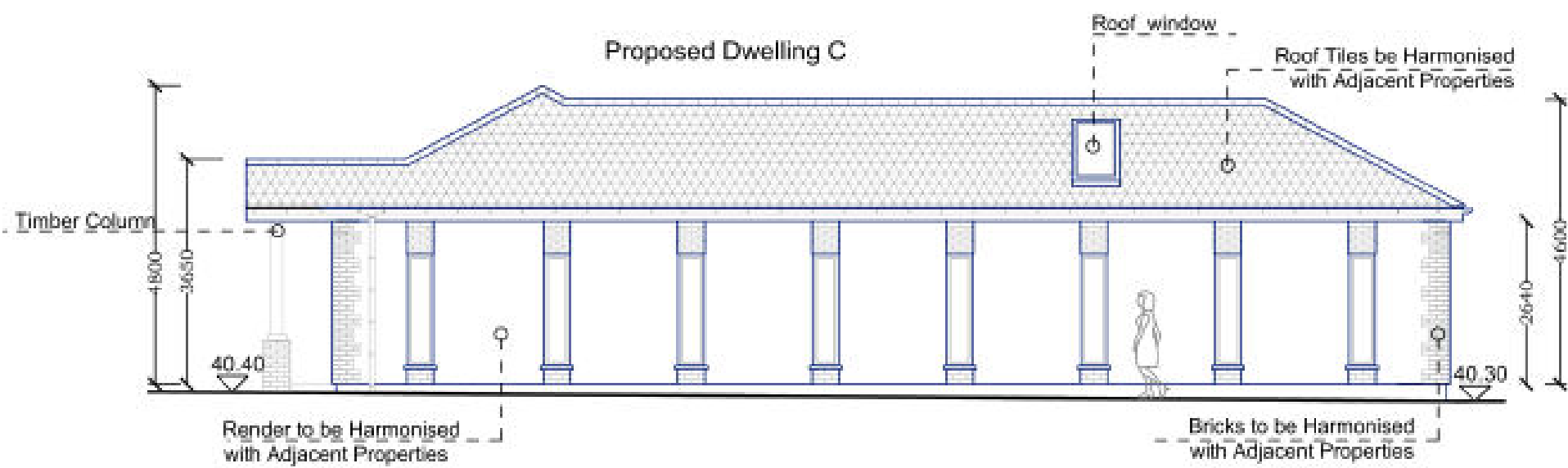
Dwelling C
Rear Facade (South-East)
Scale 1:100



Dwelling C
Section B-B
Scale 1:100



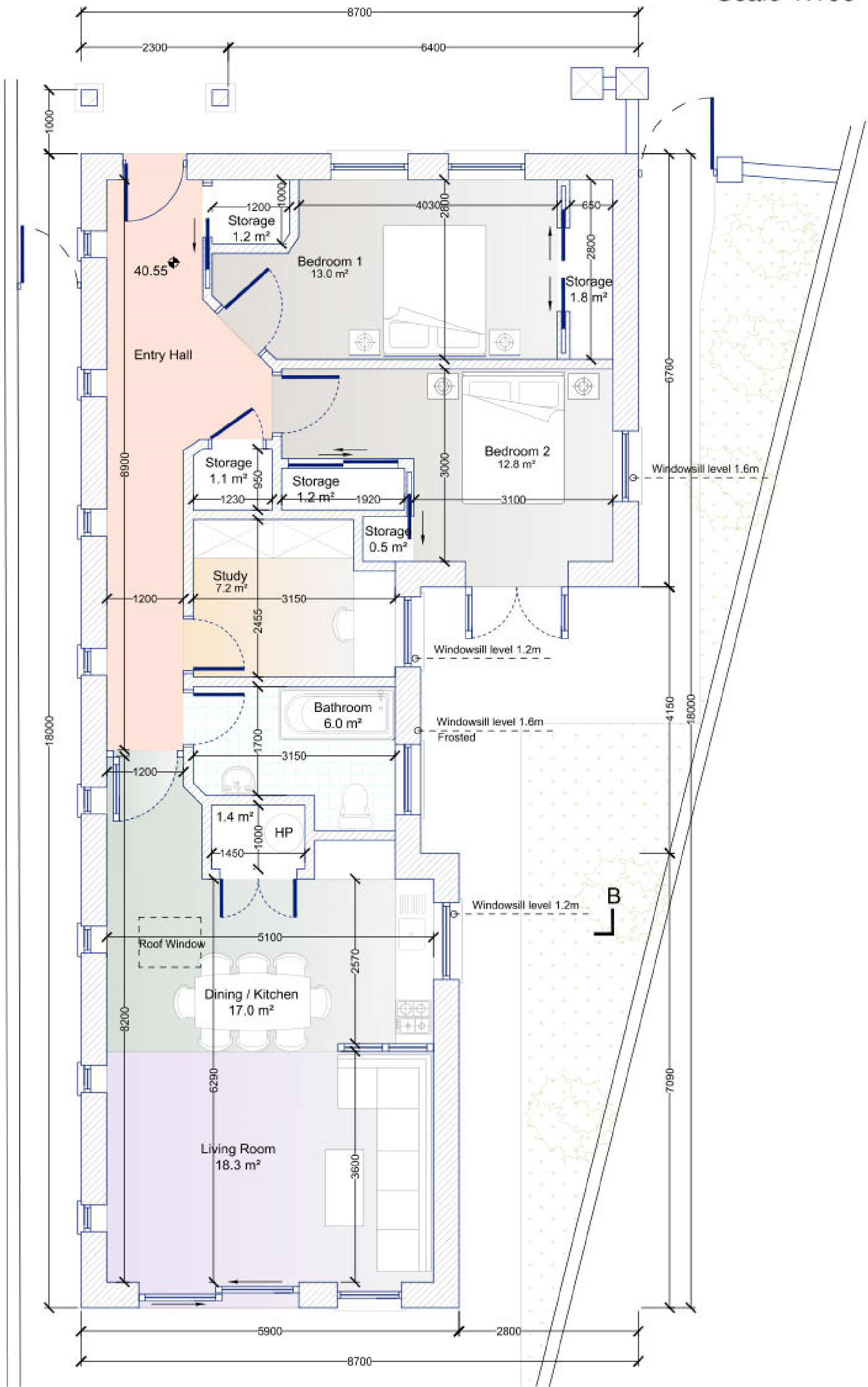
Dwelling C
Side Facade (North-East)
Scale 1:100



Dwelling C
Side Facade (South-West)
Scale 1:100

- Proposed Dwelling C
Total Gross Floor Area: 100 m²
- Bathrooms total area: 6.0 m²
 - Dining / Kitchen total area: 17.0 m²
 - Living Room total area: 18.3 m²
 - Circulation total area: 17.3 m²
 - Study total area: 7.2 m²
 - Bedrooms total area: 25.8 m²
 - Storage total area: 5.8 m²

Dwelling C
Ground Floor Plan
Scale 1:50



Further information
Planning Reg. Ref. WEB1214/24

CLIENT: Eimear O'Hehir	
JOB DESCRIPTION: 3 Proposed Dwellings 93 Beaumont Road, Dublin 9 DO9 R266	
DRAWING TITLE: Dwelling C Facade, plan, sections	
DATE: April 2024	SCALE: As indicated
DRAWN BY: VK	DRAWING REF: 93BR-PD106
CHECKED BY: CK	

CKARCHITECTURE
Design - Planning - Survey - Management



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John F Kennedy Rd, Dublin 12
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contact@ckarchitecture.ie
WWW.CKARCHITECTURE.IE

Grant of Planning Permission

Dublin City Council — Reg. Ref. WEB1214/24

Planning & Property Development Department
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

An Roinn Pleanála & Forbairt Maoine
Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

T: (01) 222 2288

25-Jul-2024

Christophe Krief Christophe Krief,
CK Architecture
CK Architecture
Ashleigh House
John F Kennedy Road
Dublin 12
D12 VE06

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

Application No.	WEB1214/24
Registration Date	21-May-2024
Date of Final Grant	24-Jul-2024
Location	93, Beaumont Road, Beaumont, Dublin 9, D09 R266
Proposal	1) demolition of existing detached single story dwelling, 2) construction of one detached single-story dwelling to rear, 3) construction of two double-story semi-detached dwellings to front, 4) all related works
Applicant	Maureen and Eimear O'Hehir
Application Type	Permission

IMPORTANT NOTE:

Please be advised that a compliance submission can only be submitted in pdf format and by e- mail to compliances@dublincity.ie

- **If you have any queries regarding this Final Grant, please contact the number shown above.**

NOTIFICATION OF GRANT OF PERMISSION

PERMISSION for the development described above has been granted under the Planning & Development Acts 2000 (as amended) subject to the following conditions.

Condition(s) and Reasons for Condition(s)

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made there under 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 21/05/24, 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. A development contribution in the sum of €27, 999.54 shall be paid to the Planning Authority as a contribution towards expenditure that was and/ or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefitting development in the administrative area of the Authority in accordance with Dublin City Council's Section 48 Development Contribution Scheme. The contribution is payable on commencement of development. If prior to commencement of development an indexation increase is applied to the current Development Contribution Scheme or if a new Section 48 Development Contribution Scheme is made by the City Council the amount of the contribution payable will be adjusted accordingly.

Phased payment of the contribution will be considered only with the agreement of Dublin City Council Planning Department. Applicants are advised that any phasing agreement must be finalised and signed prior to the commencement of development.

Reason: It is considered reasonable that the payment of a development contribution should be made in respect of the public infrastructure and facilities benefitting development in the administrative area of the Local Authority.

3. The developer shall comply with the following requirements of the Drainage Division of Dublin City Council:

a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

b) The development is to be drained on a completely separate foul and surface water system.

c) Records of public surface water sewers are indicative and must be verified on site. The Developer must carry out a comprehensive site survey to establish all public surface water sewers that may be on the site. If surface water infrastructure is found that is not on public records the Developer must immediately contact Dublin City Council's DPPDC Section to ascertain their requirements. Detailed "as-constructed" drainage layouts for all diversions, extensions and abandonment of public surface water sewers; in both hard and soft copy in an approved format are to be submitted by the Developer to the Planning Authority for written agreement. Please refer to Section 5 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

d) The development shall incorporate Sustainable Drainage Systems in the management of surface water.

e) The developer shall submit an appropriate flood risk assessment for the proposed development, which identifies and proposes design solutions to mitigate the potential risks from all sources of flooding including coastal, fluvial, pluvial and groundwater. Reference should be made to the DEHLG/OPW Guidelines on the Planning Process and Flood Risk Management published in November 2009 and the Dublin City Development Plan 2022-2028 Strategic Flood Risk Assessment. Prior to commencement of the development the developer shall confirm in writing to the planning authority that the development has been designed such that the risk of flooding to the development has been reduced as far as is reasonably practicable, and that the proposals do not increase the risk of flooding to any adjacent or nearby area.

f) The Developer's submission includes the proposal to construct a soakaway as part of this development. The design and construction of soakaways must comply with the requirements of BRE Digest 365 and CIRIA C753. Full details of these shall be agreed in writing with DPPDC Section prior to commencement of construction.

g) All private drainage such as, downpipes, gullies, manholes, Armstrong junctions, etc. are to be located within the final site boundary. Private drainage is not permitted in public areas, or areas intended to be taken in charge.

h) Proposed new parking area / driveway shall incorporate Sustainable Drainage Systems in the management of surface water so that there is no increase in surface water run-off from the development to the drainage network as per the Dublin City Development Plan 2022-2028.

i) Demolition: Developer must protect all public sewers and ensure that no demolition debris or construction material enters the public sewers.

Reason: To ensure the protection of public drainage infrastructure, and the satisfactory management of surface water runoff and flood risk as a result of the development.

4. The developer shall comply with the following requirements of the Transportation Planning Division of Dublin City Council:

a) The vehicular access shall be retained at its existing width of 3.2m to serve all dwellings and shall not have outward opening gates.

b) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

c) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: In the interest of road safety and orderly development.

5. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Transportation Planning Division and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

6. 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.

7. (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 where a written request with compelling reasons for the proposed deviation has been submitted and approval has been issued by Dublin City Council. Any such approval may be 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.

8. (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.'

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

9. 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.

1. Your attention is drawn to the requirements of the attached "Codes of Practice".

Schedule A: Drainage Division
Schedule B: Transportation Planning Division
Schedule C: Air Quality Monitoring and Noise Control Unit

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 or legislation affecting the proposal, including the requirements of the Building Regulations, and Waste Management Acts.

2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.

3. A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.

4. Please find attached an information note from Irish Water regarding the public water & waste water network.

NOTES TO APPLICANT:

- The decision of Dublin City Council in respect of this development does not imply or infer any approval or right to connect to or discharge wastewater to the public sewer network or the right to connect to the public water supply. The Applicant shall, prior to the commencement of Development, make all necessary arrangements with and get all necessary approvals from Irish Water in relation to wastewater discharges and water connections.
- Refund of Fees submitted with a 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, and 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 the Planning Authority's decision on the second application.

Signed on behalf of the Dublin City Council

For Administrative Officer

Date _____

Planning & Property Development Department
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

An Roinn Pleanála & Forbairt Maoine
Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

T: (01) 222 2288

25-Jul-2024

Advisory Note:

Please be advised that the development types shown below can now be submitted via our online service

Domestic Extensions including vehicular access, dormers /Velux windows, solar panels

Residential developments up to & including four residential units (houses only)

Developments for a change of use with a floor area of no more than 200 sq. m

Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

Shopfronts / signage