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Portobello
Dublin 8

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

Application No.	3904/16
Registration Date	11-Oct-2016
Decision Date	02-Dec-2016
Decision Order No	P3975
Date of Final Grant	18-Jan-2017
Grant Order No	P0187
Location	59, Ranelagh, Dublin 6 D06E2C2
Proposal	The development will consist of: change of use of the ground floor from Nursing Agency to Café; change of use of 1st & 2nd floors from Nursing Agency to a three-bedroom dwelling; works to the front facade include a new shopfront and back-lit sign; interior alterations at ground floor level include new toilets, removal of secondary internal stairs, and associated works; interior alterations to the upper floors include new bathrooms, kitchen and associated works, and a new access door onto rear flat roof and timber screen to part of flat roof and associated works. Access to the dwelling will be from the rear lane.
Applicant	NOC Unlimited Company
Application Type	Permission

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 thereunder are concerned, the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, 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. The developer shall pay the sum of €4,428.00 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 as provided for in the approved Section 48 (Planning and Development Act 2000 as amended) Contribution scheme for Dublin City Council.

The amount due is payable on commencement of development. 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. (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.

4. Noise levels from the proposed development should 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. The rated noise levels from the site (defined as LAeq 1 hour) shall not exceed the background noise level (as defined in B.S. 4142:2014 by 10 dB or more.

Reason: To ensure a satisfactory standard of development and in the interests of residential amenity.

5. The application shall comply with the following waste management requirements in the planning process:

(a) The requirements set out in the separate Bye-Laws for the Collection, Storage and Presentation of both Household and Commercial waste and certain related waste management matters must be adhered to and, in particular, the requirements in the Bye-Laws to segregate waste into separate fractions to facilitate the collection dry recyclable, organic kitchen/garden waste and residual waste.

(b) Bins that comply with IS EN 840 1997 must be used. Ideally, 1,100 Litre bins should be used with dimension of 1.3 metres long by 1.0 metres wide by 1.3 metres high and with a load capacity of approximately 0.5 tonnes. Other types of receptacles may only be used with the written consent of Dublin City Council.

(c) For commercial developments there must be enough storage space for a minimum of 1 no. 1,100 litre bin per 10 bags to be collected. For apartment schemes, these must be sufficient storage space for a minimum of 1 no. 1,100 litre bin per fifteen people availing of the communal apartment collection scheme.

(d) Sufficient space must be provided to accommodate the collection of dry recyclable and organic kitchen waste/ garden waste. Provision should also be made for the collection of glass (separated by colour) in Bottle Banks within the curtilage of the Development. The Total footprint of each of these banks is 4 metres by 2 metres wide. The location must be external, with the sufficient access and clearance for servicing using a crane.

(e) The bin storage areas must not be on the public street and should not be visible or accessible to the general public.

(f) The bin storage areas should be designed so that each bin within the storage area is accessible to occupants/employees of the development (including people with disabilities).

(g) Suitable wastewater drainage points should be installed in the bin storage area for cleaning and disinfecting purposes.

(h) A waste collection contract must be signed with Dublin City Council or a private waste collector who is the holder of a Waste Collection Permit, prior to the commencement of the collection of waste.

(i) Sufficient access and egress must be provided to enable bins to be moved easily from the storage area to an appropriate collection point on the public street nearby. The access and egress area should have no steps and have a minimal incline ramp.

Reason: In order to ensure a satisfactory standard of development.

6. A) Before the use thereby permitted commences, a scheme shall be submitted to, and approved in writing by the Planning Authority for the effective control of fumes and odours from the premises. The scheme shall be implemented before the use commences and thereafter permanently maintained.

B) Extract fumes, if any, shall be minimised, and if necessary treated, using the best available technology. The stack emitting fumes shall be positioned in an area from which the emissions will cause the minimum nuisance.

The fan installed to propel the extract shall be of sufficient power to ensure high exit velocity of the fumes during all weather conditions.

Details of same shall be submitted for the written consent of the Planning Authority, prior to commencement of development on site.

Reason: To ensure a satisfactory standard of development

7. 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.

8. The following requirements of the Council's Drainage Department shall be complied with:

- a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (see www.dublincity.ie Forms and Downloads).
- b) There shall be no discharge of trade effluent to Dublin City Council sewers except under and in accordance with a licence granted by Dublin City Council as required by the Local Government (Water Pollution) Acts, 1977 and 1990
- c) 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.
- d) 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.

Reason: To ensure a satisfactory standard of development.

9. a. The requirements set out in the Bye-Laws for the Storage, Presentation and Collection of Household and Commercial Waste, 2013 or any revision thereof must be adhered to and, in particular, the requirement to segregate waste into separate fractions to facilitate the collection of dry recyclables, organic kitchen/garden waste and residual waste in line with Waste Management (Food Waste) Regulations 2009 (S.I. 508/2009), as amended.

b. The following are also requirements for commercial/industrial developments:

- i) Receptacles that comply with an approved standard must be used, ideally of 1,100 Litre capacity; the use of plastic bags for the presentation of waste for collection is prohibited unless in an authorised designated area.

- ii) Adequate storage space for a minimum of 1 No. 1,100 Litre receptacle.
- iii) Sufficient space must be provided to accommodate the separate collection of dry recyclables and organic food/garden waste.
- iv) Sufficient access and egress must be provided to enable receptacles to be moved easily from the storage area to an appropriate collection point on the public street nearby.
- v) The receptacle storage areas should be designed so that each receptacle within the storage area is accessible to occupants/employees of the development (including people with disabilities)
- vi) Suitable wastewater drainage points should be installed in the receptacle storage area for cleaning and disinfecting purposes
- vii) Waste storage areas should not present any safety risks to users and should be well-lit
- viii) Adequate ventilation of waste storage areas so as to minimise odours and potential nuisance from vermin/flies.

Reason: To ensure a satisfactory standard of development.

10. a) The projecting signage shall be omitted from the development hereby permitted, upon commencement of works, the existing projecting sign shall be permanently removed from site.
- b) Shopfront signage illumination shall be externally illuminated only.
- c) No free-standing advertising structures associated with the proposed development shall be erected on the adjoining public pavement or at the entrance of the cafe.
- d) All windows shall be and glazing shall be kept free of all stickers, posters and advertisements.
- e) Notwithstanding the provisions of the Planning & Development Regulations 2001 - 2016, no further advertisement signs (including any signs installed to be visible through the windows) advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage, or attached to the glazing without the prior grant of planning permission.

Reason: In the interests of visual and environmental amenity.

Notes to applicant:

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 / F: (01) 222 2271

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

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 solely by reason of a planning permission to carry out any development.

Signed on behalf of the Dublin City Council

for Assistant Chief Executive

Date
