

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

Application No.	2629/20
Registration Date	05-Aug-2020
Decision Date	01-Sep-2020
Decision Order No	P4195
Date of Final Grant	19-Oct-2020
Grant Order No	P1013
Location	165, Shanliss Road, Santry, Dublin 9
Proposal	Planning Permission at 165 Shanliss Road, Dublin 9, D09P9V6 for construction of detached 2 storey (3 bed) dwelling with attic level room with rear dormer window in side garden and all associated site works. New vehicular entrance and car parking in front garden to 165 Shanliss Road.
Applicant	[REDACTED]
Application Type	Permission

IMPORTANT NOTE:

Please be advised that from Monday 15/06/20 a compliance submission can only be submitted in pdf format and by e- mail to compliances@dublincity.ie

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 05/08/20, 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 €12,055.89 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 ridge of the roof to the new dwelling hereby approved shall have a height above ground level of no more than 8.11m.

REASON: In the interest of visual and residential amenities

4. The attic accommodation hereby approved shall be used for household storage / home office / study / playroom purposes only.

REASON: To ensure a satisfactory standard of development.

5. No structures, including solar panels, shall be erected on the flat roof of the rear dormer hereby approved.

REASON: To protect existing visual amenities.

6. All waste water and rain water downpipes, hoppers, etc. shall be located on the east elevation of the dwelling.

REASON: To protect existing visual amenities

7. The rear dormer shall be clad in metal to a similar colour as the roof tiles.

REASON: To protect existing visual amenities

8. The boundary onto Shanliss Gardens to the rear of the rear building line of the new dwelling shall be a 1.8m high block wall suitably capped and rendered with the render matching that of the new dwelling. At the rear of the site a similar 1.8m high wall shall be erected between the vehicle entrance and the rear boundary of the existing rear garden with the access way and the rear garden of the new dwelling being fully separated. The existing low boundary wall with No. 14 Shanliss Gardens shall be retained as is. To the front the boundary shall be railings above a stone/concrete plinth to 1.2m height.

REASON: To protect residential amenities

9. The existing garage and access driveway shall be retained permanently for the sole use of the residents of the new dwelling and the garage shall be physically and legally separated from No. 165 Shanliss Road.

REASON: To ensure a satisfactory standard of development

10. One car parking space only shall be provided to the front garden of No. 165 Shanliss Road measuring 5m x 3m with the remainder of the front garden set out and permanently retained in soft landscaping/planting.

REASON: In the interest of orderly development.

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

- a) The vehicular access from Shanliss Gardens shall be for the use of the new dwelling.
- b) The proposed driveway entrance along Shanliss Road shall not exceed 3 metres in width and shall not have outward opening gates.
- c) Footpath and kerb to be dished and new entrance provided to the requirements of the Area Engineer, Roads Maintenance Division.
- d) 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.
- e) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

REASON: To ensure a satisfactory standard of development in the interest of public safety

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

a) The development 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) Records of public surface water sewers are indicative and must be verified on site.

c) The development is to be drained on a completely separate system with surface water discharging to the public surface water system.

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

e) The Developer's submission includes a 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 C522.

f) The Developer shall ensure that an appropriate Flood Risk Assessment, in accordance with the OPW Guidelines and the Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment, is carried out for the proposed development.

g) The outfall surface water manhole from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

h) All private drainage 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.

13. The trees on the public verge immediately outside the site on Shanliss Gardens shall be adequately protected during the period of construction as per BS 5837. (The tree protection measures shall have regard to the Guidelines for Open space Development and Taking in Charge, copies of which are available from the Parks and Landscape Services Division).

REASON: In the interests of amenity, ecology and sustainable development

14. Notwithstanding the provisions of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended), no extensions, garages, stores, offices or similar structures, shall be erected without the prior grant of planning permission.

Reason: In the interests of residential and visual amenity and in order to ensure sufficient private open space be retained for the new dwelling.

15. 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.

16. 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.

17. (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.

18. 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.

19. 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.

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.

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

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

T: (01) 222 2288

21-Oct-2020

Signed on behalf of the Dublin City Council

for Assistant Chief Executive

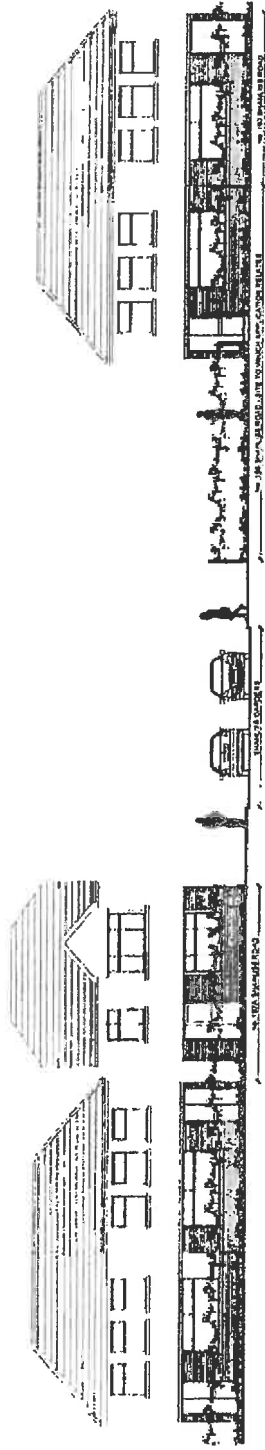
Date

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

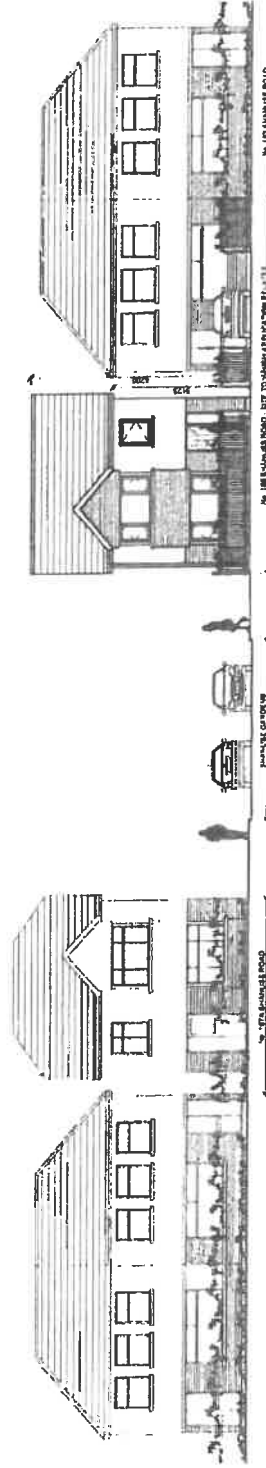
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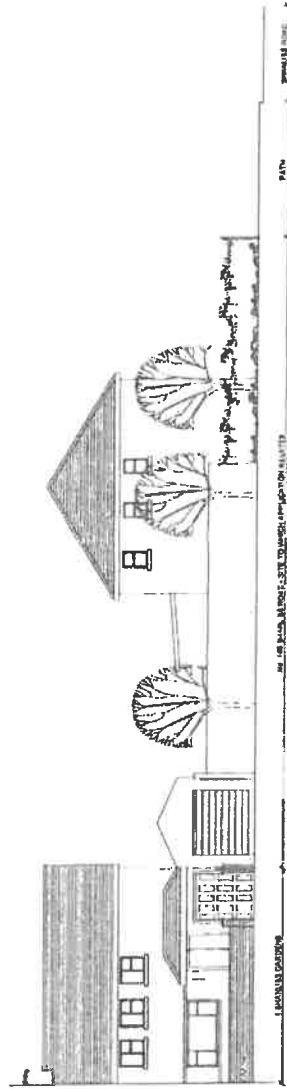
21-Oct-2020



EXISTING CONTIGUOUS ELEVATION
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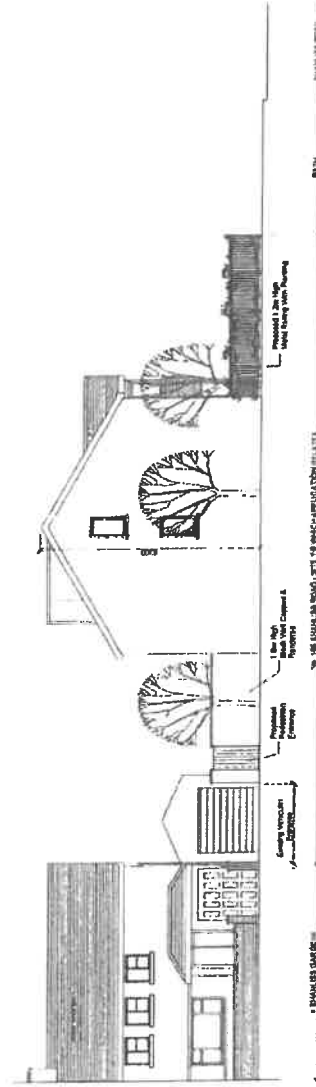


PROPOSED CONTIGUOUS ELEVATION
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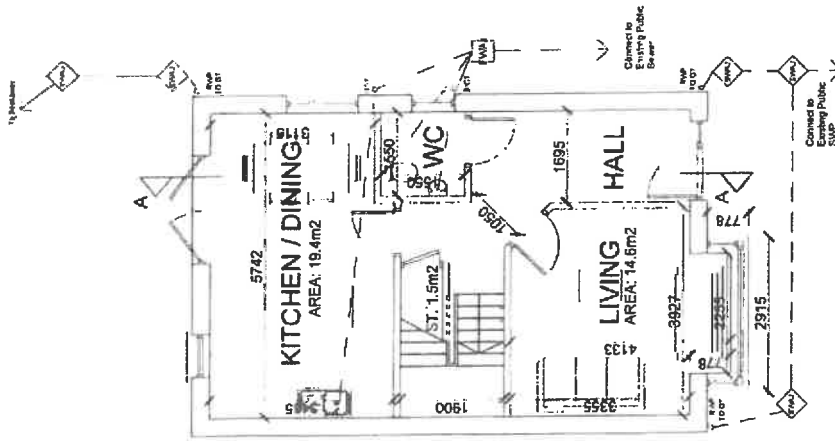
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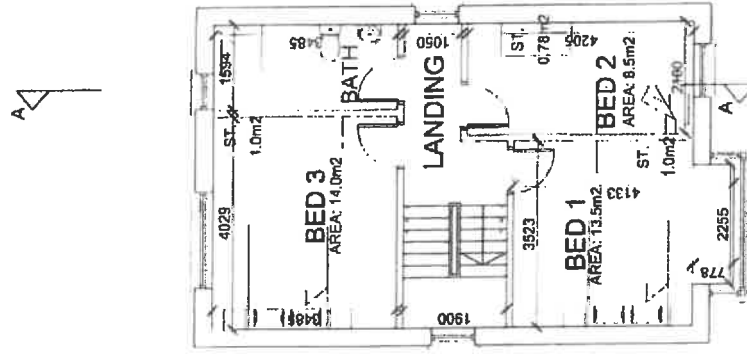


PROPOSED CONTIGUOUS ELEVATION

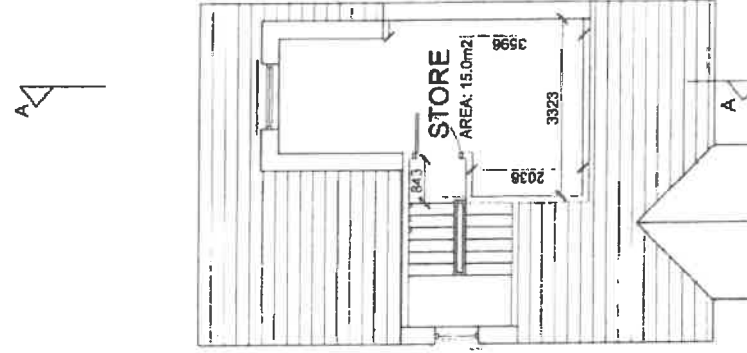
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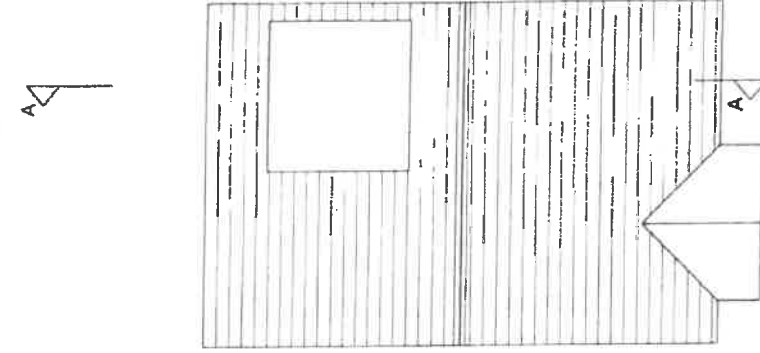
PROPOSED GROUND FLOOR PLAN
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PROPOSED FIRST FLOOR PLAN
SCALE: 1:100



PROPOSED SECOND FLOOR PLAN
SCALE: 1:100



PROPOSED ROOF PLAN
SCALE: 1:100