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71 Lower Baggot Street
Dublin 2

Notification of Grant of Permission
PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED

Final Grant Order No.: PF/0385/18	Date of Final Grant : 20-Mar-2018
Decision Order No. : PF/0172/18	Date of Decision: 08-Feb-2018
Register Reference: F17B/0291	Registration Date : 11-Dec-2017

Applicant: Colm & Nuala Hegarty

Development: Permission for (a) Material alterations to the existing single storey building (108m²) to include an extension to the south of the building and the replacement of existing roof (Ridge Height 4.3m from FGFL) with a new roof with dormer style windows (Ridge height 6.8m from FGFL) to provide for a habitable first floor and an increase of floor area by 107m² with a new total floor area of 215m². (b) The demolition of existing single storey porch and replacement with new porch with roof. (c) The demolition of existing shed to south east of site (24m²) (d) the construction of new domestic garage to replace existing shed (18m²). (e) Relocation of site entrance from existing South West location to North West of site to provide improved Sight Line. (f) all site, drainage and ancillary works associated with the development.

Location: Longshore Cottage, Burrow Road, Portrane, Co Dublin

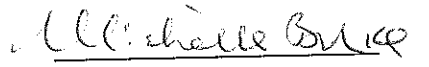
Floor Area: 232 sq.m. **Permitted Floor Area:** sq.m

Time extension(s) up to and including

Additional Information Requested / Received /

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

20-Mar-2018

Conditions and Reasons

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 opens at first floor level in the northern elevation serving Bedrooms No. 3 and No. 4 as indicated on Drawing Number 16-50-P-500 shall be permanently fitted with obscured glazing. The use of film is not permitted.

REASON: In the interest of residential amenity.

3. Prior to the commencement of development elevational drawing and full details of the proposed boundary walls and gate piers to the roadside edge shall be submitted for the written agreement of the Planning Authority. The external face of the wall and piers shall have a plaster finish.

REASON: In the interests of visual amenity.

4. The developer shall comply in full with the following:
 - a) Prior to construction, the developer shall submit details for the written agreement of the Planning Authority of the proposed soakaway including distance from boundaries, existing dwellings/buildings, on site treatment systems, size of soakaway, and calculations for the determination of the size of the soakaway and the time of emptying calculation, all based on site specific infiltration test results. The dates, times, and photographs of the trial hole for the infiltration test shall be included with the measured result for the site specific infiltration test.
 - b) Soakways shall comply with BRE Digest 365, the GSDSDS, be designed to accommodate a 30 year storm event, include for climate change, use local rainfall data, and shall be at least 5 m from any structure and 3 m from any boundary.
 - c) No surface water/rainwater shall discharge into the foul sewer system under any circumstances.
 - d) The surface water drainage shall be in compliance with the 'Greater Dublin Regional Code of Practice for Drainage Works Version 6.0' FCC April 2006.

REASON: In order to comply with the Sanitary Services Acts.

5. The following shall be complied with in full:

The developer shall apply for and sign a connection agreement with Irish Water, where it is proposed to connect to a public water/ wastewater network operated by Irish Water. The developer shall adhere to the standards and conditions set out in said agreement.

Note: In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure shall be subject to the constraints of the Irish Water Capital Investment Programme.

REASON: In the interests of public health and in order to ensure adequate drainage provision.

6. The developer shall comply in full with the following:
 - a) The footpath and kerb shall be dished to the satisfaction of the Planning Authority.
 - b) The vehicular entry-splay (i.e. the paved area lying between the edge of road carriageway and the gates/piers of the site entrance shall be constructed in a bound road material or other suitable material to a detail approved by the area engineer, Road Maintenance.
 - c) All the above works shall be carried out at the developer's expense according to the Specification and Conditions of Fingal County Council.

REASON: In the interest of traffic safety.

7. That all necessary measures be taken by the contractor including wheel wash facilities, 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.

8. That all public services to the proposed development, including electrical, telephone cables and associated equipment be located underground throughout the entire site.

REASON: In the interest of amenity.

9. That all external finishes harmonise in colour and texture with the existing premises and detailed specifications indicated on Drawing Ref. 16-50-P-500.

REASON: In the interest of visual amenity.

10. 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.

REASON: In the interest of clarity and to ensure proper planning and sustainable development.

11. The site and building works required to implement the development shall only be carried out between 0800 hours and 1800 hours Monday to Friday and between 0830 hours and 1400 hours on Saturdays and not at all on Sundays or Bank Holidays.

REASON: To safeguard the amenities of the area.

12. The domestic garage shall be used solely for purposes incidental to the enjoyment of the dwelling house and shall not be used for habitable purposes or for the carrying on of any trade or business.

REASON: To preserve the residential amenities of the area.

13. The developer shall pay the sum of €5,792.00 (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 and/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting 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 provision 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 which is provided, or which is intended to be provided by, or on behalf of the Local Authority.

Note on above Condition:

Please note that with effect from 1st January 2014, Irish Water are now the Statutory Body responsible for both water and waste water services (excluding surface water). Accordingly, the contribution payable has been reduced by the amount of the contribution associated with these services. A separate charge will be levied by Irish Water in relation to the provision of water and/or wastewater treatment infrastructure and connections to same. Further details are available on the Irish Water website www.water.ie, Tel. (01) 6021000.

Note 1: The applicant is advised that under the provisions of Section 34(13) of the Planning and Development Act 2000 a person shall not be entitled solely by reason of a permission to carry out any development.

Note 2: the applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE:

All buildings must now be designed and constructed in accordance with the Building Regulations. The Building Control (Amendment) Regulations, 2009 came into effect on 1st October 2009.

With the exception of houses and certain agricultural buildings, a Fire Safety Certificate/Revised FSC (please refer to Regs) is required for all buildings (including

apartments and flats), extensions and alterations and changes of use which are covered by the Building Regulations.

A Commencement Notice (Building Control Regulations 1997 to 2009) must be submitted to the Building Control Authority (not less than 14 days and not more than 28 days before development commences) in respect of all buildings other than

- Buildings which require a Fire Safety Certificate under the Regulations and where a person intends to commence work on the construction of a building before grant of the relevant Fire Safety Certificate. (See 7 Day Notice below)
- Exempted development for the purposes of the Planning and Development Act 2000 and the Regulations made thereunder.

Disability Access Certificates/Revised Disability Access Certificates: from the 1st of January 2010, a certificate of compliance with respect to Part M of the Second Schedule of the Building Regulations (Disability Access Certificate) shall be required in respect of all works or a building to which Part III (Fire Safety Certificates) refers.

A 7 Day Notice is required where a person intends to commence work on the construction of a building before grant of the relevant Fire Safety Certificate. The Notice must be submitted not less than 7 days in advance of commencement of work and must be in accordance with the requirements of Article 20A(2) of the 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 & DEVELOPMENT ACTS 2000, AS AMENDED.



Information Note - Public Water and Waste Water Networks

Connections

On the 1st of January 2014 Irish Water became the statutory body with the responsibility for all water services, both water and waste water. The provision of a water services connection will be carried out by Irish Water in partnership with each Local Authority.

Any persons seeking a connection to any of Irish Water's networks should make an application in the first instance to their Local Authority who will act on behalf of Irish Water in processing the application.

A Connection Agreement between Irish Water and the applicant will be required, prior to any connection being agreed, and will set out the conditions and charges to be applied to the connection. Details, including availability of application forms, are to be found on each Local Authority website.

It should be noted that Planning Authorities can no longer levy water and wastewater development charges and that these will now be incurred as part of the connection charge, if applicable.

Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network, either directly or indirectly, or to otherwise take a water supply without the agreement of Irish Water.

Similarly under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premises to the public waste water collection network, either directly or indirectly, without the agreement of Irish Water.

INFORMATION for the purposes of Building Control;-

- **IMPORTANT NOTE NOW THAT YOU HAVE RECEIVED PLANNING PERMISSION or ARE INTENDING TO CARRY OUT BUILDING WORKS.**

BEFORE ANY BUILDING WORKS TAKES PLACE ON YOUR SITE YOU WILL NEED TO CHECK THE FOLLOWING Pre-Development Planning Conditions, Commencement Notice, Construction Products Regulations (CPR) (Regulation (EU) No. 305/2011) .

- **IF SOME OR ANY OF THESE ARE OMITTED YOUR BUILDING MAY BE AN UNAUTHORISED BUILDING AND YOU MAY BE GUILTY OF AN OFFENCE AND/OR YOU MAY BE SUBJECT TO PENALTIES.**
- **YOU SHOULD ALSO BE AWARE THAT IF YOU OMIT TO SUBMIT A VALID COMMENCEMENT NOTICE TO YOUR LOCAL AUTHORITY YOU MAY BE UNABLE TO GET A COMPLETION CERTIFICATE AND THIS MAY HAVE SERIOUS LONG TERM CONSEQUENCES.**

(The information is for guidance purposes only and does not purport to be a legal interpretation or constitute legal or professional advice.)

1. Pre-Development Planning Conditions;

1. If there are any Pre-Development conditions on the schedule of conditions attached to your planning permission you should give your immediate attention to them prior to the commencement of your development.

Note: All conditions must be complied with in full as failure to do so will render your permission invalid and may result in the initiation of enforcement proceedings for compliance with same

2. Commencement Notice; www.localgov.ie

In accordance with the Building Control Regulations you are obliged to submit a Commencement Notice prior to commencement of the development and it must be received by the BCA not less than 14 days and not more than 28 days before you wish to commence. Commencement Notice forms may be downloaded from www.localgov.ie, @ BCMS. Please complete same and submit on-line to BCMS.

- (a) A completed copy of the commencement notice which must be signed by the owner of the works and must (refer to section 9 S.I. No 9 of 2014) be to be accompanied by the following;
 - a. General Arrangement Drawings
 - b. A schedule of design documents as are currently prepared or to be prepared
 - c. An online- assessment via the Building Control Management System of the proposed approach to compliance with the requirements of the Building Regulations 1997 to 2014;
 - d. The preliminary inspection plan
 - e. A Certificate of Compliance (Design)
 - f. Notices of Assignment in respect of the Builder who will carry out the works and of the Assigned Certifier who will inspect and certify the works, and
 - g. Certificates of Compliance signed by the Builder and the Assigned Certifier undertaking to carry-out their roles in accordance with the requirements of the Building Regulations.

With regard to the above, please note that:

1. The Designer and the Assigned Certifier must be a Chartered Engineer, or Registered Architect or Registered Surveyor
1. A Competent Builder must execute the work

2. Your drawings must show details of how your Building will comply with the Building Regulations - drawings submitted for planning permission purposes are not typically building control compliance drawings.
3. The commencement notice and accompanying documentation must be filed electronically via the online Building Control Management System. Where notices and documentation are submitted in written format, the building control authority will arrange for scanning and uploading of same for which an administrative charge will apply and statutory deadlines relating to such notices may be delayed by up to seven days.

(Note: Statutory approvals relating to fire safety and disabled access continue to apply where relevant and are not affected by the above changes).

For more information; <http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/>

3. Construction Products Regulations (CPR) (Regulation (EU) No. 305/2011) **CE MARKING of construction products covered by harmonised European Standards is mandatory, when the construction product is placed on the market.**

You need to ensure that you appoint competent professionals.

Whilst the CPR concerns itself with the conditions which apply when placing a construction product on the market, clients, specifiers, designers and builders etc. should be aware of the following when incorporating construction products into building works:

1. When drawing up specifications, refer to the harmonized technical specifications and specifically to the performance requirements of individual characteristics when necessary,
1. When choosing the products most suitable for their intended use in construction works, review the manufacturer's Declaration of Performance,
2. Check National Annexes or Standard Recommendations which give guidance on appropriate minimum performance levels for specific intended uses of the product in Ireland. NSAI host this information at www.nsai.ie, and

NOTE; All works should be carried out using "proper materials...which are fit for the use for which they are intended and for the conditions in which they are to be used" to ensure compliance with the Building Regulations. For further information on the Building Regulations see <http://www.environ.ie/en/DevelopmentHousing/BuildingStandards/>