

**An Roinn Pleanála & Forbairt Maoine**

Bloc 4, Urlár 3, Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

**Planning & Property Development Department,**

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

t. (01) 222 2288

e. [planning@dublincity.ie](mailto:planning@dublincity.ie)

21-Oct-2019

Brennan Furlong Architects  
129, North Strand Road  
North Strand  
Dublin 3

Application No.	WEB1513/19
Registration Date	26-Aug-2019
Decision Date	17-Oct-2019
Decision Order No	P5361
Location	15, Kincora Court, Clontarf, Dublin 3
Proposal	Planning Permission is sought for amendments to previously granted permission, Reg Ref WEB144918. Amendments to previous design to comprise, reduced floor area to proposed two-storey detached house, alterations to building position, form and fenestration, associated alterations to internal layouts, and provision of car-parking space to rear of the site. All along with associated landscaping and site works.
Applicant	Kerry Thompson & Suzanne Bollard
Application Type	Permission

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

**NOTIFICATION OF DECISION TO GRANT PERMISSION**

In pursuance of its functions under the Planning & Development Acts 2000 (as amended) Dublin City Council, being the Planning Authority for the City of Dublin has by order dated 17-Oct-2019 decided to GRANT PERMISSION for the development described above, subject to the following condition(s).

**CONDITION(S) AND REASON(S) 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,

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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 €8,933.76 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. The development shall be revised as follows:

a) The front boundary wall shall be omitted.

b) The dwelling should be repositioned 300mm to the south so that the side access passage between the proposed dwelling and the parent property No.15 Kincora Court is reduced to an overall width of 1 metre.

Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing by the Planning Authority, and such works shall be fully implemented prior to the occupation of the buildings:

Reason: In the interests of visual amenity

4. The terms and conditions of the permission for the original development, which was issued under Reg. Ref. WEB1449/18 shall be fully complied with, except were modified by this permission.

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Reason: To provide for an acceptable standard of development.

5. Notwithstanding the provisions of the Planning & Development Regulations 2001 (as amended), no boundary treatment shall be erected forward of the front building line of the dwelling to subdivide the dwellings without the prior grant of planning permission.

Reason: In the interests of visual amenity

6. 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.

The applicant should note that development on foot of this **Decision to Grant** may not commence before a notification of final grant has been issued by the Planning Authority or An Bord Pleanála following consideration of an appeal.

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 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.

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 the applicant to construct a development that would oversail, overhang or otherwise physically impinge

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upon an adjoining property without the permission of the adjoining property owner.

4. Any observations or submissions received by the Planning Authority in relation to this application have been noted.

Note 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.
- Appeals must be received by An Bord Pleanála within FOUR WEEKS beginning on 17-Oct-2019. (N.B. this is not the date on which the decision is sent or received). This is a strict statutory time limit and the Board has no discretion to accept late appeals whether they are sent by post or otherwise. The appeal MUST BE FULLY COMPLETE in all respects - including the appropriate fee - when lodged. It is not permissible to submit any part of it at a later date, even within the time limit.
- 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.
- Notice is hereby given that Dublin City Council at its Monthly Meeting of Council held on 3rd December 2018 approved that the SCSI Tender Price Indexation rate of 7.2% is applied to the industrial/commercial development levy rate of the Scheme with effect from the 1st January 2019.
- In relation to Compliance conditions two copies of compliance drawings and four copies of the Construction Management Plan (if applicable) will be required by the Planning Authority. An electronic version of a compliance submission may be submitted in pdf. format to [compliances@dublincity.ie](mailto:compliances@dublincity.ie)

**Signed on behalf of the Dublin City Council:** \_\_\_\_\_

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

Clárlann / Cinntí Pleanála  
An Roinn Pleanála agus Forbartha, Clárlann / Cinntí  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8  
Registry T: (01) 222 2149 / F: (01) 222 2675  
Decision T: (01) 222 2288 / F: (01) 222 2271

Date 21-Oct-2019

**For Assistant Chief Executive**