

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

Application No.	3736/13
Registration Date	19-Dec-2013
Decision Date	12-Feb-2014
Decision Order No	P0354
Date of Final Grant	26-Mar-2014
Grant Order No	P0761
Location	Grattan Court East, Dublin 2
Proposal	Residential development on a site of 640sqm at Grattan Court East, Dublin 2, consisting of a vacant lot at No.18 Grattan Court East, the adjoining former Grattan Motors premises at Nos. 13-17 Grattan Court East and the adjoining dwelling at No.12 Grattan Court East. The development will consist of the demolition of the existing buildings on the site, namely the two storey garage with offices above at Nos. 13-17, and the two storey dwelling at No.12 Grattan Court. The development will also consist of the construction of 5 no. part 3 storey, part 4 storey 3 bedroom terraced houses with entrance, and secure car and bicycle parking accessed from 5 individual access points on Grattan Court East, with individual gardens and roof terraces at third floor facing onto the street. The development will also include for 2 no. 3 bedroom apartments in a part 3 storey, part 4 storey building at the east end of Grattan Court East, with entrances and 2 shared car spaces and bicycle parking accessed from Grattan Court East, the lower apartment having a private garden at ground level with a winter garden at first floor, the upper having a winter garden at third floor and a roof terrace at third floor facing onto the street. The development will also include for associated site development and landscaping works.
Applicant	DD Homes Ltd.
Application Type	Permission

NOTIFICATION OF GRANT OF PERMISSION

PERMISSION for the development described above has been granted under the Planning & Development Acts 2000 – 2011 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. Prior to the commencement of development, details of the materials, colours and textures of all external finishes including samples, shall be submitted to and agreed in writing by the Planning Authority.

Reason: In the interests of orderly development and the visual amenities of the area.

3. Prior to the commencement of development, the developer shall submit and agree in writing details of screens for the roof terraces with the Planning Authority. The approved screens shall be erected prior to occupation of the residential units.

Reason: In the interest of protecting residential amenities.

4. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Roads Streets & Traffic Department and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

5. 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.

6. 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.

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.

7. 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.

8. Notwithstanding the provisions of Schedule 2, Part 1 of the Planning and Development Regulations 2001 - 2010, 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.

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

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).

Any connection from this development to the public sewer network will be at the developer's expense, and will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled their requirements including the payment of any financial levies. A drainage licence will be required from the Drainage Division. Developers are not permitted to connect to the public sewerage system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense.

The outfall manholes from this development must be constructed in accordance with the Code of Practice for Development Works - Drainage.

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.

There is an existing public sewer running adjacent to the site. A clear distance of three metres shall be maintained between sewers and all structures on site. The exact location of this pipeline must be accurately determined onsite prior to construction work commencing. No load shall be placed on this sewer. Any damage to it shall be rectified at the developer's expense.

The development shall incorporate Sustainable Drainage Systems as outlined in the Civil Engineering Infrastructure Report submitted by Barrett Mahony Consulting Engineers.

Demolition: The Developer shall take care to protect all public sewers that may be affected by these demolition works, in particular no debris should be allowed to enter the public sewerage system. Where possible the Developer must disconnect and cap all drainage links from the private site in order to prevent any demolition debris entering the public network.

All pipes to be constructed in the pavement and carriageway of the proposed development must be of a minimum diameter of 225mm and be made of concrete or clayware.

All surface water discharge from this development must be attenuated to two litres per second per hectare.

Reason: In the interest of orderly and sustainable development.

10. The developer shall comply with the following requirements of the Roads and Traffic Planning Division:

- a. Prior to commencement of development the applicant shall contact Roads and Traffic Department in writing with regard to widening the footpath along the boundary of the site and relocating on-street car parking on Grattan Court East. All works shall be at the applicant's expense.
- b. One car parking space shall be permanently allocated to each apartment unit and numbered as such. Car parking spaces shall not be sold, rented or otherwise sub-let or leased to other parties.
- c. Driveway entrance shall be at least 2.5m or at most 3.6m in width and shall not have outward opening gates.
- d. Footpath and kerb to be dished and new entrance provided to the requirements of the Area Engineer, Roads Maintenance Department.
- e. All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of development, shall be at the expense of the developer.

Reason: In the interest of orderly and sustainable development.

11. The developer shall comply with the following requirements of the City Archaeologist:

- a. The developer shall retain a suitably qualified licensed-archaeologist to advise regarding the archaeological implications of site clearance, demolition and/or construction methodology and to make appropriate recommendations for mitigation including detailed survey as necessary.
- b. The developer shall allow for the resolution of archaeology (both on site and necessary post excavation) in the project budget and timetable.
- c. The developer's archaeologist shall undertake licensed archaeological monitoring of all demolition and sub-surface works associated with the development including the breaking and removal of any floor slabs, levelling of ground etc.
- d. The archaeologist shall consult with and forward their Method Statement in advance of commencement to the City Archaeologist.
- e. In the event of archaeological features being located in the course of the monitoring, the developer shall facilitate the archaeologist in fully recording such features, including if necessary the archaeological excavation of such features. In the event of significant archaeological features on site, the archaeologist retained by the developer shall immediately contact the City Archaeologist. The City Archaeologist (in consultation with the National Monuments Service, Department of Arts Heritage and Gaeltacht) shall determine the further archaeological resolution of the site.
- f. A written and digital report (on compact disc) containing the results of the archaeological monitoring shall be forwarded on completion to the City Archaeologist and National Monuments Service, Department Arts Heritage and Gaeltacht.
- g. Following submission of the final report to the City Archaeologist, where archaeological material is shown to be present, the archaeological paper archive shall be compiled in accordance with the procedures detailed in the Dublin City Archaeological Archive Guidelines (2008 Dublin City Council) and lodged with the Dublin City Library and Archive, 138-144 Pearse Street, Dublin 2.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

12. 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.

13. Prior to the commencement of development, the developer shall lodge with the planning authority a deposit, a bond of an insurance company/bank, or security to secure the satisfactory completion, and maintenance of services (including maintenance until taking-in-charge by the Local Authority of roads, open spaces, car parks, public lighting, sewers, watermains and drains.) The form and amount of the security shall be as agreed between the planning authority and the developer, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development.

In the event that land to be used as open space is taken in charge, the title of any such land must be transferred to Dublin City Council at the time of taking in charge.

Reason: To achieve a satisfactory completion of the development.

14. (a) Prior to the commencement of development, the applicant shall delineate on a map those areas which are to be taken in charge for written agreement of the Planning Authority. In relation to those areas not taken in charge a Management Company shall be set up. The Management Company shall provide adequate measures for the future maintenance and repair in a satisfactory manner of private open spaces, roads, footpaths, car park and all services, together with soft and hard landscaping areas, where not otherwise taken in charge by the Local Authority.

Reason: In the interests of the future maintenance of this private development, in the interests of residential amenity and the adequate provision of community facilities.

15. Before this development commences, a financial contribution in the sum of Euro 27,388.80 shall be paid by the Applicant to Dublin City Council under Section 48 of the Planning and Development Acts 2000- (as amended) .The contribution shall be payable prior to commencement of development or as otherwise agreed by the Council. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the Dublin City Council Development Contribution Scheme 2013-2015.

Reason: Investment by Dublin City Council in public infrastructure and facilities benefiting development in the area, and that is provided, or that is intended will be provided, by or on behalf of the Council. It is considered appropriate and reasonable that the developer should contribute to the cost of same.

Note :

From the 1st of January 2014, Irish Water are now the statutory body responsible for both water supply and waste water services, including the collection of any charges that may be associated with the provision of these services.

- Accordingly the level of contributions applied by Dublin City Council to decisions from the 1st of January 2014, under the current Section 48 Development Contribution Scheme have been reduced by 25% (per square metre of approved development), to take into account the contribution associated with these services. The reduction has been applied to this decision.
- Dublin City Council retains control and responsibility for surface water and flood alleviation works.

Signed on behalf of the Dublin City Council

Brendan Johnston
for Assistant City Manager

Date _____

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.

Please find attached an information note form 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.