



Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

DM 6.12.13
SN 6.12.13

Planning Department
Civic Offices, Wood Quay, Dublin 8

An Roinn Pleanála
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

T. 01 222 0400 E. planning@dublincity.ie www.dublincity.ie

2 boxes

PLANNING APPLICATION FORM – Part 1

For Office use only		€160 Receipt No: 08972		Plan No: 3736/13	
Checked by: S. J. H. (underpin €160)	History Files		Date Received		
Receipt No. 8484	0268/13	PAC0339/13			
Amount € 455	5041/06	2337/06			

PLEASE READ INSTRUCTIONS BEFORE COMPLETING FORM - ALL QUESTIONS MUST BE ANSWERED

1. Type of application:

Permission Outline Permission

Retention Permission Permission on foot of Outline Permission

Place X in appropriate box.

Where permission on foot of outline permission is being applied for, quote outline permission Plan No. N/A

DCC PLAN NO. 3736/13
RECEIVED 19 DEC 13

2. Postal address of site or building: (if none, give description sufficient to identify):

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.

3. Full Name of applicant (not agent), [Please note initials not acceptable]

DD Homes Ltd

Address to be supplied at the end of this form (Question 27)

4. Where the applicant is a company registered under the Companies Acts 1963–1 following:

Registered address of Company: 2ND Floor, Zoe House, 54 Dawson St, Dublin

Registered Number of Company: 519624

Names of Company Directors: Georgina Conroy
Joseph Noel Leonard
Andrew Melrose

5. Person/Agent acting on behalf of the Applicant (if any)

Derek Tynan FRIAI, DTA Architects

Address to be supplied at the end of this form (Question 28)

DUBLIN CITY COUNCIL
DD Homes Ltd. intends to apply for Permission for a residential development on a site of 640 m² 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 with 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. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

6. Brief description of nature and extent of proposed development, including reference to number and height of buildings, protected structures, etc. where appropriate.
(This should correspond with the wording of the newspaper and site notice.)

Application for Permission for a residential development on a site of 640 m² 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 with 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.

7. (a). State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.):

Freehold

- (b). If applicant is not the owner, state name and address of owner and include documentary evidence of consent of the owner to make the application.

N/A

*** If applicant holds a Leasehold Interest from Dublin City Council in the property/site, a written letter of consent to make the application must be obtained from Development Dept. (Please contact Development Department, Block 3, Floor 2, – Tel: 01 2222911)**

8. In the case of CURRENT buildings to be retained on site, please state: N/A

Address	Floor	Present use(s) or previous use where retention permission is sought (or use(s) when last used – date when last use ceased should be indicated)	Area of each use (m ²)	Proposed use(s) or use(s) it is proposed to retain	Area of each use (m ²)

9. (i) Does the proposal involve demolition, partial demolition or change of use of any habitable house* or part thereof?

YES

(ii) Does the proposal involve the demolition of a building which forms part of a terrace of buildings or which abuts onto another building in separate ownership?

YES

(iii) In the case of a habitable house* please state if occupied and give details of occupancy:

Currently occupied – to be vacated in February 2014

*A "habitable house" is a building or part of a building which

(a) is used as a dwelling *or*

(b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling, *or*

(c) was provided for use as a dwelling but has not been occupied

10. In all types of development, please state:

DCC PLAN NO. 3736/13
RECEIVED 19 DEC 13

(a) Total site area

640 m²

(b) Floor area* of buildings proposed to be retained within site

0 m²

(c) Floor area* of new buildings proposed within development

987 m²

(d)(i) Total floor area* of proposed development (i.e. new and retained)

987 m²

(ii) In the case of existing residential extensions, exempt or not, please state floor area

N/A m²

(e) Floor area* of buildings to be demolished

670 m²

(f) Total Non-Residential floor area*

0 m²

(g) Proposed plot ratio

1.54: 1

(h) Proposed site coverage

65 %

11. If the proposal involves the provision of Child Care/Crèche facilities please state:

No. child care spaces

N/A

Total floor area*

N/A

12. In the case of residential development please provide:

For all residential applications please complete separate Schedule clearly indicating total floor area of each individual residential unit type.

(a) A breakdown of residential mix:

Number of	Studio/ Live Work	Granny Flat	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses					5			5
Apartments					2			2
No. of carparking spaces to be provided	7							7

(b). Total net floor area** 987 m2 (c). Total gross floor area* 987 m2
 [Note 2 No. duplex apartments have no common circulation area – both have individual private entrance from ground level]

* Gross floor area i.e. the total floor space on each floor measured from the inside of the external walls.

**Gross floor area minus common circulation areas

13. In the case of mixed development (e.g. Residential, Commercial, Industrial etc.), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross Floor area in m ²
Residential	987 m2

14. Fee Payable

€ 455.00

Basis of calculation:

Class No.	Calculation	Amount	Class No.	Calculation	Amount
1	7 no. @ € 65	€ 455.00			€
		€			€

If exemption from payment of fees is being claimed, evidence to prove eligibility or exemption in accordance with Article 157 of the Planning & Development Regulations 2001 must be submitted.

Classes of fees are set out in Explanatory Notes

15. Approved newspaper in which notice was published

Date of publication

Date of erection of site notice(s)

16. (i) Does the development involve a **PROTECTED STRUCTURE (and/or its curtilage)** or a **proposed PROTECTED STRUCTURE (and/or its curtilage)**?

Yes No *Place X in appropriate box*

(If **yes**, the newspaper and site notice must indicate this fact).

(ii) Does the proposed development consist of work to the exterior of a structure that is located in an Architectural Conservation Area (A.C.A.)?

Yes No *Place X in appropriate box*

DCC PLAN NO. 5736/13
RECEIVED 19 DEC 13

17 (a) Are you aware of any valid planning applications previously made in respect of this land/structure

Yes No *Place X in appropriate box*

If **yes** please state planning reference number(s) and date(s) of receipt of the planning application(s) (if known)

Reference Number(s).	Date(s)
5041/06	12.09.2006
2337/06	04.04.2006

If a valid planning application has been made in respect of this land or structure in the six months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.

(b) Is the site of the proposal subject to a current appeal to an Bord Pleanála in respect of a similar development?

Yes No *Place X in appropriate box*

If **yes**, please state An Bord Pleanála Reference No.:

18. DEVELOPMENT DETAILS

Please tick appropriate box	YES	NO
Does the application relate to development which affects or is close to a monument or place recorded under Section 12 of the National Monuments (Amendment) Act, 1994?		X
Does the proposed development require the preparation of an Environmental Impact Statement? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X
Does the application relate to work within or close to a European Site (under S.I. No. 94 of 1997) or a Natural Heritage Area?		X

Does the application relate to a development which comprises or is for the purposes of an activity requiring an Integrated Pollution Prevention and Control Licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a Waste Licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		X
Do the Major Accident Regulations apply to the proposed development?		X
Is the site within a zone of archaeological interest?		X
Does the application relate to a development in a Strategic Development Zone?		X

19. SITE HISTORY

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [] No [X]

If yes, please give details e.g. year, extent.

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [] No [X]

If yes, please give details.

20. Do any **statutory notices** apply to the site/building at present? (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.)

Yes No X *Place X in appropriate box*

If **yes**, please give details:

21. Has a Pre-Planning Consultation in accordance with **Section 247 of the Planning and Development Act 2000** taken place in respect of this application?

Yes No *Place X in appropriate box*

If **yes**, please state date of meeting

15.10.2013

NOTE: You should only tick the 'Yes' box if a formal meeting has taken place with an Area Planning Officer

22. Is it intended that any part of the proposed development will be taken in charge by Dublin City Council?

Yes No *Place X in appropriate box*

If the answer is **yes**, please attach site plan clearly showing area(s) intended for taking in charge.

23. SOCIAL AND AFFORDABLE HOUSING

Please tick appropriate box.

YES

NO

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?

X

If the answer to the above question is "yes" and the development is not exempt (see below), you must specify, as part of your application, the manner in which you propose to comply with Section 96 of Part V of the Act.

If the answer to the above is "yes" but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is "no" by virtue of Section 96(13) of the Planning and Development Act 2000, details indicating the basis on which Section 96(13) is considered to apply to the development should be submitted.

Note: Copy of SHEC Application to DCC enclosed with application

DCC PLAN NO. 3736/13
RECEIVED 19 DEC 13

24. Proposed Source of Water Supply

Existing connection [] New mains connection [X] Private well []

Use of grey or recycled water [X]

Other (please specify) See Barrett Mahony Consulting Engineers Drainage Report

For non domestic developments N/A

Proposed daily flow in cubic metres _____ cm/d

Proposed peak flow in litres/second _____ l/s

25. Proposed Drainage System

All items on the "Drainage Requirements for Planning Applications" sheet must be addressed as part of this planning application. This sheet can be found on the Dublin City Council website (<http://www.dublincity.ie/WaterWasteEnvironment/WasteWater/Drainage/Documents/GeneralDrainageRequirementsatpreplanningstage.pdf>).

The Drainage submission should also include

(a) Detailed Drainage Drawings for the proposed development

(b) The Public Drainage records sheet for the site
(contact Drainage Division, Block 1, Floor 4, Civic offices, Dublin 8 01-2222155)

26. Name & Address of person or firm responsible for preparation of drawings:

Derek Tynan FRIAI

DTA Architects

12-14 College Green

Dublin 2

I, the undersigned, hereby declare, that to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with Planning and Development Act 2000 as amended and the Regulations made thereunder.

Signature of applicant
(or his/her agent)



Date

18.12.13

Derek Tynan FRIAI

DTA Architects as agent for DD Homes Ltd

DCC PLAN NO. 3736/13
RECEIVED 19 DEC 13