

	Dún Laoghaire-Rathdown County Council Planning & Development Act 2000, (As Amended) Planning Register (Part 1)		Register Ref No. D18A/0057
1. Location	Side of existing house at 40 Taney Avenue, Goatstown, Dublin D14 KC82		
2. Development	Permission for construction of a new detached two storey 4-bed house with attic. Proposals also provide for a dormer window at attic level to the rear, revised boundary treatments to sub-divide the site, including hard landscaping and connections to services and all associated site development works. Pedestrian access to the new dwelling house will be to the front and vehicular entrance at the end of rear garden with two car parking spaces.		
3. Date of Application	22-Jan-2018	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	
4. Submitted by	Name: A1 Architects Address: The Avila, 125 Drimmagh Road, Walkinstown, Dublin 12		
5. Applicant	Name: Sean Nolan Address: 31A, Louvain, Ardilea, Dublin 14		
6. Decision	O.C.M. No:P/0631/18 Date:16-Mar-2018	Effect:GRANT PERMISSION	
7. Grant	O.C.M. No:P/0908/18 Date:19-Apr-2018	Effect: GRANT PERMISSION	
8. Appeal Notified			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement (*see Enforcement Register) Compensation	Purchase Notice		
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. .... Registrar	..... Date	..... Receipt No.	

A1 Architects  
The Avila  
125 Drimnagh Road  
Walkinstown  
Dublin 12

**NOTIFICATION OF GRANT OF Permission  
Planning & Development Act 2000, as amended**

<b>Final Grant Order Number</b> P/0908/18	<b>Date of Final Grant</b> 19-Apr-2018
<b>Decision Order Number</b> P/0631/18	<b>Date of Decision</b> 16-Mar-2018
<b>Register Reference</b> D18A/0057	<b>Date Received</b> 22-Jan-2018

**Applicant:** Sean Nolan

**Development:** Permission for construction of a new detached two storey 4-bed house with attic. Proposals also provide for a dormer window at attic level to the rear, revised boundary treatments to sub-divide the site, including hard landscaping and connections to services and all associated site development works. Pedestrian access to the new dwelling house will be to the front and vehicular entrance at the end of rear garden with two car parking spaces.

**Location:** Side of existing house at 40 Taney Avenue, Goatstown, Dublin D14 KC82

**Floor Area** 1 Sq. Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received:** /

A Permission has been granted for the development described above, subject to the (12) Conditions on the attached Numbered Pages.

Signed on behalf of Dún Laoghaire-Rathdown County Council

*Sinead Hayden*

for Senior Executive Officer

Date: 19-Apr-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. Prior to commencement of the proposed development, the Applicant shall submit plans, elevations and details to the Planning Authority (Transportation Planning Section) for written agreement indicating the following, either:

- a) A detailed plan layout and elevation drawing showing the proposed new vehicular entrance recessed by a minimum of 1.0m with concave (bell mouth shaped) or 45 degree splayed side walls, to ensure adequate visibility for pedestrians on the public footpath for exiting vehicles from the proposed new vehicular entrance. This is in the interest of pedestrian safety. The vehicular entrance shall not exceed 3.5m inside the splayed entrance

OR

- b) A detailed elevation drawing showing the height of the existing boundary treatment for a minimum distance of 1.0m either side of the proposed new vehicular entrance to be no more than 1.1m so as to provide good visibility for pedestrians and vehicles of exiting vehicles and vice versa from the said vehicular entrance. The proposed height of the gates and piers shall also be shown to be a maximum of 1.1m

REASON: In the interests of traffic safety

3. The footpath including the grass verge in front of the proposed new vehicular entrance shall be dished and strengthened at the Applicant's own expense including any moving / adjustment of any water cocks /chamber covers and all to the satisfaction of the appropriate utility company and Planning Authority. With regards to the dishing and strengthening of the footpath including the grass verge the Applicant shall contact the Road Maintenance & Control Section to ascertain the required specifications for such works and any required permits.

REASON: In the interests of orderly development

4. The Applicant shall ensure that the proposed new driveway/parking area shall be constructed with sustainable urban drainage systems (SUDS) and to the satisfaction of the Planning Authority. The Applicant shall ensure that drainage from the proposed new driveway/parking area will not enter onto Taney Avenue. The Applicant shall also ensure that drainage will not enter onto Taney Avenue via the proposed new pedestrian entrance.

REASON: In the interests of traffic safety

5. The Applicant shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining property(s) as a result of the site construction works and repair any damage to the public road arising from carrying out the works.

REASON: In the interests of traffic safety

6. The applicant shall check that the surface water discharge from the existing property is fully separated from the foul water and, if that is not the case, the applicant shall submit





revised proposals for the written agreement of the Planning Authority in advance of the construction of the dwelling hereby permitted and shall carry out the proposals in accordance with the agreed details, as necessary.

REASON: In the interests of public health

7. The surface water generated by the new house (roof and pavements) shall not be discharged to the drain/sewer but it shall be infiltrated locally, to a soakpit or similar, as shown on the planning application drawings. The soakpit shall be designed to BRE Digest 365, shall be at a min. 5m from the house and shall have no impact on the neighbouring properties. If, at construction stage, the applicant does not consider a soakpit a feasible solution, the applicant shall prove that by submitting a report signed by a Chartered Engineer, showing an infiltration test done (with results, photos, etc), and shall propose an alternative SuDS measure. The report, if necessary, shall be submitted for the written agreement of the Planning Authority in advance of the construction of the dwelling and thereafter the proposals shall be carried out in accordance with the revised agreed details.

REASON: In the interests of the sustainable management of surface water  
All new hardstanding areas shall be constructed either with gravel or a specifically designed permeable paving stone system.

8. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €235.27 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in respect of the provision of Surface Water Public Infrastructure and Facilities benefiting development in the area of the Authority, as provided for in the Development Contribution Scheme made by Dún Laoghaire-Rathdown County Council on the 14th December, 2015. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSi Tender Price Index (See Article 12 of the Scheme ) commencing from 1st January, 2018. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Note 1 to the Table at Article 9 of the Scheme. Outstanding balances may be subject to interest charges.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Surface Water Public Infrastructure and Facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will 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. Accordingly, the contribution payable has been reduced by the amount of the contribution associated with these services. Further details/clarification can be obtained from Irish Water at Tel. 1 850 278 278.

9. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €5,387.87 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in



respect of the provision of the Roads Public Infrastructure and Facilities benefiting development in the area of the Authority, as provided for in the Development Contribution Scheme made by Dún Laoghaire-Rathdown County Council on the 14th December, 2015. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSi Tender Price Index (See Article 12 of the Scheme) commencing from 1st January, 2018. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Note 1 to the Table at Article 9 of the Scheme.

Outstanding balances may be subject to interest charges.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Roads Public Infrastructure and Facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

10. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €3,497.40 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in respect of the provision of the Community & Parks Public Infrastructure, Facilities and Amenities benefiting development in the area of the Authority, as provided for in the Development Contribution Scheme made by Dún Laoghaire-Rathdown County Council on the 14th December, 2015. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSi Tender Price Index (See Article 12 of the Scheme) commencing from 1st January, 2018. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Note 1 to the Table at Article 9 of the Scheme. Outstanding balances may be subject to interest charges.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Community & Parks Public Infrastructure, Facilities and Amenities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

11. This development shall not be carried out without prior agreement, in writing, between the Applicant and the Planning Authority relating to the payment of development contributions.

REASON: Investment by Dún Laoghaire-Rathdown County Council in Local Authority works has facilitated and will facilitate the proposed development. It is considered appropriate and reasonable that the developer should contribute to the cost of same.

12. The proposed dwelling shall be used as a single dwelling unit and shall not be subdivided in any manner or used as two or more separate habitable units.

REASON: To prevent unauthorised developments.

## **Building Regulations**





Buildings must be designed and constructed in accordance with the Building Regulations.

### **Commencement Notice**

A Commencement Notice must be submitted in respect of all buildings other than exempted development, not less than fourteen days and not more than twenty eight days before development commences and be accompanied by a fee of €30.

### **Fire Safety Certificate**

A Fire Safety Certificate must be obtained in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

### **Amendments to the Building Regulations to take effect from 1st January 2001** **Building Regulations (Amendment) Regulations 2000 (S.I. No. 179 of 2000)** **Building Regulations (Amendment) (No. 2) Regulations 2000 (S.I. No. 249 of 2000)**

Amendment (S.I. 179 of 2000) relates to making new houses visitable by people with disabilities and imposing more stringent requirements on non-residential buildings / places relating to adequate access for disabled.

Amendment (S.I. 249 of 2000) introduces requirements for positioning letter plate apertures in house and other buildings.

Pursuant to the Planning and Development Act 2000 Section 34(13): "A person shall not be entitled solely by reason of a permission under this section to carry out any development."