Dublin City Council

Planning and Property Development Department

Planning Registry

Civic Offices

Wood Quay

Dublin 8

D08RF3F

Tel: 01-2223114

[www.dublincity.ie](http://www.dublincity.ie/)

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| --- |
| PLANNING & DEVELOPMENT REGULATIONS 2001, as amended Notification of Intention to avail of Article 6(a) Exemption Change of use from Commercial to Residential |

1. **Applicant’s Details**

|  |  |
| --- | --- |
| Applicants Name |  |

1. **Agent’s Details**

|  |  |
| --- | --- |
| Agents Name |  |

1. **Details of Proposed Development Site**

|  |  |
| --- | --- |
| Site Address |  |
| Eircode |  |
| Site Size (Hectares) |  |
| Existing Use & Area (per floor) |  |
| Proposed Use & Area (per floor) |  |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Details\* | Size of Units (m2) | No. of Bedrooms | Storage Area (m2) | Natural Light\*\* | Open Space |
| Unit 1 |  |  |  |  |  |
| Unit 2 |  |  |  |  |  |
| Unit 3 |  |  |  |  |  |
| Unit 4 |  |  |  |  |  |
| Unit 5 |  |  |  |  |  |
| Unit 6 |  |  |  |  |  |
| Unit 7 |  |  |  |  |  |
| Unit 8 |  |  |  |  |  |
| Unit 9\*\*\* |  |  |  |  |  |

\* Floor areas must comply with current Design Standards for New Apartments.

\*\* Natural Light must serve each living room/bedroom (does not include kitchen)

\*\*\* Provision of 9 units is the maximum allowable under Article 6 (a)

1. **Details of Land Interests**

|  |  |
| --- | --- |
| Applicant(s) Legal Interest in site of Proposed Development: |  |
| Proposed date of commencement of works\*\*\*\*: |  |
| Previous use of premises: |  |
| Period of time structure has been vacant: |  |

\*\*\*\*A minimum of 2 week notice is required to be furnished to the Planning Authority prior to commencement.

1. **Declaration**

I/We confirm the following to be true in the provision of this notification to the Planning Authority:

|  |
| --- |
|  |

|  |  |
| --- | --- |
| Qualifying Details | Please Tick |
| The change of use, and any related works, will occur between 8 February 2018 and 31 December 2025. | □ |
| The structure has been vacant for a period of two years immediately prior to when the development takes place. | **□** |
| |  | | --- | | The works shall:   1. (i) primarily affect the interior of the structure 2. (ii) retain 50 per cent or more of the existing external fabric of the building, and 3. (iii) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures. | |  | | **□** |
| Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures. | **□** |
| No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned. | **□** |
| |  | | --- | | No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure. | |  | | **□** |
| Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the “Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities” issued under section 28 of the Act or any subsequent updated or replacement guidelines. | **□** |
| Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting. | **□** |
| No development shall consist of or comprise the carrying out of works to a protected structure save where the planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element of the structure. | **□** |
| No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission. | **□** |
| No development shall relate to any structure in any of the following areas: An area of special planning control;  Within the relevant perimeter distance area, as set out in Table 2 of Schedule¹ 6, of any type of establishment to which the Major Accident Regulations apply. | **□** |
| No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (ViiB), (ViiC), (viii) or (ix) of article 9 (1) (a), or paragraph (c) or (d) of article (9) (1), would apply². | **□** |
| No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses. | **□** |

¹ Planning and Development Regulations, 2001 (as amended) ³ Planning and Development Regulations, 2001 (as amended)

²Planning and Development Regulations, 2001 (as amended) ³ Planning and Development Regulations, 2001 (as amended)

I hereby certify that the information given in this form is correct:

Signature of Applicant(s)­ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

This application form must be accompanied by:

* Copy of location map, scale not less than 1:1000 in built up areas and 1:2500 in all other areas (which shall be marked thereon), clearly outlining in red the land to which the application relates and the boundaries thereof.
* Evidence of a minimum of 2 years preceding proposed date of commencement that structure has been vacant.

This form is to be submitted to:

Planning Registry,

Planning and Property Development Department,

Ground Floor, Block 4,

Civic Offices,

Wood Quay,

Dublin 8,

D08RF3F.

1. **Contact Details**

Applicant’s Details

|  |  |
| --- | --- |
| Applicant Name: |  |
| Company Details: (If Applicant is a Company) | Company Registration Number:  Directors Names: |
| Address: |  |
| Telephone Number: |  |
| Email Address: |  |

Agent’s Details

|  |  |
| --- | --- |
| Agent Name: |  |
| Agent Address: |  |
| Telephone Number: |  |
| Email Address: |  |

Please advise where all correspondence in relation to this application is to be sent:

Please tick one:

Applicant: 🞏 Agent: 🞎