

Appendix 1 – DCC Notification of Determination dated 29 March 2023



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Phleanála & Forbairt Maoine
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning & Property Development Department,
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

Tel 01 222 3464
Email rzlt@dublincity.ie

29th March 2023

WKN Real Estate Advisors
12 Camden Row
D08 R9CN

**Notification of Determination
Residential Zoned Land Tax
Part 22A of the Taxes Consolidation Act 1997**

Submission RZLT Number: ANON-QHEU-JU9C-E
DCC RZLT Number: RZLT-000079
Site Owner: [REDACTED]
Submission Address: 109 Mount Prospect Avenue, Clontarf, Dublin 3, D03 C6A0

The Residential Zoned Land Tax is provided for in Part 22A of the Taxes Consolidation Act 1997. Section 653E(1) of the Act states that the Local Authority shall evaluate submissions received to determine whether or not the site constitutes land satisfying the relevant criteria for inclusion on the RZLT map.

Determination

Dublin City Council has evaluated the submission received in relation to the above site and has determined to **include** the site on the final map on the basis that the site constitutes land satisfying the relevant criteria as set out in Section 653B of the Act

Reasons

The lands:

- (a) are zoned solely or primarily for residential use
- (b) it is reasonable to consider may have access, or be connected, to public infrastructure and facilities, including roads and footpaths, public lighting, foul sewer.

- drainage, surface water drainage and water supply, necessary for dwellings to be developed and with sufficient service capacity available for such development
- (c) accommodate a residential use
 - (d) satisfy the other relevant criteria under Section 653B of the T&C Act, 1997, as amended.

The final map showing land that is liable for RZLT will be published on 1 December 2023 and this will reflect all Determinations made.

Appeal 653J

Section 653J(1) states that an owner who is aggrieved with the determination of a local authority under section 653E may, not later than 1st May 2023 appeal that determination, by notice in writing specifying the grounds for the appeal to An Bord Pleanála.

All correspondence and clarifications in relation to appeals should be addressed to; The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1. Tel 8588100


Máire Igoe
A / Executive Manager

Appendix 2 – Land Registry Map of Rear of 109 Mount Prospect Avenue

Land Registry Compliant Map

CENTRE COORDINATES:
ITM 720871 736650

PUBLISHED: 21/12/2022
ORDER NO.: 50309280_2

MAP SERIES: 1:1 000
3199-06
3199-07
3199-11
3199-12

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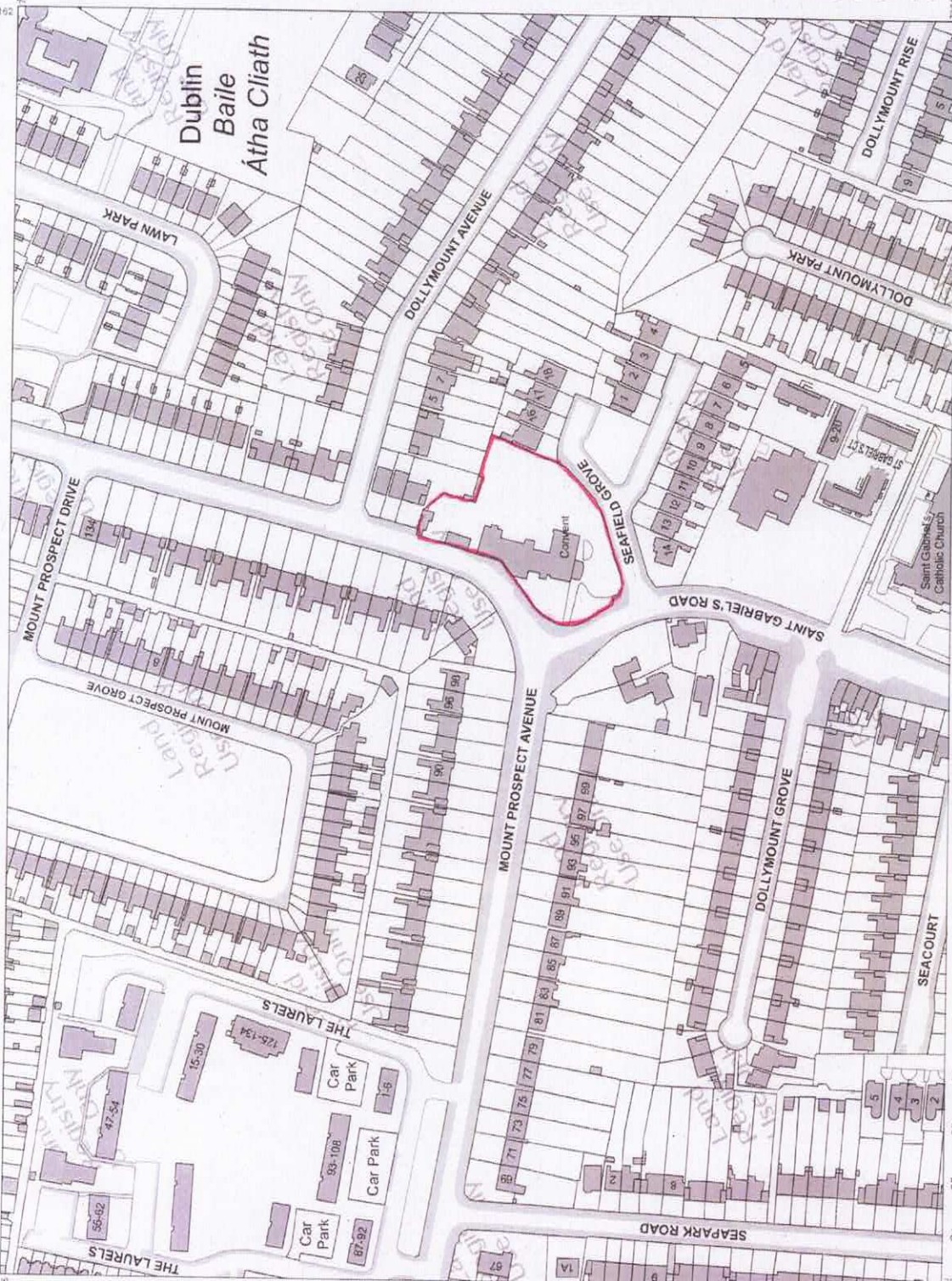
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The map objects are only accurate to the
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Output scale is not indicative of data capture scale.
Further information is available at:
<http://www.osi.ie> search 'Capture Resolution'

OUTPUT SCALE: 1:2,500

**Appendix 3 – Copy of planning application form together with (implemented)
Planning Permission 2732/17 granted by DCC dated 26 July 2017**



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

Planning & Property Development Department
Civic Offices, Wood Quay, Dublin 8
T. 01 222 0400 E. planning@dublincity.ie www.dublincity.ie

TH: 19/4/17
SN: 18/4/17

DCC PLAN NO. 2732/17
RECEIVED 20 APR 17

PLANNING APPLICATION FORM – Part 1

For Office use only		Plan No: 2732/17	
Checked by: <i>OS</i>	2462/17 inv.	History Files	Date: 20 APR 2017
Receipt No.			
Amount	€ 47		

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 Permis

Place X in appropriate box.

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

DUBLIN CITY COUNCIL - We, The Daughters of Charity, intend to apply for planning permission at Immaculate Conception House, 109 Mount Prospect Avenue, Clontarf, Dublin 3. The development will consist of: 1. Demolition of freestanding outhouse storage buildings at the north end of the site. 2. The construction of a single storey block (239.1sq.m) containing 6 additional bedrooms, connected to the existing building with a glass link. 3. The construction of a single storey sunroom (44.1sq.m) extending from the existing sitting/living room. 4. The parking at the rear of the site will be relocated towards the St. Gabriel's Road end of the site alongside the chapel. There are 12 existing car parking spaces, the proposed works will increase that number to 15; there will be an additional 8 cycle spaces. 5. The provision of 4 new rooflights in the existing copper roof of the convent. 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 the receipt by the Authority on the application.

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

Immaculate Conception House, 109 Mount Prospect Avenue, Clontarf, Dublin 3

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

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

4. Where the applicant is a company registered under the Companies Acts 1963–1999 following:

Registered address of Company:

Registered Number of Company:

Names of Company Directors:

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

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

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.)

1. Demolition of freestanding outhouse storage buildings at the north end of the site.
2. The construction of a single storey block (239.1sq.m) containing 6 additional bedrooms, connected to the existing building with a glass link.
3. The construction of a single storey sunroom (44.1sq.m) extending from the existing sitting/living room.
4. The parking at the rear of the site will be relocated towards the St. Gabriel's Road end of the site alongside the chapel. There are 12 existing car parking spaces, the proposed works will increase that number to 15; there will be an additional 8 cycle spaces.
5. The provision of 4 new rooflights in the existing copper roof of the convent.

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:

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)
109 Mount prospect avenue	GFL	Convent	683.5	Convent	861
"	FFL	Convent	441.5	Convent	438

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

No

(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?

No

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

N/A

*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:

(a) Total site area

4376m²

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

1016m²

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

283m²

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

1299m²

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

n/a

(e) Floor area* of buildings to be demolished

106m²

(f) Total Non-Residential floor area*

1299m²

(g) Proposed plot ratio

0.29

(h) Proposed site coverage

19.60%

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 m²

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12. In the case of residential developments 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	n/a							
Apartments								
No. of carparking spaces to be provided								

(b). Total net floor area**

(c). Total gross floor area*

* 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
All convent use	

14. Fee Payable

Basis of calculation:

Class No.	Calculation	Amount	Class No.	Calculation	Amount
		€			€
		€			€

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 (as amended) must be submitted.

15. Approved newspaper in which notice was published

Herald

Date of publication

April 19th 2017

Date of erection of site notice(s)

April 18th 2017

16. SOCIAL AND AFFORDABLE HOUSING

Please tick appropriate box.

YES

NO

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<p>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 (as amended) applies?</p>		✓
<p>If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with Section 96 of Part V of the Act including, for example,</p> <ul style="list-style-type: none"> (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act" <p>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 (as amended), 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).</p> <p>If the answer to the above question is "no" by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended), details indicating the basis on which Section 96(13) is considered to apply to the development should be submitted.</p>		

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17. (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).

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(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

18. (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)

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.:

19. 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?		✓
Does the proposed development require the preparation of an Environmental Impact Statement? (If yes, the newspaper and site notice must indicate this fact).		✓
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?		✓
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? (If yes, the newspaper and site notice must indicate this fact).		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring a Waste Licence? (If yes, the newspaper and site notice must indicate this fact).		✓
Do the Major Accident Regulations apply to the proposed development?		✓
Is the site within a zone of archaeological interest?		✓
Does the application relate to a development in a Strategic Development Zone? (If yes, the newspaper and site notice must indicate this fact).		✓

20. 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.

21. 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:

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

Yes

No

X

Place X in appropriate box

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

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

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

Yes

No

X

Place X in appropriate box

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

24. Proposed Source of Water Supply

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

Use of grey or recycled water []

Other (please specify) _____

For non domestic developments

Proposed daily flow in cubic metres 6 cm/d

Proposed peak flow in litres/second 0.4 l/s

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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:

[Redacted]

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)

[Redacted Signature]

Date

18 APRIL 2017

DCC PLAN NO.2732/17
RECEIVED 20 APR 17

DUBLIN CITY COUNCIL

SITE NOTICE

WE

INTEND TO APPLY FOR

{x} PERMISSION

DCC PLAN NO. 2732/17
RECEIVED 20 APR 17

For development at this site:

Immaculate Conception House, 109 Mount Prospect Avenue, Clontarf, Dublin 3
The development will consist of:

1. Demolition of freestanding outhouse storage buildings at the north end of the site.
2. The construction of a single storey block (239.1sq.m) containing 6 additional bedrooms, connected to the existing building with a glass link.
3. The construction of a single storey sunroom (44.1sq.m) extending from the existing sitting/living room.
4. The parking at the rear of the site will be relocated towards the St. Gabriel's Road end of the site alongside the chapel. There are 12 existing car parking spaces, the proposed works will increase that number to 15; there will be an additional 8 cycle spaces.
5. The provision of 4 new rooflights in the existing copper roof of the convent.

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, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m. - 4.30p.m.).

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without

Signe

Agent

Dublin 8

Date of erection of site notice: 18th April 2017

Dublin City Council Website:
www.dublincity.ie

26-Jul-2017

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

Application No. 2732/17
Registration Date 20-Apr-2017
Decision Date 13-Jun-2017
Decision Order No P2001
Date of Final Grant 26-Jul-2017
Grant Order No P2546
Location Immaculate Conception House, 109, Mount Prospect Avenue,
Clontarf, Dublin 3
Proposal The development will consist of:
1. Demolition of freestanding outhouse storage buildings at the north
end of the site.
2. The construction of a single storey block (239.1 sq.m) containing 6
additional bedrooms, connected to the existing building with a glass
link.
3. The construction of a single storey sunroom (44.1 sq.m) extending
from the existing sitting/ living room.
4. The parking at the rear of the site will be relocated towards the St.
Gabriel's Road end of the site alongside the chapel. There are 12
existing car parking spaces, the proposed works will increase that
number to 15; there will be an additional 8 cycle spaces.
5. The provision of 4 new rooflights in the existing copper roof of the
convent.
Applicant [REDACTED]
Application Type Permission

NOTIFICATION OF GRANT OF PERMISSION

PERMISSION for the development described above has been granted under the Planning & Development Acts 2000 (as amended) 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.

26-Jul-2017

Reason: To comply with permission regulations.

2. The development shall comply with the following requirements of Roads & Traffic Planning Division of Dublin City Council:

- a) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.
- b) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: In the interests of public health

3. The development shall comply with the following requirements of Drainage Division of Dublin City Council:

- a) The development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).
- b) The development shall be drained on a completely separate system with separate connections to the public foul and surface water systems.
- c) A connection from this development to the public Surface Water sewer network will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled all the planning requirements including the payment of any financial levies. All expense associated with carrying out the connection work are the responsibility of the developer. Developers are not permitted to connect to the public drainage network system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense. A licence will be required from the Drainage Division to allow the connection work to be carried out. Permission of the Roads Dept must also be obtained for any work in the public roadway.
- d) Design and construction of soakaways must comply with the requirements of BRE Digest 365 and CIRIA C522.
- e) The development shall incorporate Sustainable Drainage Systems in the management of stormwater. Full details of these shall be agreed in writing with Drainage Division prior to commencement of construction.
- f) The developer shall ensure that an appropriate flood risk impact assessment, in accordance with the OPW Guidelines, is carried out for the proposed development.
- g) All surface water discharge from this development must be attenuated to two litres per second.

h) Dublin City Council's Drainage records are indicative and must be verified on site. The Developer must carry out a comprehensive site survey to establish all drainage services that may be on the site. If drainage infrastructure is found that is not on Dublin City Council's records the Developer must immediately contact Dublin City Council's Drainage Division to ascertain their requirements. Detailed "as-constructed" drainage layouts for all diversions, extensions and abandonment of the public drainage network; in both hard and soft copy in an approved format; are to be submitted by the Developer to the Drainage Division for written approval. See section 5 of the above-mentioned Code of Practice for more details.

i) All private drain fittings such as, downpipes, gullies, manholes, Armstrong Junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.

Reason: In the interests of public health

4. Development shall not commence until a landscape scheme prepared by a suitably qualified person comprising full details of the size, species and location of all trees and shrubs to be planted and the treatment of all external ground surfaces, has been submitted to and agreed in writing by the Planning Authority and implemented in the first planting season following completion of the development, and any trees and shrubs which die or are removed within 3 years of planting shall be replaced in the following planting season. (The landscaping scheme shall have regard to the Guidelines for Open Space Development and Taking in Charge, available from the Parks and Landscape Services Division).

Reason: In the interests of amenity, ecology and sustainable development.

5. (a) 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.

6. 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.

26-Jul-2017

7. (a) 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.

(b) 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.

8. Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit or a bond of an insurance company/bank .

(a) to secure the satisfactory maintenance, completion and any reinstatement of services/infrastructure currently in the charge of Dublin City Council, including roads, open spaces, car parking spaces, public lighting, sewers and drains.

or

(b) to secure the satisfactory completion of services until taking in charge by a Management Company or by the Local Authority of roads, footpaths, open spaces , street lighting, sewers and drains to the standard required by Dublin City Council.

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.

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.

1. Your attention is drawn to the requirements of the attached "Codes of Practice".

Schedule A: Drainage Division
Schedule B: Roads, Streets & Traffic 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 or

26-Jul-2017

legislation affecting the proposal, including the requirements of the Building Regulations, and Waste Management Acts.

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 a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.

4. Please find attached an information note from Irish Water regarding the public water & waste water network.

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.
- 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.
- Where applicable the development contribution rates shall be fixed from the 1st of January 2016 to the 31st of December 2017. Consideration may be given to applying indexation to rate of contribution effective from 1st of January 2018 in consideration of the SCSi Construction Price Index
- In relation to Compliance conditions three copies of compliance drawings will be required by the Planning Authority.

Signed on behalf of the Dublin City Council

for Assistant Chief Executive

Date _____

Planning & Property Development Department
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

An Roinn Pleanála & Forbairt Maoine
Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

T: (01) 222 2288 / F: (01) 222 2271

«Current_Date»

Appendix 4 – Aerial View 109 Mount Prospect Avenue, indicating completion of development permitted under planning permission 2732/17

109 Mount Prospect Avenue



Appendix 5 – Urban Site Map and site plan of the development for which planning permission 2732/17 was granted



2 Site Layout Plan
1:250

[illegible]

Appendix 6 – Photos of 109 Mount Prospect Avenue

Appendix 7 – [REDACTED] submission to DCC dated
02 December 2017 in compliance with Condition No. 4 of Planning
Permission 2732/17

02.12.2017

Attn: The Planning Department
Dublin City Council
Civic Offices
Wood Quay
Dublin 8

DCC PLAN NO 2732/17
COMP. REC. 04/12/17

Our Reference: Da.04 Mount Prospect

Dublin City Council Planning Register Reference: 2732/17

Dear Sir/Madam,

I refer to the notification of grant of permission, issued by Dublin City Council, dated 26th July. I outline below our response to condition 4 of the notification.

Condition 4:

Development shall not commence until a landscape scheme prepared by a suitably qualified person comprising full details of the size, species and location of all trees and shrubs to be planted and the treatment of all external ground surfaces, has been submitted to and agreed in writing by the Planning Authority and implemented in the first planting season following completion of the development, and any trees and shrubs which die or are removed within 3 years of planting shall be replaced in the following planting season. (The landscaping scheme shall have regard to the Guidelines for Open Space Development and Taking in Charge, available from the Parks and Landscape Services Division).

Response to Condition 4:

Please refer to the attached landscape plan, typical details drawing and short landscape report, which illustrate the proposals for landscape and external works. I confirm that the scheme will be implemented and maintained as per the above condition.

I trust that the above and attached are satisfactory.

Yours faithfully,

DESIGN RATIONALE - LANDSCAPE ARCHITECTURE

Project: **PROPOSED DEVELOPMENT AT MOUNT PROSPECT, DUBLIN**

Project no.:

DCC PLAN NO 2732/17
COMP. REC. 04/12/17

Prepared on behalf of:

Prepared by:

Date of First Issue: **02.12.2017**

Revisions: - **00.00.0000**

ISSUED FOR: INFORMATION/BILLING/PLANNING/TENDER/CONSTRUCTION

1 Introduction

The objective of this report is to describe the proposed landscape and external works as part of the proposed development at Mount Prospect, Dublin 3 (register reference 2732/17). This report should be read in conjunction with drawings issued for planning by [REDACTED] (listed below) and with documents issued for planning by [REDACTED] and others.

[REDACTED] visited the site in August 2017 to record conditions on site, such as existing vegetation, conditions under foot, boundaries and other items which would have a bearing on the design process.

The landscape design proposals are for private gardens, generally to the east of the existing building and proposed extension, as well as a small parking area to the east and ancillary spaces to the west and along the northern boundary of the proposed extension. The remainder of the site is proposed to be retained as is, with non-compliant pedestrian ramps removed and the surfaces made good.

The following additional documents have been issued by [REDACTED] as part of this submission:

No.	Scale	Size	Rev	Title
201	1:200	A1	A	Landscape Plan
250	1:20	A2	-	Typical Landscape Details

2 Landscape Appraisal

2.1 General

The site is located at Mount Prospect Avenue in Clontarf. It is generally flat, with a slight fall to the south. It comprises private gardens and parking areas with lawns and a small number of medium sized trees including ornamental cherries. A green house is located on the northern boundary. The site is used for walking, gardening and sitting out by the residents and employees. It fronts onto roadway on the south, west and northwest sides and is otherwise bounded by two-storey housing and private gardens. The site is generally not overlooked and has a private and enclosed although sunny character.

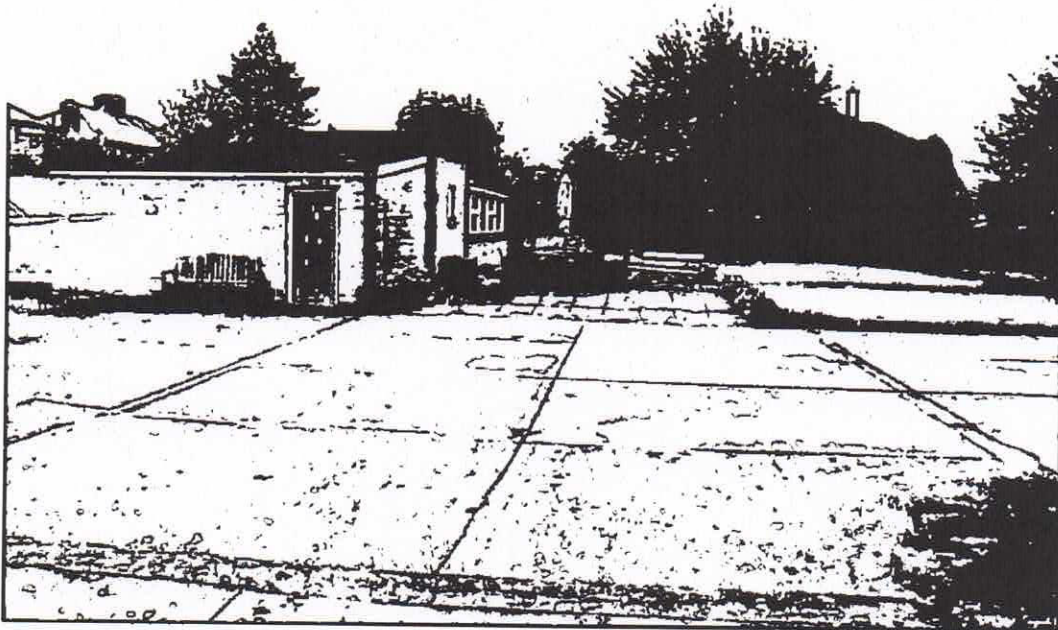


Figure 1: View of the site, looking east with storage sheds and the white windows of the greenhouse seen behind the sheds. The existing cherries are proposed to be retained.



Figure 2: View to the existing building looking west/ southwest, with the greenhouse on the right hand side.

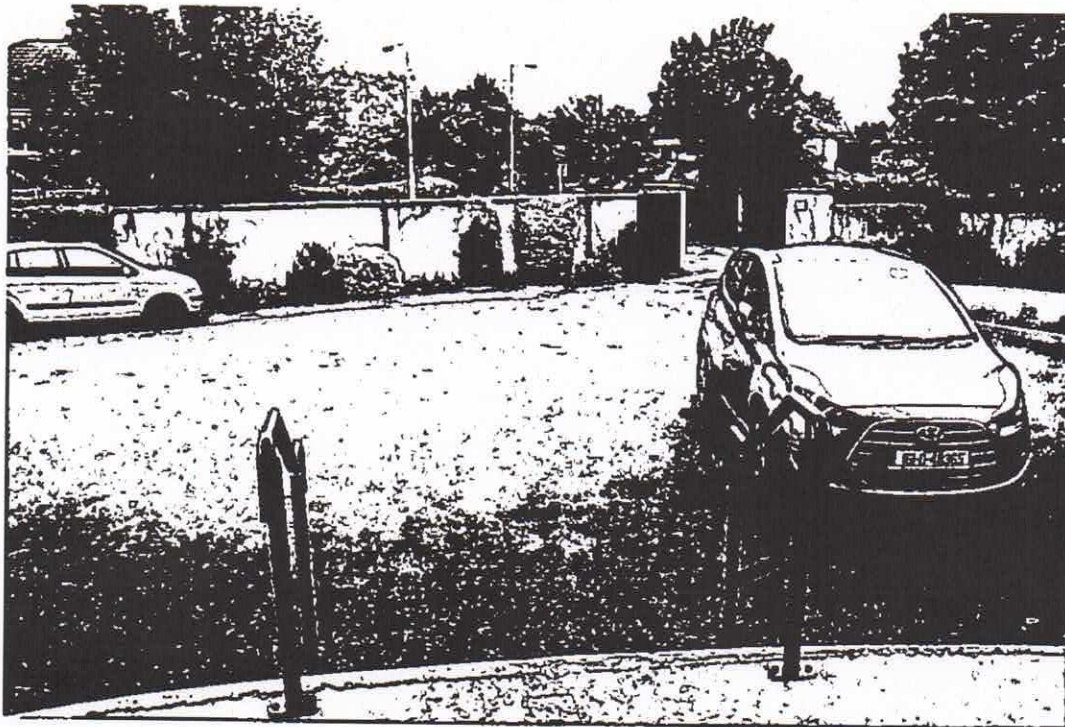


Figure 3: View looking south from the main building entrance to the existing vehicular entrance. This area is to be retained as is with surfaces made good where required.

2.2 Boundaries

The site is enclosed on all sides by rendered walls with piers and capping. The walls are generally in the order of 1.8m high. There is a large *Griselinia* hedge on the northern boundary. It is proposed to retain all of the boundaries, including hedge and to add climbing plants on the inside of the boundaries to partially soften the impact of the walls. There is one vehicular entrance on the southern boundary to St. Gabriel's Road and two pedestrian gates on the western boundary.

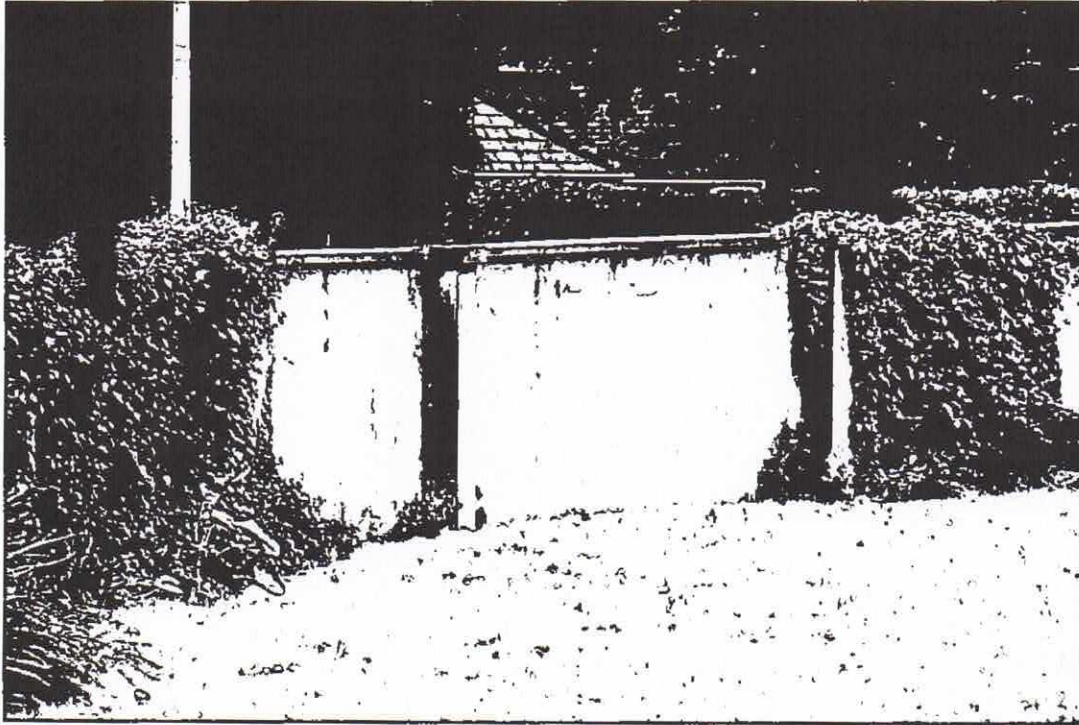


Figure 4: View of a typical boundary condition, seen from inside the site.

3 Landscape Proposals

The proposals for landscape and external works largely relate to the private garden area to the east of the existing building and include a modest reorganising of pathways, levels, steps and planting in that area. The space is intended for shared use by residents and occasional visitors as well as employees. It is designed as a relatively passive space with a circuit for strolling and a number of seating areas partially screened using small hedges. The greenhouse, however, is retained, so that residents can continue to garden and propagate plants for planting out in containers. Groundcover planting is proposed on both sides of the proposed extension, with climbers and a number of new trees added to increase the amount of greenery in the space.

3.1 Existing and Proposed Trees

All existing trees are proposed to be retained, except two fastigate *Chamaecyparis* which are grown as a pair close to the eastern boundary of the site and which have been topped in the past. Eight new trees are proposed, six of which are native. Four cherries are proposed to add to the existing cherries. Two strawberry trees and two ornamental apple trees are also proposed. The new trees are distributed informally throughout the gardens.

3.2 Proposed Boundaries

The existing boundaries are proposed to be retained, with additional climbing plants planted on the inside of the boundary and a proposed hedge on the inside of the north western boundary, facing the proposed extension.

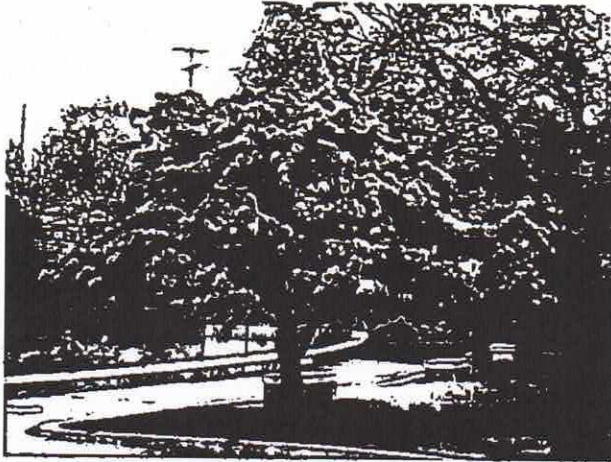


Figure 5: Ornamental *Malus* (left) and *Arbutus* (strawberry tree) (right)

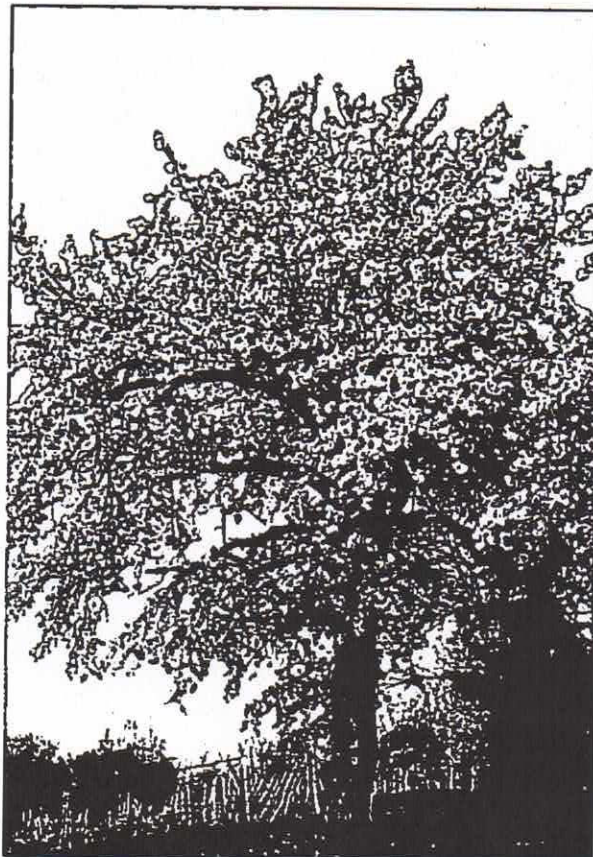


Figure 6: *Prunus avium* (cherry)

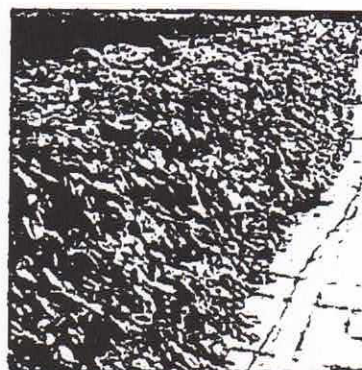


Figure 7: Typical species *Betulus* (hornbeam) for low clipped hedges, or boundary treatment.

4.0 Hard Landscape Materials

The garden space to the east of the existing building is proposed to be reorganised with a new lawn, planting of trees and a small retaining wall and planter to partially enclose a 'patio' area directly east of the building. The existing pathways have settled and are hazardous. They are proposed to be replaced with a new circuit for strolling, using a decorative in-situ concrete finish. A second paving unit is also proposed which can be set-out to allow grass to grow between the joints. This unit is proposed to be used for the 'patio' area and to be distributed in a looser fashion elsewhere to provide informal paths, stepping stones and then be spaced out to allow the lawn to take most of the space between the units and to become the primary surface. In this way a greener effect is achieved and the surfaces are porous.

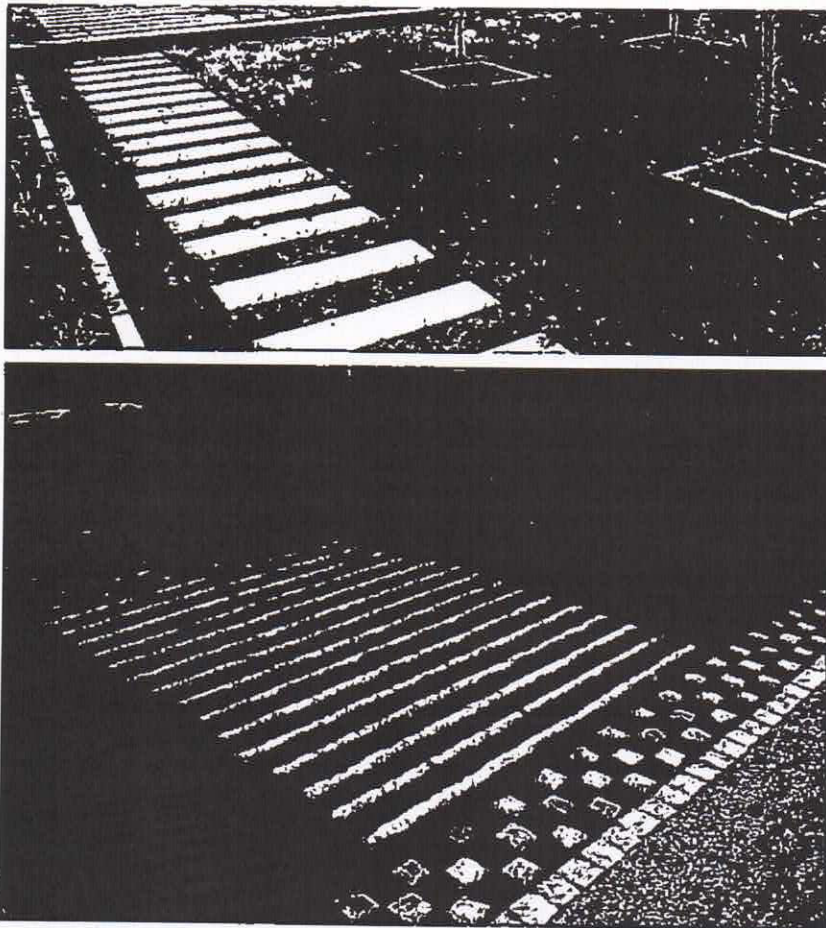


Figure 8: Examples of paving unit and grass.

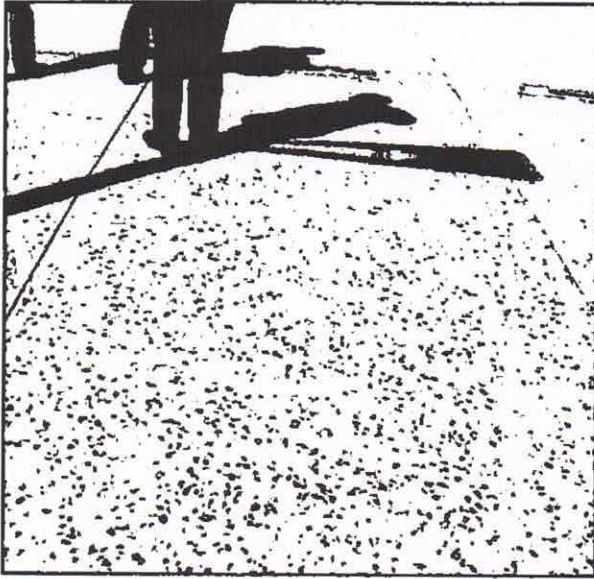


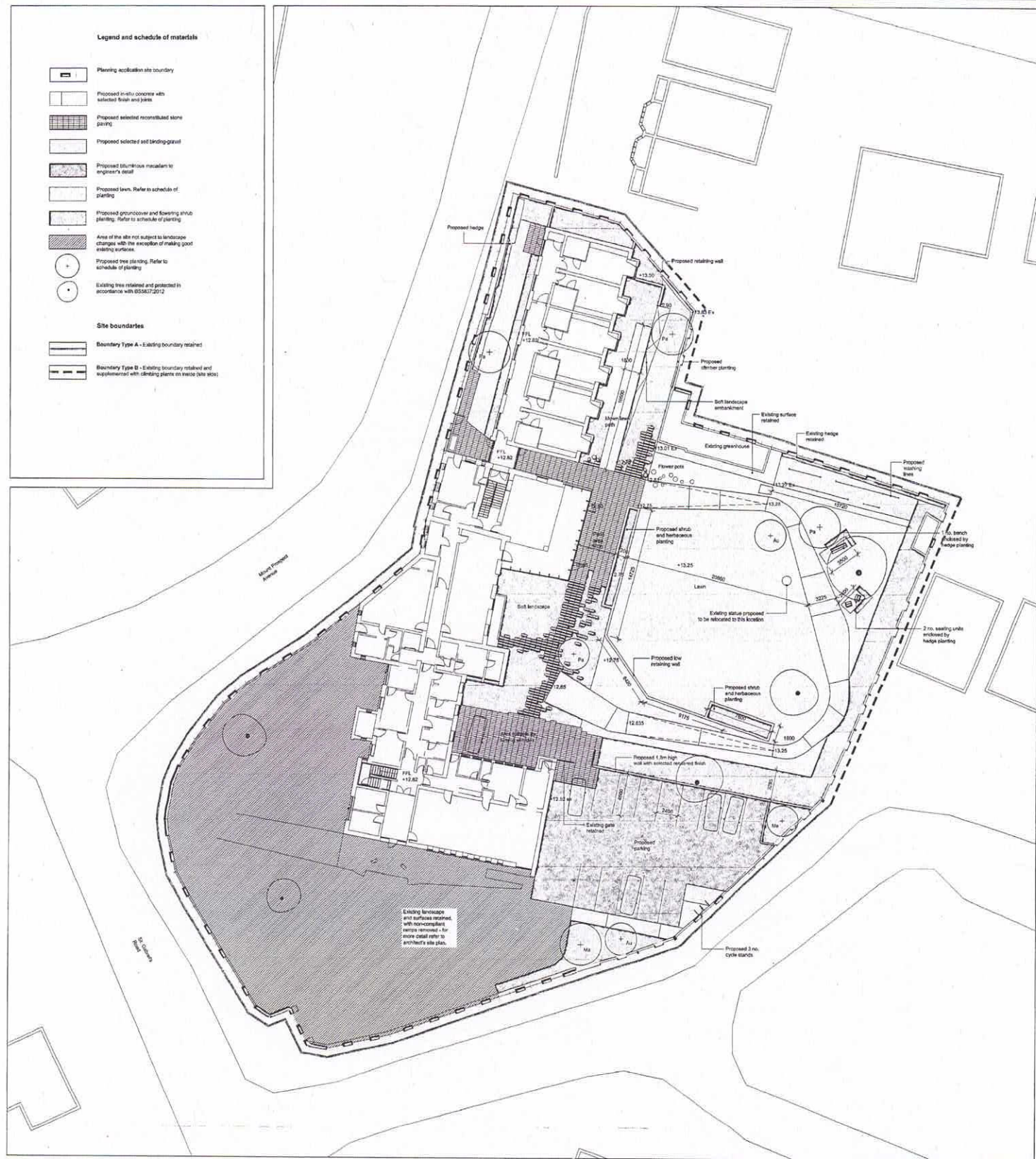
Figure 9: Examples of decorative in-situ concrete footpaths.

End

	Planting application site boundary
	Proposed in-situ concrete with selected finish and joints
	Proposed selected reconstructed stone paving
	Proposed selected soil binding-gravel
	Proposed bituminous material to engineer's detail
	Proposed lawn. Refer to schedule of planting
	Proposed groundcover and flowering shrub planting. Refer to schedule of planting
	Area of the site not subject to landscaping works with the exception of making good existing surface
	Proposed tree planting. Refer to schedule of planting
	Existing tree retained and protected in accordance with BS5837:2012

Boundary Type A - Existing boundary retained

Boundary Type B - Existing boundary retained and supplemented with climbing plants on inside (frieze side)



Tree planting

4 no. Pa *Prunus avium* 'Polar' (native cherry)
3 x 10, w.b., 10-15 cm g., 3.5 m h., clear-stemmed

2 no. Au *Alibulus unedo* (native strawberry tree)
3 x 10, w.b., 3 m h., multi-stem., ribs, 3 stems

2 no. Ma *Malus xsp* (ornamental apple)
3 x 10, w.b., 3 m h., 14-16 cm g., standard

Typically:
Overestimation

Typically:
Ceratostylis wilsonianum 10 tr. eq.
Syringa spp. 12 tr. eq.
Burkinea spp. 10 tr. eq.
Fuchsia 'Danf' 10 tr. eq.
Hydrangea spp. 5 tr. eq.

Typical hedge

Typical hedge planting, 300mm centres double staggered:
Buxus sempervirens 600-900mm h.
Carpinus betulus 500-900mm h.

Typical groundcover n

Typical groundcover mix:
Agrostis scopulorum 2 lb. eq.
Liriodendron spp. 2 lb. eq.
Allium sphaerocephalum 2 lb. eq.
Asplenium platyneuron 2 lb. eq.
Libertia formosa 2 lb. eq.
Akfenella ovata 2 lb. eq.

Typical climber planting trained against wall:

Typical climber planting trained against wall:
Pentstemon hyssopus 5 ft. sq.
Trochilodermum jacobinoides 10 ft. sq.

62

nr.	number of transplants in nursery
h.	height
s.	spread
wrt.	wire root-balled
cmg.	circ. of tree in centimeters measured 1 m above ground
2 lit. co.	plants supplied in 2 litre volume containers

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NOTES

[illegible]



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NOTES:

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