

LIMERICK CITY & COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS, 2000 (AS AMENDED)

NOTIFICATION OF GRANT OF PERMISSION

Jerry Horan
c/o Gus Ahern,
Routagh,
Ballysheedy,
Co. Limerick.

PLANNING REGISTER NUMBER: 19/584

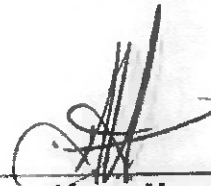
APPLICATION RECEIPT DATE: 17/06/2019

Permission for alterations and construction of an extension to the rear of dwelling house at 33 Strandville Gardens, O'Callaghan Strand, Limerick.

Further to the Order dated: 08/08/2019

A PERMISSION has been granted for the development described above subject to the 10 condition(s) set out on the Schedule which accompanied the Notification of the Council's Decision dated 08/08/2019.

Signed on behalf of the said Council



Alyson Hannon
(for) A/Senior Planner
Planning & Environmental Services
11/09/2019

Please note that the provisions of Planning & Development Act 2000 (as amended) limits the duration of this planning permission to a period of five years from the date hereof.

28.1m²

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LIMERICK CITY & COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACTS 2000 (AS AMENDED)


NOTIFICATION OF DECISION TO GRANT

Jerry Horan
c/o Gus Ahern,
Routagh,
Ballysheedy,
Co. Limerick.

Planning Register Number: 19/584
Valid Application Received: 17/06/2019
Further Information Received Date:

In pursuance of the powers conferred upon them by the above-mentioned Act, Limerick City & County Council has by Order dated 08/08/2019 decided for the reason set out in the First Schedule hereto, to GRANT PERMISSION for development of land in accordance with the documents submitted namely: **alterations and construction of an extension to the rear of dwelling house at 33 Strandville Gardens, O'Callaghan Strand, Limerick.** subject to the 10 condition(s) and the reasons for the imposition of the said condition(s) as set out in the Second Schedule.

Signed on behalf of said Council


Heather Supple
for DIRECTOR OF SERVICES
LIMERICK CITY & COUNTY COUNCIL

Date: 08/08/2019

Under Article 20 of the Planning & Development Regulations 2001 (as amended) the applicant shall remove the site notice in respect of the application following notification of the Planning Authority's decision.

In deciding the planning application, the Planning Authority, in accordance with Section 34(3) of the Planning & Development Act 2000 (as amended) has had regard to submissions/observations received (if any) in accordance with the Planning & Development Regulations 2001 (as amended).

In accordance with Article 31(i) of the Planning & Development Regulations 2001 (as amended), if there is no appeal to An Bord Pleanála a grant of permission shall be issued as soon as may be but not earlier than 3 working days after the expiration of the period for making of an appeal (see footnote).

THIS NOTICE IS NOT A GRANT OF PERMISSION AND WORK SHOULD NOT COMMENCE UNTIL PLANNING PERMISSION IS GRANTED.

NOTE:

An appeal against a decision of a planning authority under the provisions of the Planning & Development Act 2000 (as amended) may be made to An Bord Pleanála at any time before the expiration of the appropriate period and on payment of the appropriate fee, by an applicant for permission or any person who made submissions or observations in writing in relation to the planning application. An appeal by a person who made submissions or observations must be accompanied by the acknowledgement of receipt of the submissions or observations from the planning authority. Any such appeal must be made in writing and received by the Board within 4 weeks beginning on the date of the making of the decision by the planning authority. The appeal must be fully complete from the start otherwise it will be invalid. It is very important to note that any appeal referrals under the Planning & Development Acts 2000(as amended) which are not accompanied by the correct fee will be invalid.

The scale of fees payable to An Bord Pleanála in respect of appeals is set out hereunder:

Case Type	Appeal received on or after 5 th September 2011
Planning Acts	
a. Application for strategic infrastructure development or a request to alter the terms of such development already permitted or approved.	€100,000
b. Appeal against a decision of a planning authority on a planning application relating to commercial development, made by the person by whom the planning application was made, where the application included retention of development.	€4,500 or €9,000 if *EIS or **NIS involved
c. Appeal against a decision of a planning authority on a planning application relating to commercial development, made by the person by whom the planning application was made, other than an appeal mentioned at (b).	€1,500 or €3,000 if *EIS or **NIS involved
d. Appeal against a decision of a planning authority on a planning application made by the person by whom the planning application was made, where the application relates to retention of development, other than an appeal mentioned at (b) or (c) (non-commercial development).	€660
e. 1 st party appeal solely against contribution condition(s) – (2000 Act Section 48 or 49).	€220
f. Appeal other than an appeal mentioned at (b), (c), (d) or (h)	€220
g. Application for leave to appeal.	€110
h. Appeal following a grant of leave to appeal.	€110
i. Referral.	€220
j. Reduced fee (payable by specified bodies).	€110
k. Submissions or observations (by observer) on strategic infrastructure development applications, appeals and referrals.	€50
l. Request from a party for an oral hearing.	€50
*EIS - Environmental Impact Statement **NIS - Natura Impact Statement	

Submissions or observations on appeals made by third parties must be received by the Board within 4 weeks from the receipt of the appeal by the Board and the fee in this case is €50. Development consisting of the provision of two or more dwellings is classed as commercial development for the purposes of an appeal.

Should you wish to make an appeal, the following documents are available on www.pleanala.ie

- A Planning Appeal Form/Checklist and
- A Guide to making a Planning Appeal.

Appeals should be addressed to An Bord Pleanála, 64 Marlborough Street, Dublin 1.

PLANNING REGISTER REFERENCE NUMBER: 19/584

FIRST SCHEDULE

Having regard to the nature of the proposed development, it is considered that subject to compliance with the conditions as set out in the Second Schedule, the proposed development would be in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application on the 17th day of June 2019, except as may otherwise be required in order to comply with the following conditions.

Reason - In order to clarify the development to which this permission applies.

2. During construction of the proposed development, the following shall apply-
 - a. No work shall take place on site outside the hours of 8.00 a.m. to 8.00 p.m. Monday to Friday and 8.00 a.m. to 4.00 p.m. Saturday, or on Sundays or public holidays, unless otherwise agreed in writing by the Planning Authority.
 - b. No surface water run-off shall be discharged onto public roads, foul sewers or adjacent property.
 - c. Adequate car parking facilities shall be provided on site for all workers and visitors.

Reason – To protect the residential amenities of the area in the interest of proper planning and sustainable development.

3. The wheels and underside of all construction traffic leaving the site shall be cleaned, as required, to prevent soiling of public roads. A wheel washing facility, including water jets or other approved cleansing method shall be provided close to the site exit. In the event that any public roads become soiled by construction traffic from the site, these roads shall be cleaned immediately.

Reason - In the interest of the proper planning and sustainable development of the area, road safety and to protect the amenity of the area.

4. a. Equivalent sound levels arising from all sources within the proposed development, when measured at the boundary of noise sensitive locations (i.e. dwelling houses) shall not exceed a level of 55 dB (A)_{L_AT} (60 minutes) between 0800 hours and 2000 hours Monday to Friday and 0800 hours and 1400 hours on Saturday. Noise levels shall not exceed 45dB (A) L_AT (15 minutes) at any other time.

- b. Mechanical machinery systems shall not produce clearly audible tonal noises at night-time (22:00 to 08:00hrs) when assessed from the nearest noise sensitive location.

Reason – To protect the residential amenities of the area in the interest of proper planning and sustainable development of the area.

5. All surface water run-off from the public road which flows into the site shall continue to be accommodated within the site unless alternative arrangements acceptable to the Planning Authority are carried out. Full details of any such alternative arrangements shall be submitted to the Planning Authority and agreed prior to commencement of development.

Reason – To prevent flooding on the public road in the interest of amenity and traffic safety.

6. All surface water run-off from roofs, entrances and parking areas within the site shall be collected and disposed of within the site to surface water drainage system and shall be discharged to the public surface water sewer. No such surface waters shall discharge onto adjoining properties or the public road

Reason- In the interest of public health and to prevent flooding in the interest of traffic safety and amenity.

7. The existing dwelling and the proposed extension shall be used solely as a single dwelling unit and shall not be subdivided in any way through sale, letting or by any other means.

Reason – To restrict the use of the extension in the interest of residential amenity and the proper planning and sustainable development of the area.

8. Prior to the commencement of any construction works the applicant to locate and protect any Irish Water services within the red-line boundary of the site. There shall be no building over water mains, common pipes, or sewers, and if found the applicant must contact Irish Water with a proposal for altering at the cost of the applicant.

Reason: In the interest of orderly and sustainable development.

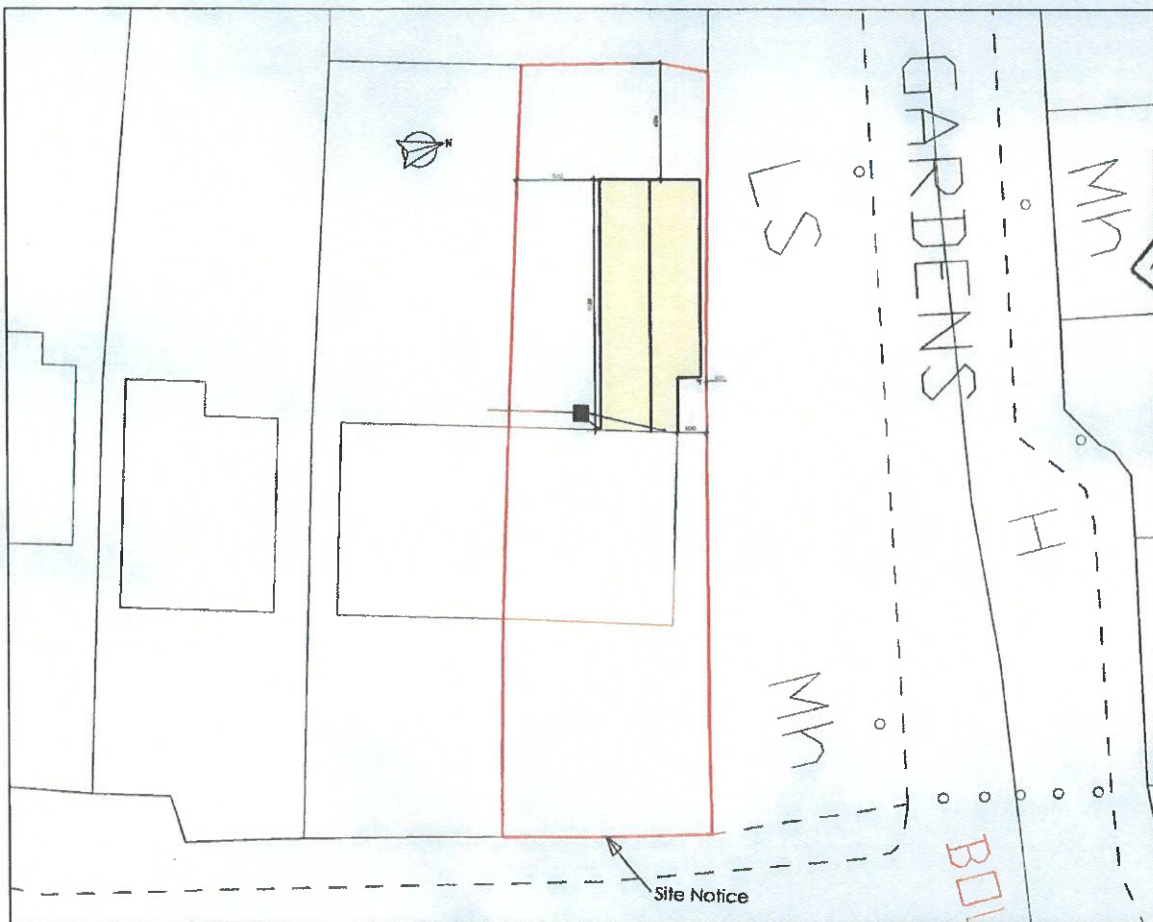
9. Prior to the commencement of this development the site developer or appointed contractor shall submit to Planning and Environmental Services for agreement in writing a site specific waste management plan for the recovery/disposal of all wastes arising from the demolition, refurbishment and/or construction related activities of this development. The waste management plan shall include:
- A list of proposed authorised waste collection permit holders to be employed.
 - A list of the proposed waste facility permitted sites at which the wastes may be recovered or disposed of.
 - Estimates of the proposed tonnages of construction and demolition (C&D) wastes by type e.g. soil and stone, rubble, wood, metal and plastic.

A template waste management plan can be found on our website at:<https://www.limerick.ie/council/construction-and-demolition-waste>

Reason: In the interests of sustainable waste management.

10. The Applicant shall take appropriate measures during the construction phase to ensure that no damage is caused to any adjoining property or boundary during the construction phase and repaired where necessary at the expense of the Applicant. No part of development or rain water goods shall overhang any adjoining property. The proposed extension shall not be constructed on any party boundary.

Reason - In the interest of proper planning and development



NOTES
 1. This drawing is for information only and does not constitute a contract. It is the responsibility of the client to ensure that all necessary permissions and approvals are obtained before construction commences.
 2. All dimensions are in millimeters unless otherwise stated.
 3. The client is responsible for ensuring that the site is suitable for the proposed development.
 4. The client is responsible for ensuring that the site is suitable for the proposed development.

Limerick City & County Council
 Planning and Environmental Services
17 JUN 2019

REV	DESCRIPTION	DATE
REV 001	ISSUE FOR PERMIT	17/06/19
REV 002	REVISED	17/06/19
REV 003	REVISED	17/06/19
REV 004	REVISED	17/06/19
REV 005	REVISED	17/06/19
REV 006	REVISED	17/06/19
REV 007	REVISED	17/06/19
REV 008	REVISED	17/06/19
REV 009	REVISED	17/06/19
REV 010	REVISED	17/06/19
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REV 048	REVISED	17/06/19
REV 049	REVISED	17/06/19
REV 050	REVISED	17/06/19

CLIENT
 JERRY HOAN
 33 STRANDVILLE GARDENS
 LIMERICK

PROJECT
 PROPOSED REAR EXTENSION

TITLE
 SITE LAYOUT

DATE	REV
17/06/19	001
17/06/19	002
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