

An
Bord
Pleanála

Planning Appeal Form

AN BORD PLEANÁLA
LDG- 05 0619 - 02
ABP-
28 MAR 2022
Fee: € 220 Type: *Case*
Time: 10.27 By: *Henel*

Your details

1. Appellant's details (person making the appeal)

Your full details:

(a) Name

Gillian Leetch

(b) Address

396 Clontarf Road, Clontarf, Dublin 3, D03 TR60

Agent's details

2. Agent's details (if applicable)

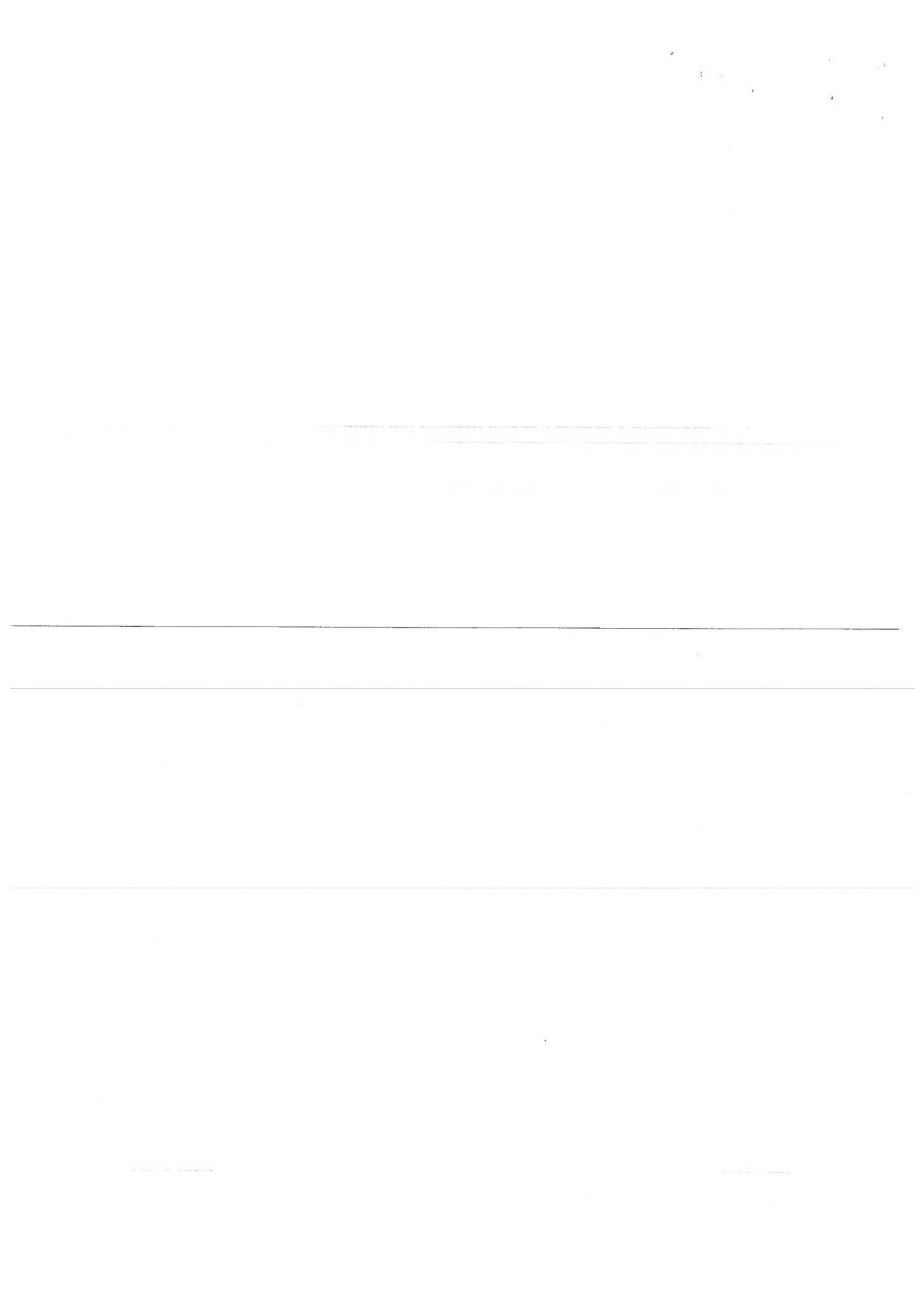
If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's address

Click or tap here to enter text.



Postal address for letters

3. During the appeal we will post information and items to you or to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1

The agent at the address in Part 2

Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

(a) **Planning authority**

(for example: Ballytown City Council)

Dublin City Council

(b) **Planning authority register reference number**

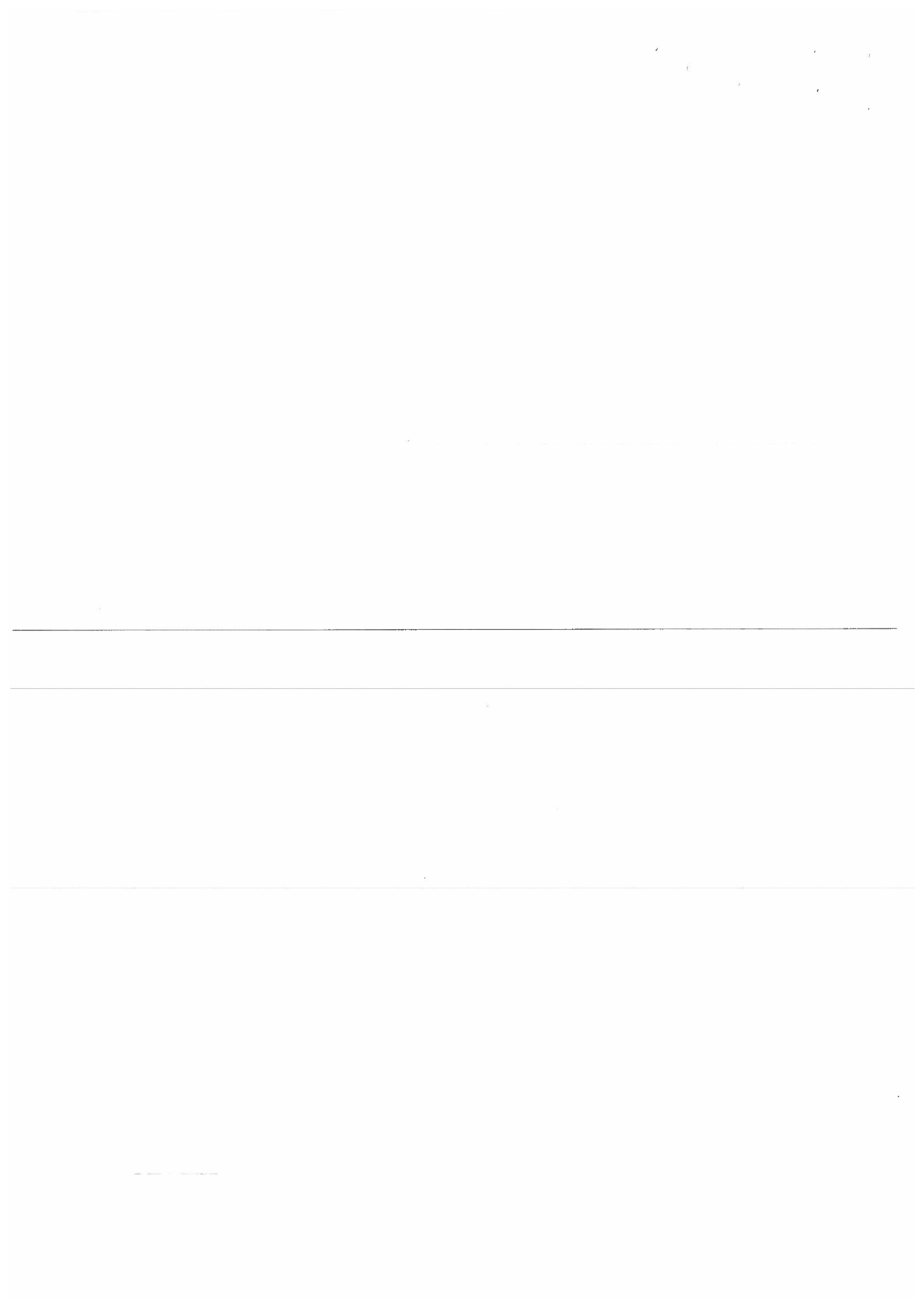
(for example: 18/0123)

0439/21

(c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

396 Clontarf Road, Clontarf, Dublin 3, D03 TR60



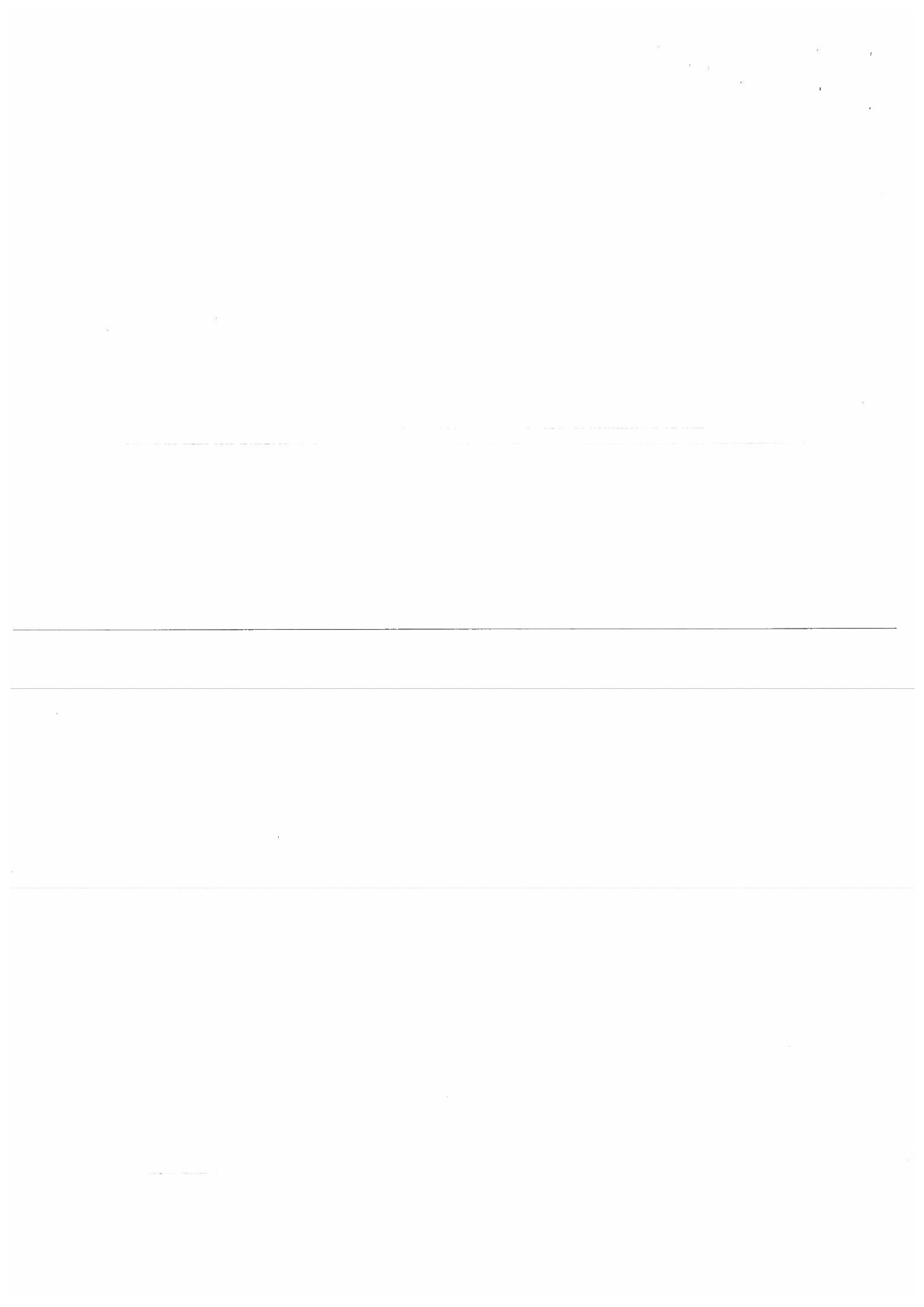
Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

We would like to insulate our home to make it more sustainable and energy efficient. We are working with an experienced contractor who will replicate the original appearance of the sills and features at the front of the house.

We do not intend to alter the appearance of the house and will make every effort to minimize any changes. We believe this work should be categorized as exemption from planning as it does not materially alter the appearance of the house.

Given the launch of the recent scheme to encourage people to retrofit their homes in projects like this and the scale of projects expected we don't see how it is feasible for this type of work to require a full planning process including the submission of architect produced drawings.



Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

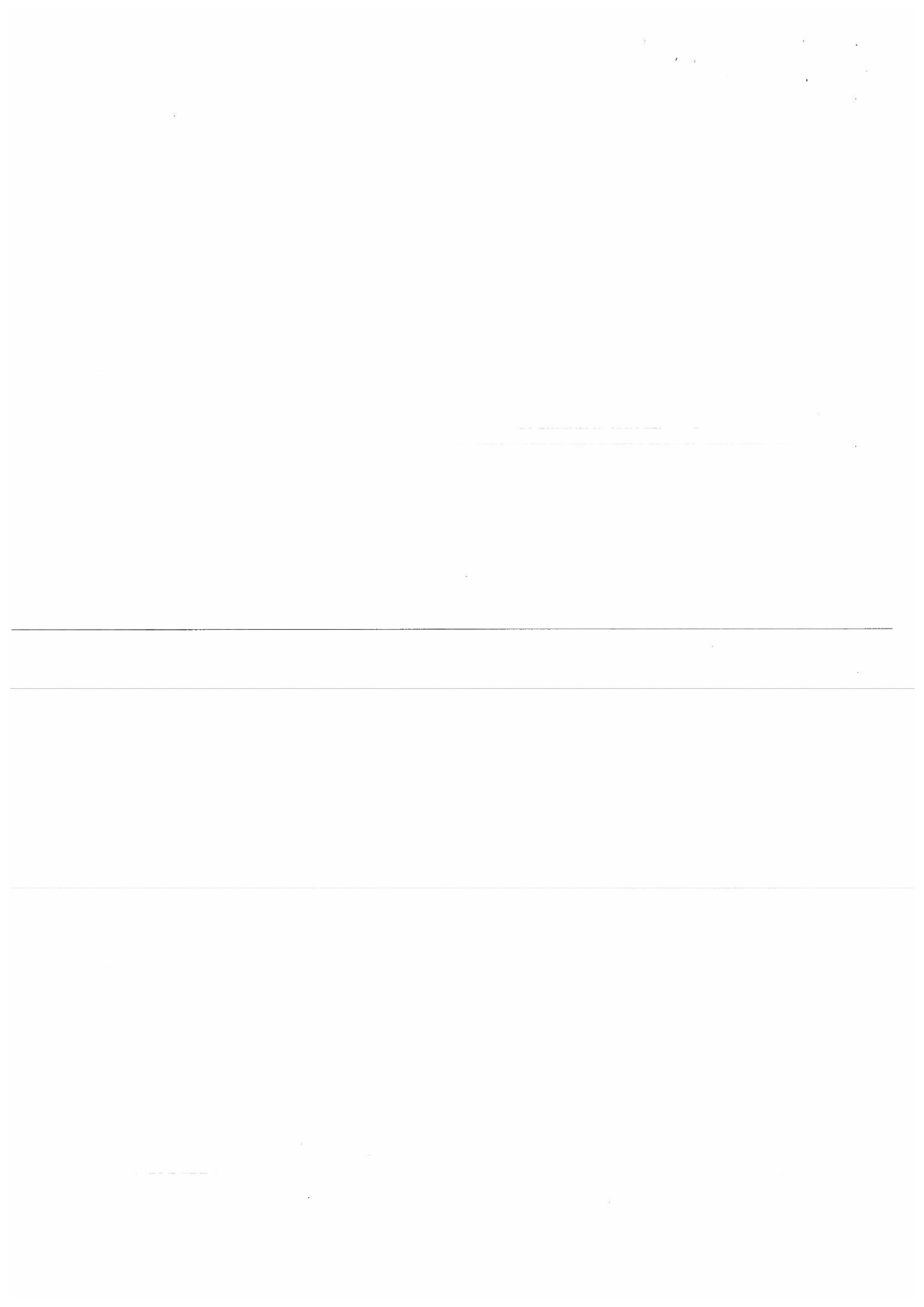
- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.



Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the “yes, I wish to request an oral hearing” box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

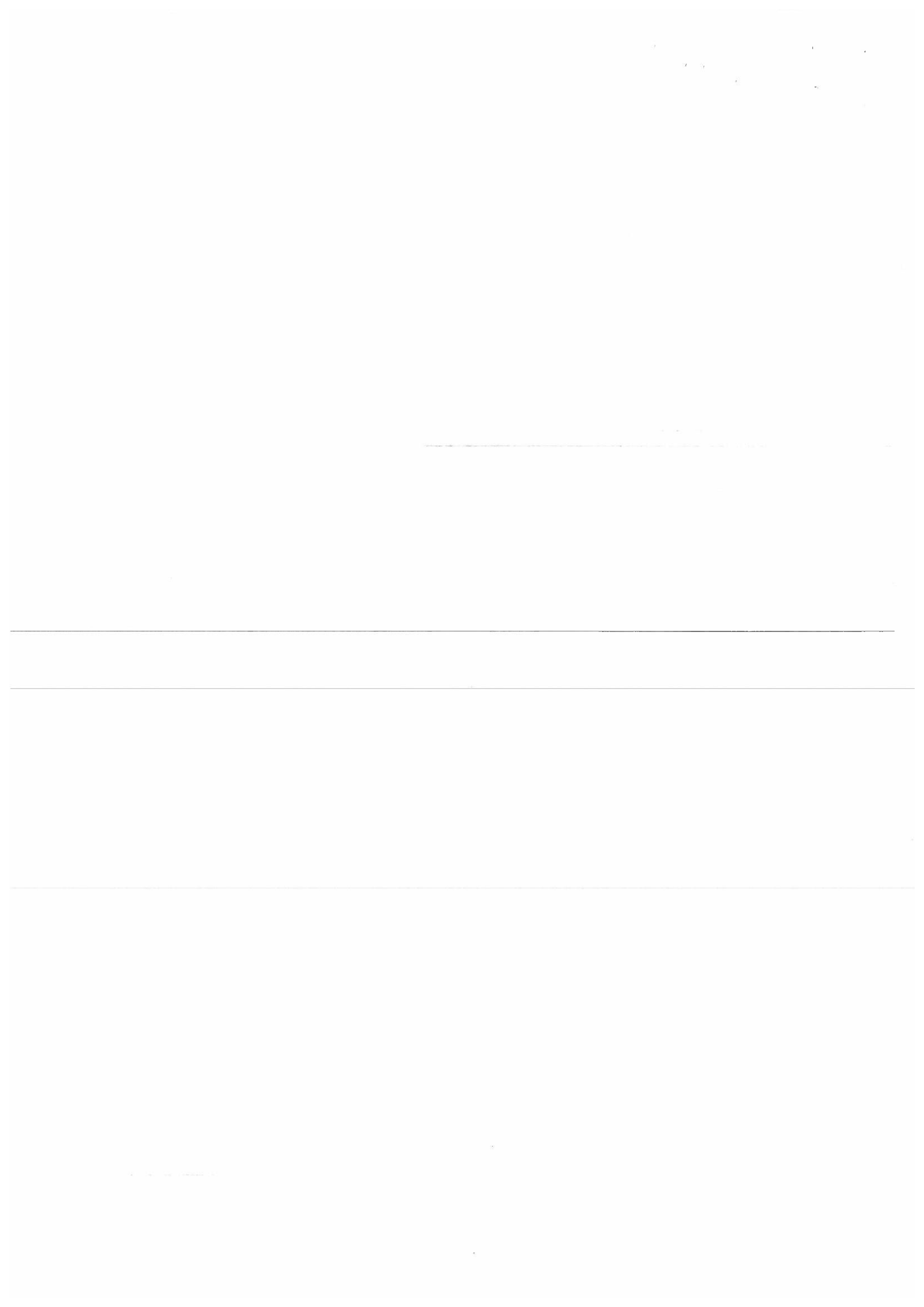
If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

NALA has awarded this document its Plain English Mark
Last updated: April 2019.





Specification of Works as submitted to Dublin City Council Section 5.

Our intent with the project is to make the house more energy efficient and sustainable not to alter the appearance. We have agreed with the contractor that we will make every effort to replicate the original appearance of the house.

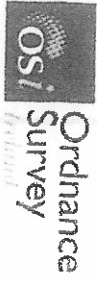
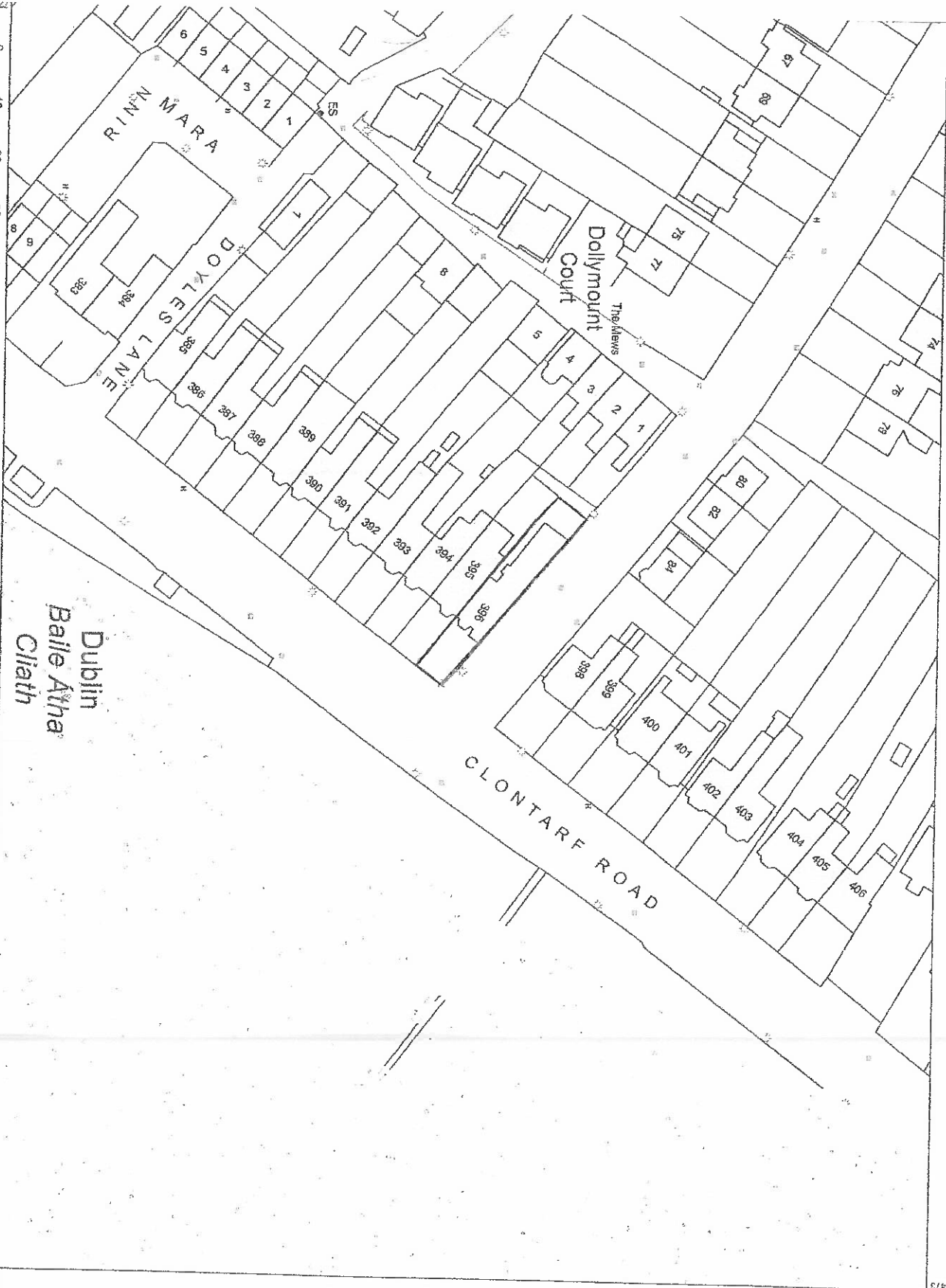
We are also planning to replace the windows with timber sash windows in the front and alu-clad on the side and rear and will have those windows fitted to the current external openings in order to avoid changing the depth of the openings externally.

Specification of works:

- Install Baunit External Insulation System (Cert No: NSAI 09/0336) in accordance with their guidelines, to achieve a minimum of 0.27 U Value to avail of government grants.
- Kingspan EPS 100mm platinum grey insulation, meshed base coat, primer and 1.5mm acrylic render (granoportop) to the external walls
- Existing sills will be removed, insulated, and over sills in traditional style using preformed powder coated aluminium.
- Reveals will be insulated with 20mm EPS to break cold bridge and finished as original patent reveal style (if windows remain in current position).
- Insulation will stop at gutter level excluding front facing wall.
- On front facing wall, gutter supports will be removed, gutter will be replaced with pvc gutter and new supports will be created.
- Aluminium, powder coated cappings will be used.
- Insulation will continue below DPC using suitable insulation in 80mm thickness
- The colour will be light grey/blue

OSi PLACE Map

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721473
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National Mapping Agency

CENTRE COORDINATES:
ITM 721357,736461

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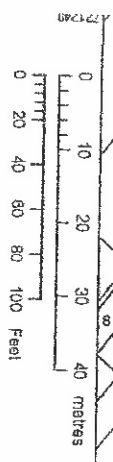
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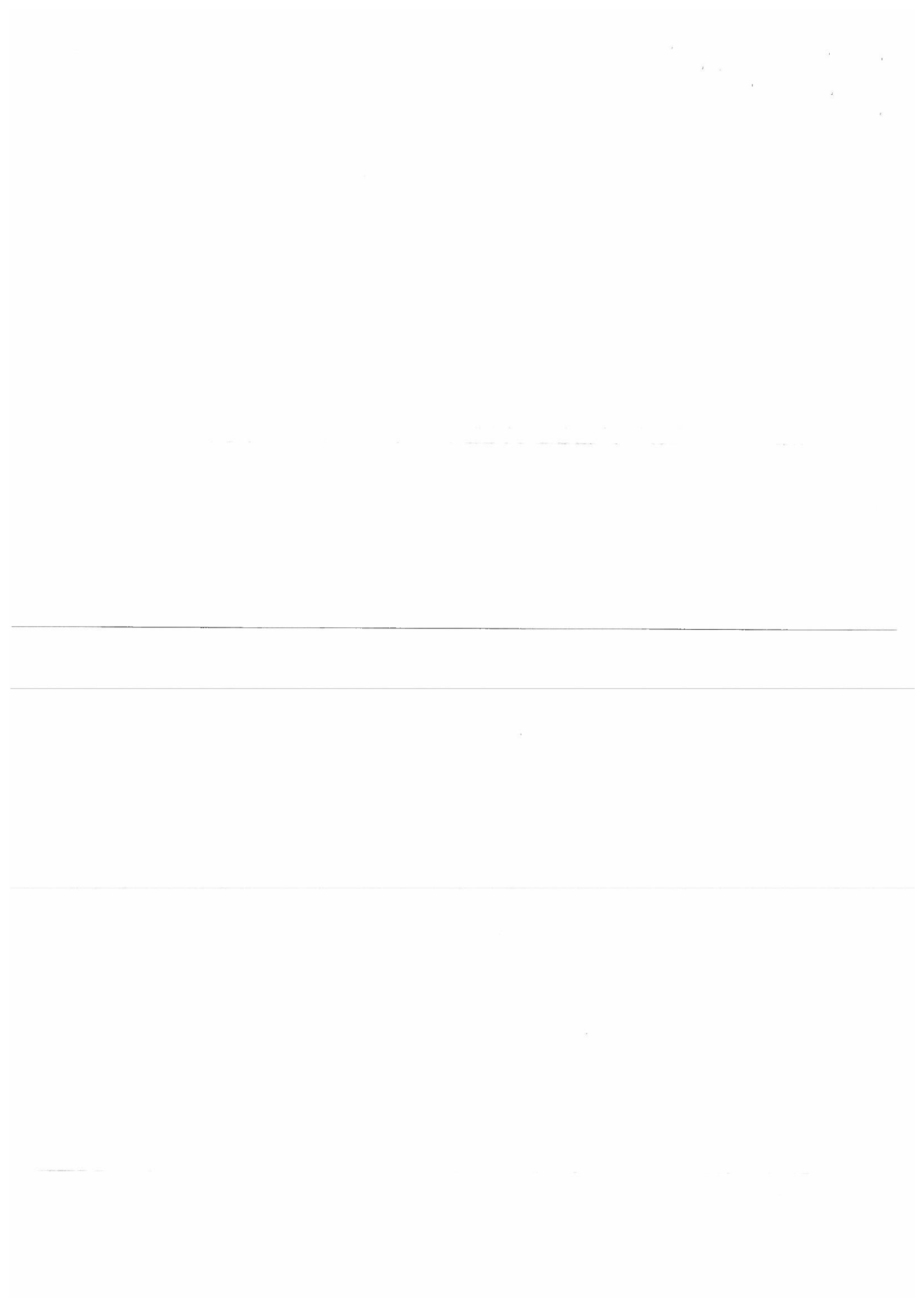


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An Roinn Pleanála & Forbairt Maoine, Bloc 4, Urlár 3, Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

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

T: (01) 222 2288

E. planning@dublincity.ie

03-Mar-2022

Gillian Leetch
396, Clontarf Road
Clontarf
Dublin 3

Application Number	0439/21
Application Type	Section 5
Registration Date	08-Feb-2022
Decision Date	28-Feb-2022
Decision Order Number	P2503
Location	396, Clontarf Road, Clontarf, Dublin 3
Proposal	EXPP: External insulation cladding of 100mm on the front of the house & 150mm on the gable and rear of the house.
Applicant Details	Gillian Leetch

- **If you have any queries regarding this Decision, please contact the email shown above**

Note:

Any person issued with a declaration on development and exempted development, may, on payment of the prescribed fee, refer a declaration for review by A Bord Pleanála within four weeks of the date of the issuing of the declaration.

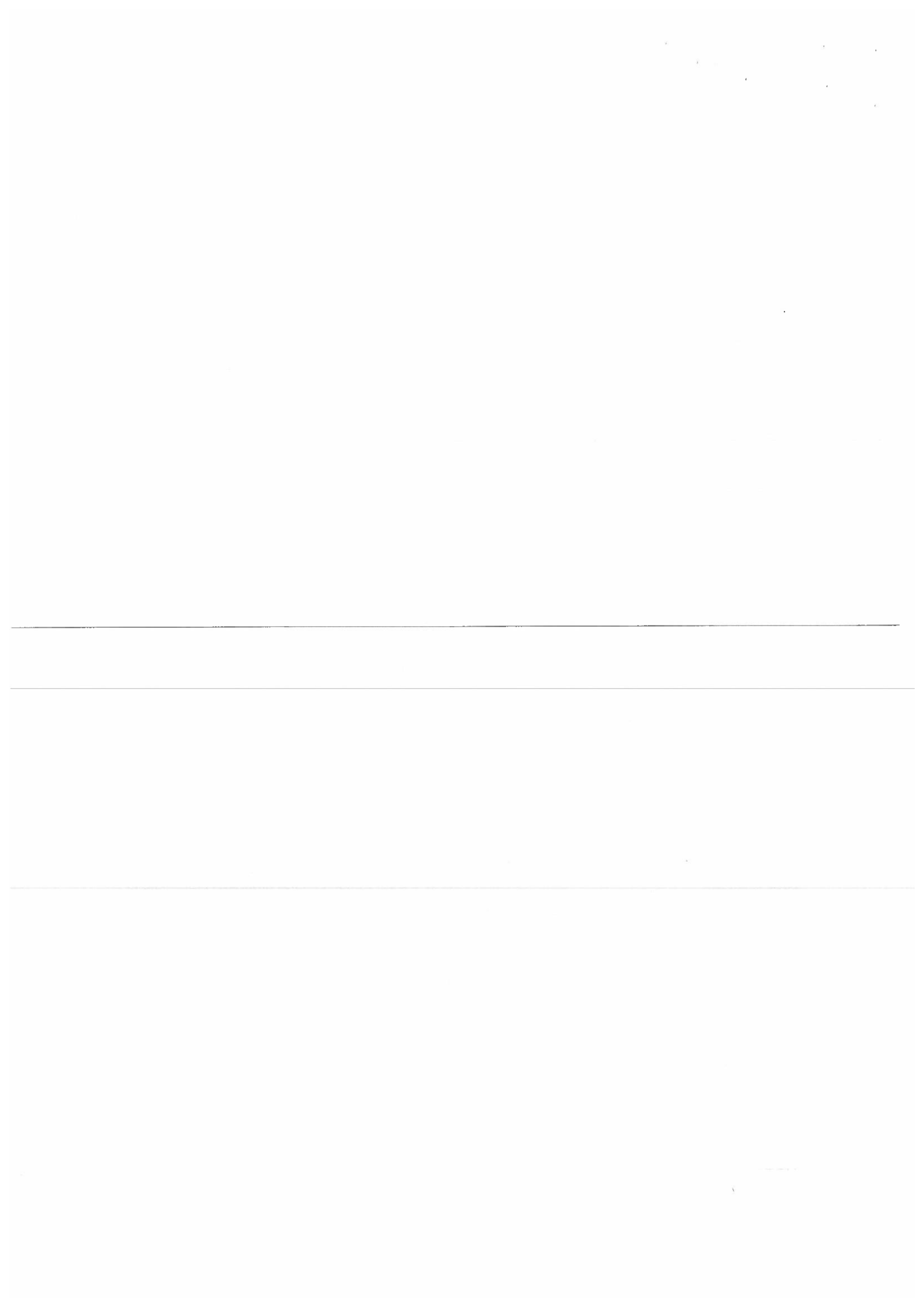
NOTIFICATION OF DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

In pursuance of its functions under the Planning & Development Act 2000 (as amended), Dublin City Council has by order dated 28-Feb-2022 decided to issue a Declaration that the proposed development is NOT EXEMPT from the requirement to obtain planning permission under Section 32 of the Planning & Development Act 2000 (as amended) for the following reason:

On the basis of the material submitted with this Section 5 application (and the further information submitted on 8th February 2022) for declaration of exemption from requiring planning permission, namely that the external insulation to the complete dwelling using a Granopor Top acrylic render over 100/150mm EPS system and that the existing finish of the front façade is to be reproduced accurately by the new finishes, it is considered that the Planning Authority does not have sufficient information in order to deem that proposed works would constitute exempt development.

The proposal is therefore not deemed to be exempted development by reason of being in accordance with Section 4(1)(h) of the Planning and Development Act 2000-2015.

NOT1section5(Refuse Exemption)



An Roinn Pleanála & Forbairt Maoinne, Bloc 4, Urlár 3, Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.

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

T: (01) 222 2288

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03-Mar-2022

Signed on behalf of Dublin City Council

For Administrative Officer

