

Stephen Little & Associates, Chartered Town Planners and Development Consultants
26/27, Upper Pembroke Street
Dublin 2
D02 X361

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

Application No.	2527/20
Registration Date	02-Oct-2020
Decision Date	29-Oct-2020
Decision Order No	P4731
Date of Final Grant	15-Dec-2020
Grant Order No	P1032
Location	Block K1 (Chamber House) and Block K2 (Garrison House), at Clancy Quay (former Clancy Barracks - which includes Protected Structures), South Circular Road, Islandbridge, Dublin 8
Proposal	PROTECTED STRUCTURE: The proposed development comprises a change of use of: -3 no. existing vacant commercial/retail units (c.402.8 sq.m), 1 no. existing security office (c.18.2 sq.m), and 1 no. existing management office (c.140.3 sq.m) with ground floor access (c.5.9 sq.m), to 7 no. residential units, 1 no. retail unit (c.30.8 sq.m) and 1 no. security office (c.36.5 sq.m), with associated localised reconfiguration of internal floor plan, external elevation and curtilage details, at ground and 1st floor levels of Block K1. -1 no. existing, vacant, commercial/retail unit (c. 355.1 sq.m), to 7 no. residential units, with associated localised reconfiguration of internal floor plan, external elevation and curtilage details, at ground level of Block K2 and the reallocation of 12 no. car parking spaces in the existing basement car park. The 14 no. new residential apartment units to comprise 3 no. studios, 7 no. 1-bed, 4 no. 2-bed apartment units. Associated site development and landscaping works to include addition of private terraces at ground level.
Applicant	KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 3
Application Type	Permission

IMPORTANT NOTE:

Please be advised that from Monday 15/06/20 a compliance submission can only be submitted in pdf format and by e- mail to compliances@dublincity.ie

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 there under are concerned the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, as amended by the Further Information received on 02/10/20, 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.

Reason: To comply with permission regulations.

2. The developer shall pay the sum of €28,260.89 to the Planning Authority as a contribution towards expenditure that was and/ or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefitting development in the administrative area of the Authority in accordance with Dublin City Council's Section 48 Development Contribution Scheme. The contribution is payable on commencement of development. If prior to commencement of development an indexation increase is applied to the current Development Contribution Scheme or if a new Section 48 Development Contribution Scheme is made by the City Council the amount of the contribution payable will be adjusted accordingly.

Phased payment of the contribution will be considered only with the agreement of Dublin City Council Planning Department. Applicants are advised that any phasing agreement must be finalised and signed prior to the commencement of development.

Reason: It is considered reasonable that the payment of a development contribution should be made in respect of the public infrastructure and facilities benefitting development in the administrative area of the Local Authority.

3. The use of the 'retail' unit specified in Block K1 at ground floor shall be limited to use as a shop (Class 1 , as defined in the Planning and Development Regulations 2001, as amended)

Reason: In the interests of clarity

4. Prior to the commencement of development the applicant shall submit details of any proposed

signage to the Management Suite to the Planning Authority, for written agreement

Reason: In the interests of visual amenity.

5. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Transportation Planning Division and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

6. The requirements of the Drainage Division shall be complied with:

The applicant shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

Reason: To ensure a satisfactory standard of development.

7. The requirements of Transportation Planning shall be complied with:

a) Cycle parking shall be provided to Development Plan Standards. Cycle parking shall be secure, sheltered and well lit with key/fob access. Cycle parking shall be in situ prior to the occupation of the apartments.

b) The developer shall undertake to implement the measures outlined in the Car Parking Management Plan to ensure that the allocation of car parking spaces is managed appropriately. Car parking spaces shall be permanently allocated to the proposed use and shall not be sold, rented or otherwise sub-let or leased to other parties.

c) 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.

d) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: To ensure a satisfactory standard of development

8. Notwithstanding the provisions of the Planning & Development Regulations 2001(As Amended), no advertisement signs (including any signs installed to be visible through the windows); advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage, or attached to the glazing without the prior grant of planning permission.

Reason: In the interests of visual amenity.

9. A window display shall be maintained at all times at the retail unit (Block K1), and the glazing to the shopfront shall be kept free of all stickers, posters and advertisements.

Reason: In the interests of visual amenity.

10. The glazing to the windows to the Management suite (Block K2) shall be kept free of all stickers, posters and advertisements.

Reason: In the interests of visual amenity.

11. (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 where a written request with compelling reasons for the proposed deviation has been submitted and approval has been issued by Dublin City Council. Any such approval may be 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.

12. (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.'

(b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142. Method for rating industrial noise affecting mixed residential and industrial areas.

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

13. 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.

14. In relation to individual houses the naming and numbering of dwelling units shall be in accordance with a naming and numbering scheme submitted to, and agreed in writing, by the Planning Authority, prior to the occupation of the dwelling(s).

Reason: In the interest of orderly street numbering.

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

Schedule A: Drainage Division
Schedule B: Transportation Planning 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 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

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

15-Dec-2020

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.

Signed on behalf of the Dublin City Council

Greg Bryan Administrative Officer

Date _____