



GROWPAD

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SITE VISIT REPORT

ARCHITECTURAL SERVICES

PREPARED FOR

Main Uddin

20 Monastery Gate Copse,
Dublin 22
D22 HE24

PROJECT. No. 2124

Date of Issue:
27.07.2021

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INTRODUCTION

I was engaged by Main Uddin to provide an Opinion of Exemption from Planning Control on the development at his property at No.20 Monastery Gate Copse, Dublin 22, D22 HE24.

On 22nd of October of 2021, Catarina Tinoco visited said premises. Catarina is a RIAI registered Architect. A visual walkthrough assessment was undertaken, and this document reports the findings. The weather was overcast with a temperature of around 14°C.

EXCLUSIONS:

The following report is based on a visual inspection solely for assessment of the purpose described previously.

The condition of the existing dwelling is outside of the scope of this report.

Compliance of the property with Building By-Laws, Licensing Laws or any other such regulations has NOT been investigated, unless explicitly stated in the report.

Compliance of physical site boundaries in relation to title map is outside the scope of this report.

Services such as water, electricity, heating, intruder alarms etc. have not been investigated. Any mention of same in the report must be treated as a passing reference only. Checking of the heating installation valve is outside the scope of this report. Checking the electrical installation is outside of the scope of this report and should be carried out by a qualified electrician.

The condition of foul and storm sewers is unknown.. A CCTV survey would be required to examine the condition of underground drains.

The report excludes the identification of Japanese knotweed or other invasive weeds.

DESCRIPTION

The dwelling at No.20 Monastery Gate Copse consists of a semidetached house, located in a cul-se-sac, off Monastery Road, in Dublin 22 area. The property has a side path 1100mm wide to the west side. On this side, the boundary consists of a 200mm thick and 2150mm tall rendered block wall, that extends as far as the rear elevation of the house. From this point onwards, the boundary consists of a timber fence with concrete posts. The division on the East side, that shares the boundary with No. 18 Monastery Gate Copse, also consists of timber fence with concrete posts.

The development under construction was at wall plate stage, with a pitched roof starting to be installed, as shown in figures No.1 to 5 in the Annexes. At the moment of assessment, no further extensions are predicted to be constructed, being that the footprint is to be confined as per drawing 2124-A0.2

The development consists of an extension at the rear of the property, the same width of the existing dwelling. The extension consists of 28 m², complying with condition No.1.(a), Class 1 of Schedule 2 – “*Exempted Development-General*” of S.I. No. 600/2001 – *Planning and Development Regulations, 2001*.

It was observed that the structure built was at a distance of 220mm from the boundary with No. 18 Monastery Gate Copse, as shown in Fig No.5. This distance allows for surface water to be discharged within the boundary of No. 20 Monastery Gate Copse. No surface water is to be discharged to any neighbouring property and is to be connected to existing drainage into the mains system. On the other side, the proposed works have a distance of 1100mm from the boundary with No. 22 Monastery Gate Copse.

The remainder private open space at the rear of the property consists of a total area of 51m². This complies with condition No.5 of Class 1 of Schedule 2 – “*Exempted Development-General*” of S.I. No. 600/2001 – *Planning and Development Regulations, 2001*.

The proposed windows at the rear elevation of the proposed works are at a distance of 8m from the boundary with No.21 Monastery Gate Green at the North end of the property, at the narrowest, conforming with condition No.6(a) of Class 1 of Schedule 2 – “*Exempted Development-General*” of S.I. No. 600/2001 – *Planning and Development Regulations, 2001*.

At the moment of assessment, there was a window opening at the East Elevation of the proposed development. The owner was advised to block this opening, as it would not be under the Exemption of Planning Control, as shown in Fig. No. 1.

During the assessment it was not possible to accurately measure the dimension of the installed ridge timber member, however, the owner was advised to keep the finalised roof structure, at a height that should not exceed the existing roof height of the original protrusion, as shown in Fig. No. 3

ARCHITECT'S OPINION ON COMPLIANCE WITH PLANNING PERMISSION AND/OR EXEMPTION FROM PLANNING CONTROL

1. I am a Registered Member of The Royal Institute of the Architects of Ireland, this being a qualification listed in Directive 384 / 85 / EEC of the European Community, retained by **Main Uddin** (hereinafter called "the Employer") of **No.20 Monastery Gate Copse, Dublin 22 D22 HE24**, to furnish an Opinion on the Compliance of **Extension at the rear of existing Dwelling at No.20 Monastery Gate Copse, Dublin 22 D22 HE24, comprising of m²** [hereinafter called "the Relevant Development"] with Planning Permission and / or exemption from planning control within the meaning of the Planning Acts.

This Opinion is based on the Visual Inspection only of the Relevant Development carried out for the purpose of comparison of such with the Relevant Documents. It is issued solely for the purpose of providing evidence for title purposes of the compliance of the Relevant Development with Planning Permission and / or exemption from planning control within the meaning of the Planning Acts. Except insofar as it relates to such compliance / exemption it is not a report on the condition or structure of the Relevant Development.

2. I have provided the following architectural services in connection with the Relevant Development:

Consultancy services

3. There was no Relevant Documents available at the moment of inspection. The documents attached were produced by Catarina Tinoco based on the evidence presented on the date of inspection, as serve as proof of exemption for the purposes of this Opinion of Compliance, as are not to be used as construction drawings.

4. On 22/10/2021 ("the Inspection Date") I carried out a Visual Inspection of the Relevant Development for the purposes of comparison of the Relevant Development with the Relevant Documents.

5. I am of the opinion that the Relevant Development is exempted development as defined by the Planning Acts, by virtue of its being a class of development described as such at Schedule 2, Part I for "Exempted Development-General", class 1 of the S.I. No.600/2001 - Planning and Development Regulations, 2001.

DEFINITIONS

"Planning Acts" means the Local Government (Planning and Development) Acts, 1963 to 2002 and any statutory modification or re-enactment thereof current at the Date of Issue of this Opinion, and all Regulations, Statutory Instruments and Orders made under or pursuant to the said Acts and for the time being in force.

"Substantial Compliance with the Planning Orders" means that:

[a] the **Relevant Development** is constructed in accordance with the said Planning Orders saving and excepting such minor deviations which in my opinion do not constitute a contravention of the proper planning and development of the area as expressed through such Planning Orders and the Development Plan, and

[b] such minor deviations do not warrant the issue of enforcement proceedings by the relevant Planning Authority as provided for in the Planning Acts.

"Relevant Documents" means inter alia those drawings and documents, available on the date at 3 above, for public

inspection on the planning file, which were submitted to, and on foot of which, the relevant Planning Authority issued the Planning Orders.

“Visual Inspection” means an inspection of the Relevant Development as existed on the Inspection Date. No opening up was carried out. The inspection was superficial only and therefore took no account of works covered up or inaccessible.

This opinion does not in any way warrant, represent or take into account any of the following matters:

1. The accuracy of dimensions in general save where incorporated by virtue of the conditions of the Planning Orders.
2. The following conditions, compliance with which cannot be established
Register Ref. Not Applicable Condition[s] Not Applicable
3. Matters in respect of private rights or obligations.
4. Matters of financial contribution and bonds.
5. Development of the property which may occur after the Inspection Date.
6. Any other development attached to, associated with or otherwise connected to the Relevant Development, save insofar as such other development may affect the Substantial Compliance with the Planning Orders or exemption from Planning Control within the meaning of the Planning Acts of the Relevant Development.

Date of Issue 03/11/2021

Signed  18265

Registered Member of the Royal Institute of The Architects of Ireland

ANNEXES



Figure No.1. Exempted Development. Window to the side to be blocked up



Figure No.2. Exempted Development and Rear private open space



Figure No.3. Exempted Development and Existing Rear Elevation with original protrusion.

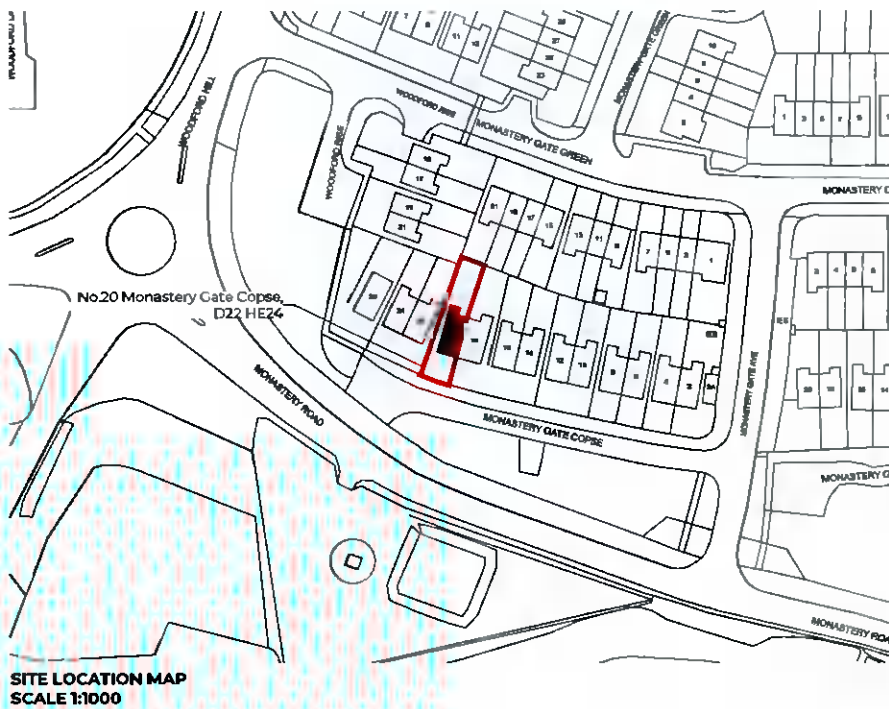


Figure No.4. Roof Structure and props



Figure No.5. Distance from boundary with No18 Monastery Gate Copse

DRAWINGS



Description:
Digital Cartographic Model (DCM)

Publisher / Source:
Ordnance Survey Ireland (OS)

Data Source / Reference:
PRIME2

File Format:
Autodesk AutoCAD (DWG, RVT)

File Name:
v_20201790_1.dwg

City State / Area of Interest (AOI):
Easting: 700000.0000000000
Northing: 700000.0000000000
Utm Zone: 700000.0000000000
Utm Zone: 700000.0000000000

Projection / Spatial Reference:
Projection: IRENETS, Irish Transverse Mercator

Centre Point Coordinates:
Easting: 700000.0000000000
Northing: 700000.0000000000

Reference Index:
Map Series / Map Sheets
1:000 (E227-06)

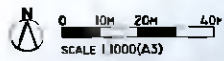
Data Extraction Date:
Date: 03-Nov-2021

Source Data Release:
Map Series / Map Sheets
1:000 (E227-06)

Product Version:
Version: 1.1

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LEGEND

	Boundary
	Proposed Structure
	Existing Structure

REVISION

NO	REV	DATE
1	ISSUE FOR INFORMATION	07/11/2021



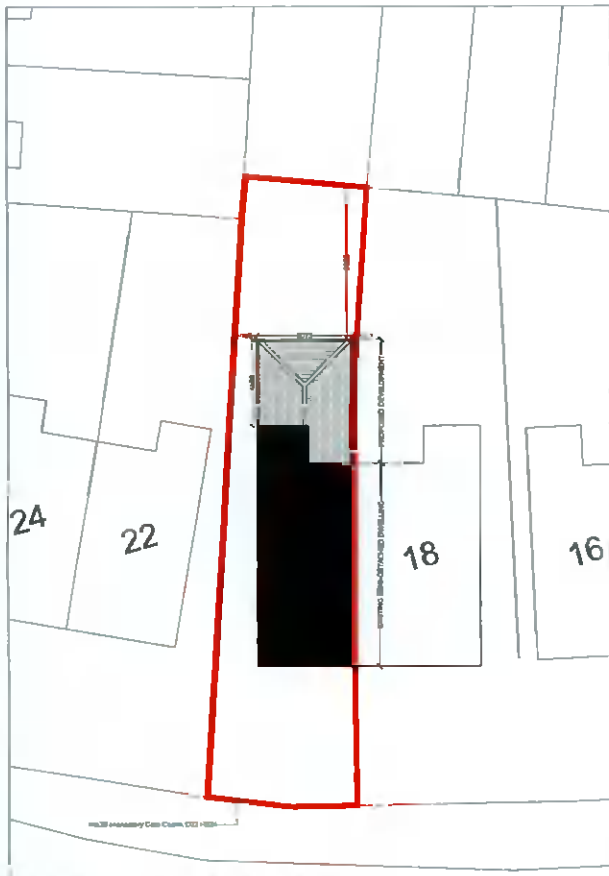
CLIENT
PROJECT
ADDRESS
PROJECT NO.

MAIN UDDIN
EXTENSION
20 MONASTERY GATE COPSE, D22 HE24
2124

DRAWING TITLE
SCALE
ISSUED

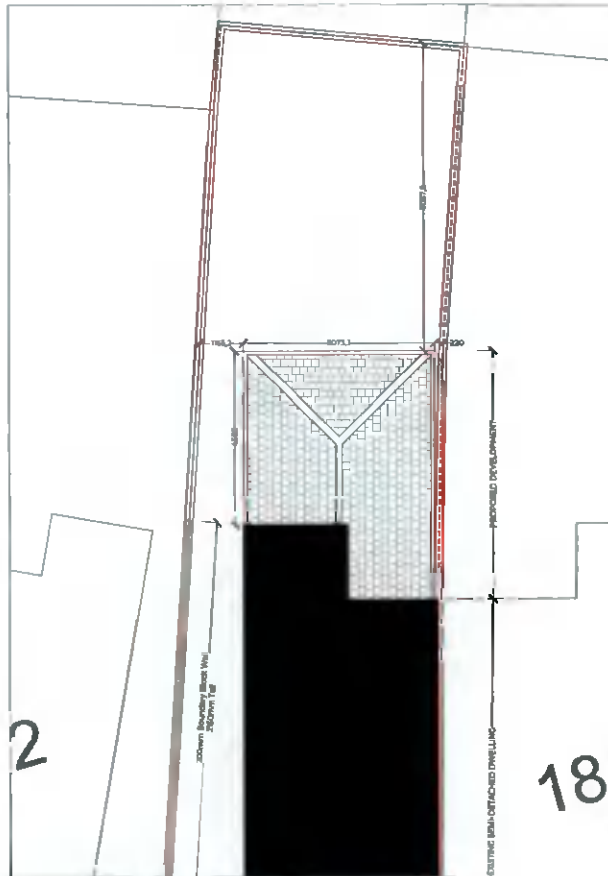
SITE LOCATION MAP
1:1000 @ A3
FOR INFORMATION

DRAWING
2124-A0.1
REVISION
0



SITE LAYOUT PLAN
SCALE 1:200

SCALE 1:200(A3)



ROOF PLAN
SCALE 1:100

SCALE 1:100(A3)

The drawings presented on this page consist of the representation of the current development at the time of inspection on 22nd of October of 2021. At the time of inspection, the works were under construction and were well past stage with a pitched roof starting to be installed. The drawings do not reflect a design made by Growpad.

Remember private open space at the rear of the Proposed Exempted Development 2124

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LEGEND



REVISION

NO.	DESCRIPTION	DATE



CLIENT

PROJECT
ADDRESS
PROJECT NO.

MAN UDDIN
EXTENSION
20 MONASTERY GATE COPSE, D22 HEM
2124
EXEMPTED DEVELOPMENT PLANS
AS SHOWN @ A3
FOR INFORMATION

DRAWING
2124-A0.2
REVISION
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