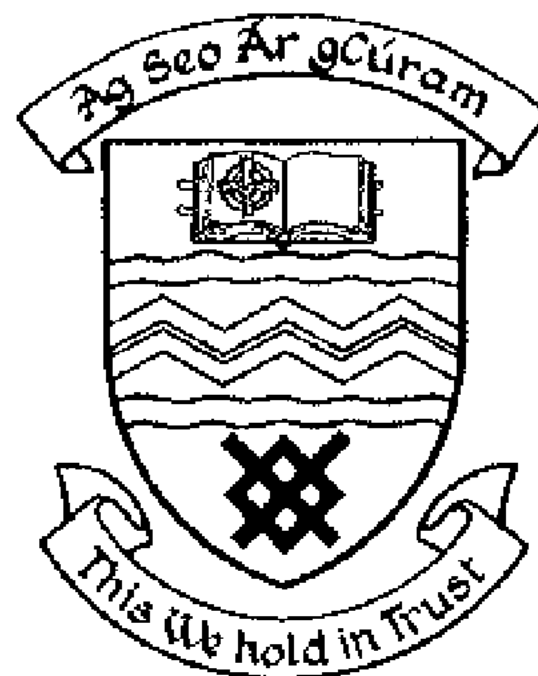


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0334	
1. Location	Site adjoining no.2 Wellington Cottages, Templeogue, Dublin 6W.		
2. Development	Construct one house.		
3. Date of Application	26/05/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/10/1998 2.	1. 22/12/1998 2.
4. Submitted by	Name: Gerard Spillane Design, Address: 163 Lower Kimmage Road, Dublin 6W.		
5. Applicant	Name: Mr. John Byrne, Address: 2 Riverside Cottages, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 0325  Date 18/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0658  Date 01/04/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. .... Registrar	..... Date	..... Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL  
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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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**Applications/Registry/Appeals**  
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Town Centre, Tallaght  
Dublin 24

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Gerard Spillane Design,  
163 Lower Kimmage Road,  
Dublin 6W.

**NOTIFICATION OF GRANT OF Permission**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Final Grant Order Number 0658	Date of Final Grant 01/04/1999
Decision Order Number 0325	Date of Decision 18/02/1999
Register Reference S98A/0334	Date 22nd December 1998

**Applicant** Mr. John Byrne,

**Development** Construct one house.

**Location** Site adjoining no.2 Wellington Cottages, Templeogue, Dublin 6W.

**Floor Area** 160.00 Sq Metres

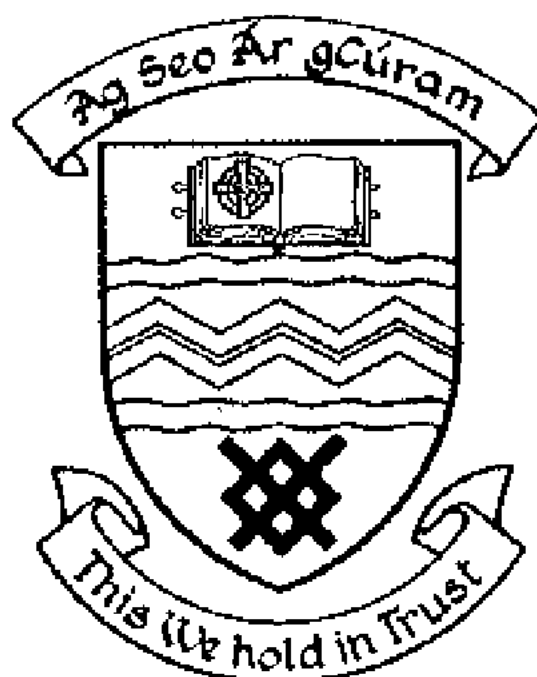
**Time extension(s) up to and including**

**Additional Information Requested/Received** 14/10/1998 /22/12/1998

A Permission has been granted for the development described above,  
subject to the following (12) Conditions.

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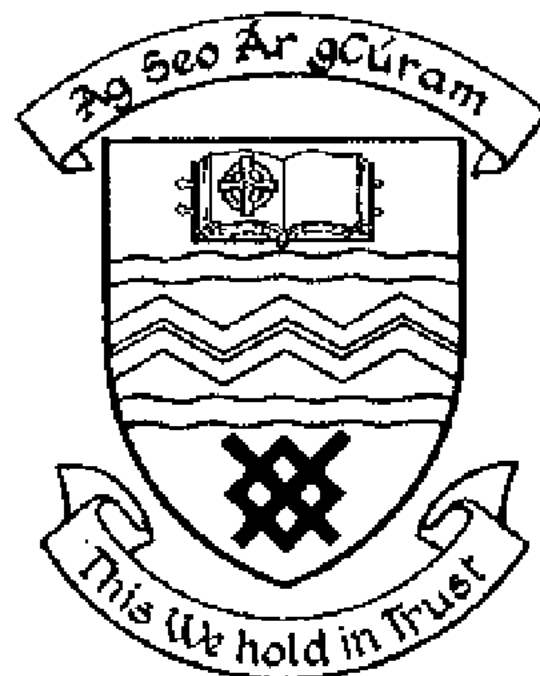
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### Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by the revised plans and details submitted by way of additional information on 22/12/98, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 All external finishes to be in keeping with adjoining residential development.  
REASON:  
In the interests of visual amenity.
- 3 Front boundary treatment forward of the relevant building lines, to the site shall be in the form of either a wall and decorative railing or combination of both, with an overall height of 1.2 metres.  
REASON:  
In the interests of the proper planning and development of the area and visual amenity.
- 4 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
In the interest of amenity.
- 7 Prior to the first occupation of the proposed dwellings, front, side and rear garden areas shall be provided with sufficient top soil, levelled, graded and planted to allow grass and other vegetation to grow.

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REASON:

In the interests of residential and visual amenity.

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 9 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 10 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in Tymon Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

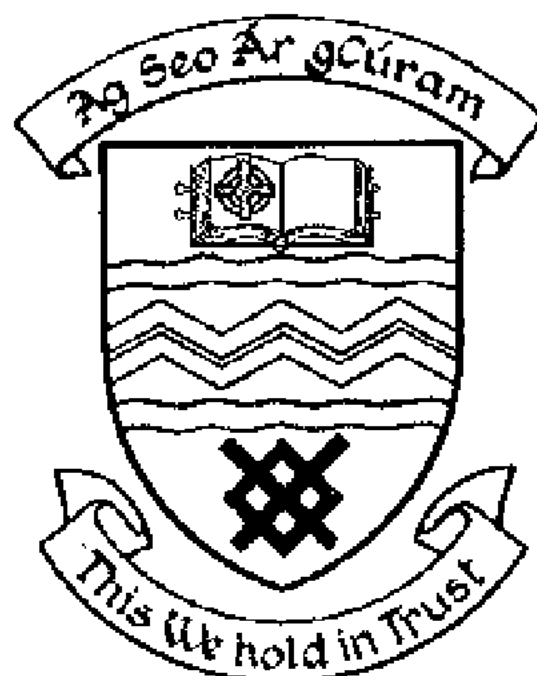
REASON:

It is considered reasonable that the developer should

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contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- 12 That an acceptable house name/number be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed development.

REASON:

In the interest of the proper planning and development of the area.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

*Edward Cowley* 7<sup>th</sup> April 1999  
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL  
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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0325	Date of Decision 18/02/1999
Register Reference S98A/0334	Date: 26/05/1998

Applicant Mr. John Byrne,  
Development Construct one house.  
Location Site adjoining no.2 Wellington Cottages, Templeogue, Dublin 6W.

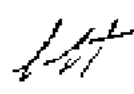
Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/10/1998 /22/12/1998

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 12 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

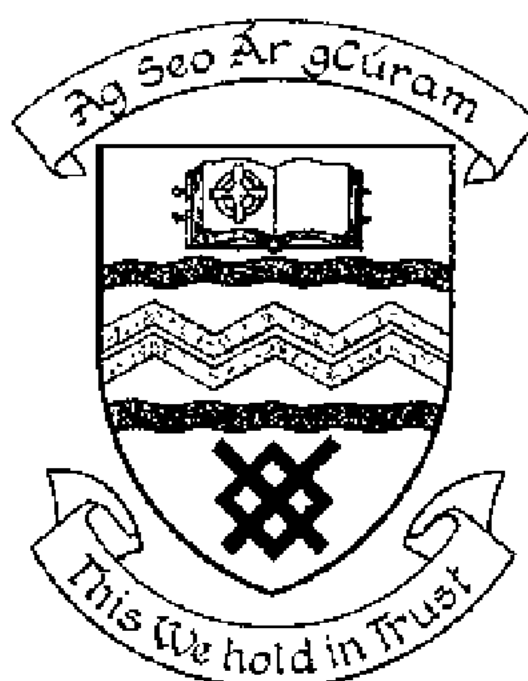
  
..... 18/02/1999  
for SENIOR ADMINISTRATIVE OFFICER

Gerard Spillane Design,  
163 Lower Kimmage Road,  
Dublin 6W.

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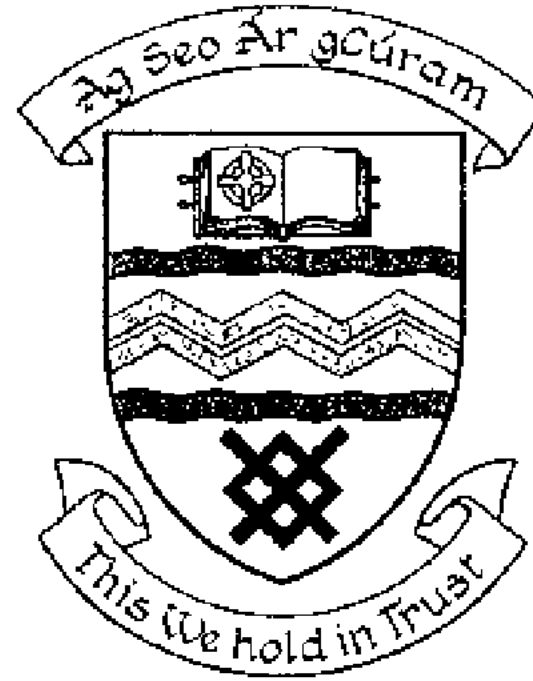
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by the revised plans and details submitted by way of additional information on 22/12/98, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 All external finishes to be in keeping with adjoining residential development.  
REASON:  
In the interests of visual amenity.
- 3 Front boundary treatment forward of the relevant building lines, to the site shall be in the form of either a wall and decorative railing or combination of both, with an overall height of 1.2 metres.  
REASON:  
In the interests of the proper planning and development of the area and visual amenity.
- 4 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
In the interest of amenity.

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- 7 Prior to the first occupation of the proposed dwellings, front, side and rear garden areas shall be provided with sufficient top soil, levelled, graded and planted to allow grass and other vegetation to grow.

REASON:

In the interests of residential and visual amenity.

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 9 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 10 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

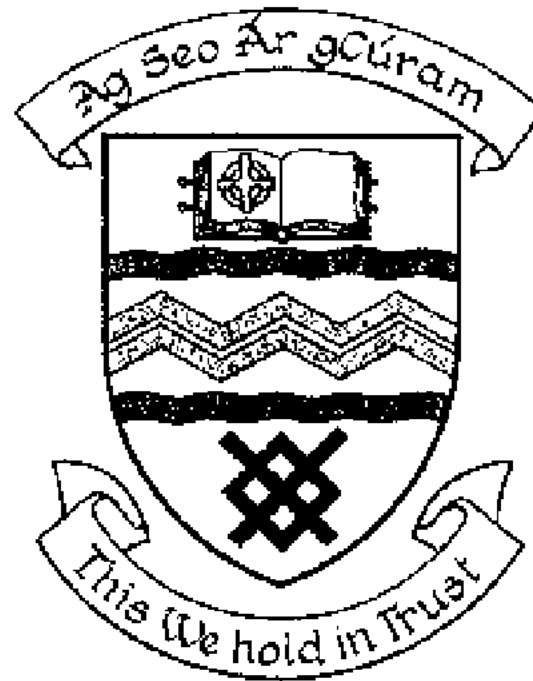
The provision of such services in the area by the Council will facilitate the proposed development. It is considered



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reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in Tymon Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- 12 That an acceptable house name/number be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed development.

REASON:

In the interest of the proper planning and development of the area.

**SOUTH DUBLIN COUNTY COUNCIL**  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number</b> 2074	<b>Date of Decision</b> 14/10/98
<b>Register Reference</b> S98A/0334	<b>Date</b> 26th May 1998

**Applicant** Mr. John Byrne,  
**Development** Construct one house.

**Location** Site adjoining no.2 Wellington Cottages, Templeogue, Dublin  
6W.

**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 26/05/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

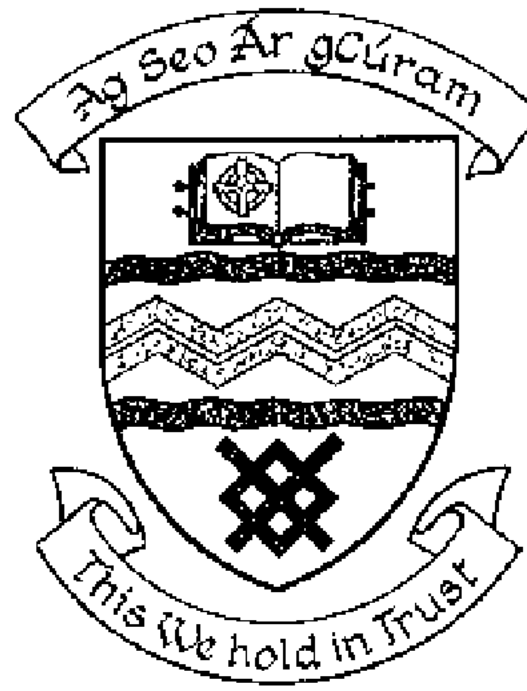
- 1 Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- 2 South Dublin County Council records indicate that a 225mm foul sewer crosses the site. Applicant to accurately locate, draw and submit the position of the foul sewer.
- 3 Applicant to submit details of proposed boundary treatment to the site.
- 4 Applicant to submit an elevation drawing showing the proposed dwelling in relation to the existing cottage to the north (No. 2 Wellington Cottages).
- 5 Applicant is advised that the proposed first floor dormer windows are unacceptable due to potential overlooking and that these should be replaced with velux type roof lights or similar. Revised details to provide for same should be submitted.

Gerard Spillane Design,  
163 Lower Kimmage Road,  
Dublin 6W.

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REG REF. S98A/0334

Signed on behalf of South Dublin County Council

*LA*  
.....  
for Senior Administrative Officer

14/10/98

**SOUTH DUBLIN COUNTY COUNCIL  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Order Number 1151</b>	<b>Date of Order 11/06/98</b>
<b>Register Reference S98A/0334</b>	<b>Date 26th May 1998</b>

**Applicant** Mr. John Byrne,  
**Development** Construct one house.  
**Location** Site adjoining no.2 Wellington Cottages, Templeogue, Dublin 6W.

Dear Sir/Madam,

An inspection carried out on 03.06.1998 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning & Development) Regulations, 1994 as the site notice is not legible by persons using the public road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

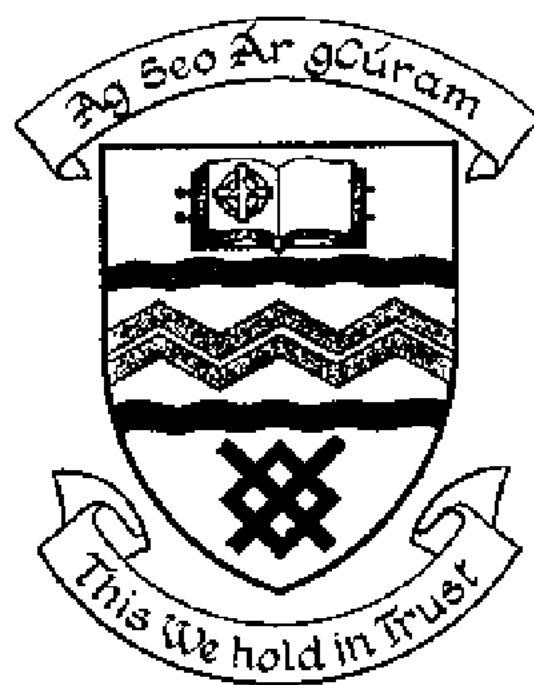
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

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163 Lower Kimmage Road,  
Dublin 6W.

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~~REG REF. S98A/0334~~

- (a) Applicant's name
- (b) whether application is for **Permission, Outline Permission, or Approval.**
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

12/06/98