

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0012	
1. Location	2 Wheatfield Drive, Dublin 22.		
2. Development	Single storey self contained dwelling unit and car parking space to side.		
3. Date of Application	21/01/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/02/97 2.	1. 18/03/97 2.
4. Submitted by	Name: Mr. E. O'Sullivan M.B.I.A.T., Address: 19 The Rise, Boden Park, Rathfarnham,		
5. Applicant	Name: M. Daly & Mr. Michael Quirke, Address: Knockanillaun, Ballina, Co. Mayo.		
6. Decision	O.C.M. No. 0926 Date 15/05/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1267 Date 26/06/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Mr. E. O'Sullivan M.B.I.A.T.,
19 The Rise,
Boden Park,
Rathfarnham,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1267	Date of Final Grant 26/06/97
Decision Order Number 0926	Date of Decision 15/05/97
Register Reference S97B/0012	Date 18th March 1997

Applicant M. Daly & Mr. Michael Quirke,

Development Single storey self contained dwelling unit and car parking space to side.

Location 2 Wheatfield Drive, Dublin 22.

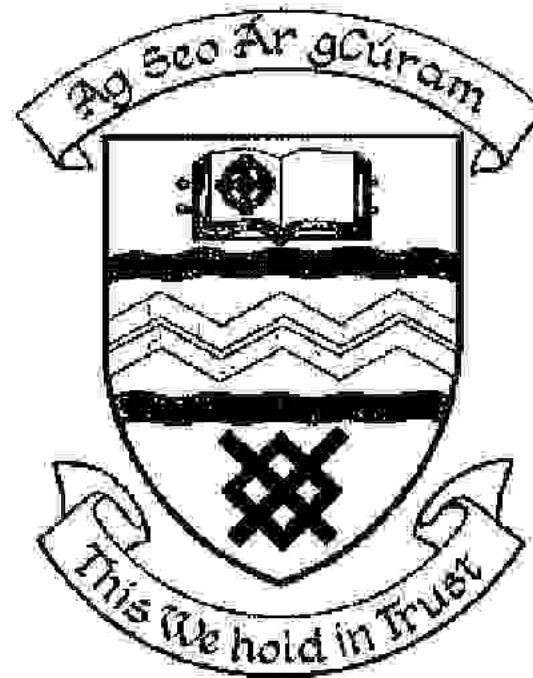
Floor Area 34.170 **Sq Metres**

Time extension(s) up to and including

Additional Information Requested/Received 27/02/97 /18/03/97

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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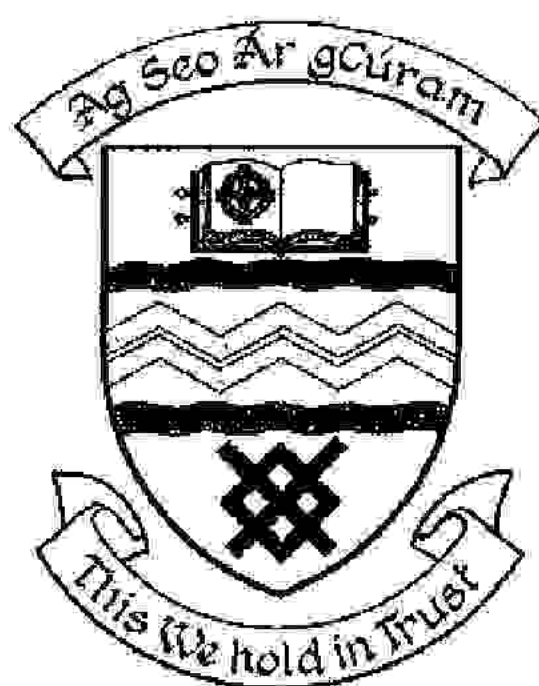
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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by revised plans and details received by the Planning Authority on the 18th March 1997.
REASON:
In the interest of the proper planning and development of the area.
- 2 That the structure be occupied only by the applicant or an immediate member of the applicant's family and when the structure is no longer required for use by the applicant or an immediate member of the applicant's family, that its use revert to use as part of the existing dwelling unit.
REASON:
In the interest of the proper planning and development of the area.
- 3 The proposed dwelling unit shall not be sold, leased or otherwise disposed of other than as part of the main dwelling house without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.
REASON:
In the interests of the proper planning and development of the area.
- 4 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 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 the dwelling unit be not occupied until all the services have been connected thereto and are operational.
REASON:

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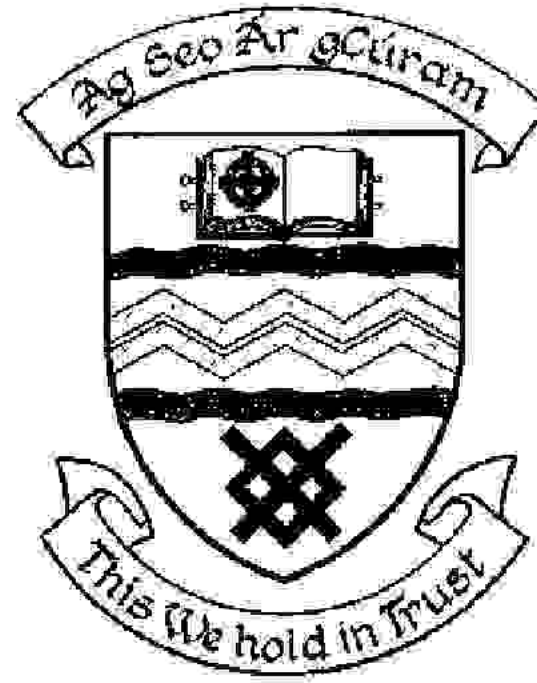
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In the interest of the proper planning and development of the area.

- 7 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.
- 8 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON:
In the interest of reducing air pollution.
- 9 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.
- 10 That a financial contribution in the sum of money equivalent to the value of £200 (two 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

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improvement works and traffic management schemes
facilitating the proposed development.

- 11 That a financial contribution in the sum of £500 (five hundred pounds) be paid to South Dublin County Council to assist the Council in the acquisition of lands for public open space purposes which will be available to the residents of the proposed 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.

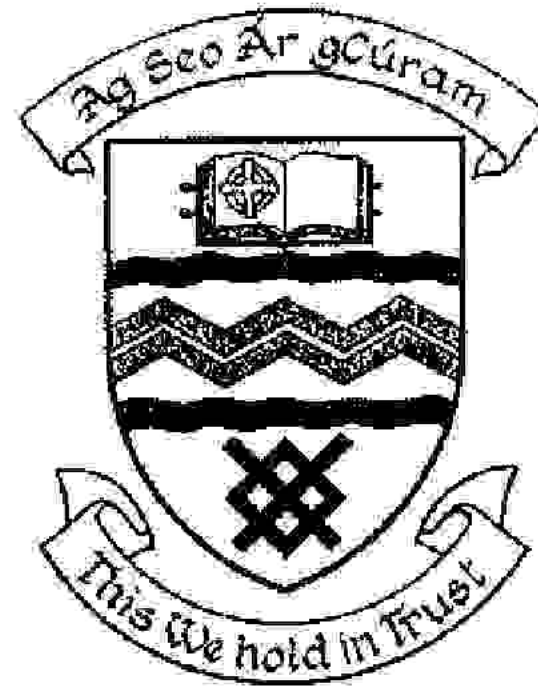
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control 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.

24/6

.....June 1997
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 0926	Date of Decision 15/05/97
Register Reference S97B/0012	Date 21st January 1997

Applicant M. Daly & Mr. Michael Quirke,
Development Single storey self contained dwelling unit and car parking
space to side.
Location 2 Wheatfield Drive, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 27/02/97 /18/03/97

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 (11) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

..... 15/05/97
for SENIOR ADMINISTRATIVE OFFICER

Mr. E. O'Sullivan M.B.T.A.T.,
19 The Rise,
Boden Park,
Rathfarnham,
Dublin 16.

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Conditions and Reasons

- 1 subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by revised plans and details received by the Planning Authority on the 18th March 1997.
REASON:
In the interest of the proper planning and development of the area.

- 2 That the structure be occupied only by the applicant or an immediate member of the applicant's family and when the structure is no longer required for use by the applicant or an immediate member of the applicant's family, that it's use revert to use as part of the existing dwelling unit.
REASON:
In the interest of the proper planning and development of the area.

- 3 The proposed dwelling unit shall not be sold, leased or otherwise disposed off other than as part of the main dwelling house without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal.
REASON:
In the interests of the proper planning and development of the area.

- 4 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.

- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other

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debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 6 That the dwelling unit be not occupied until all the services have been connected thereto and are operational.

REASON:

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

- 7 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.

- 8 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 9 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:

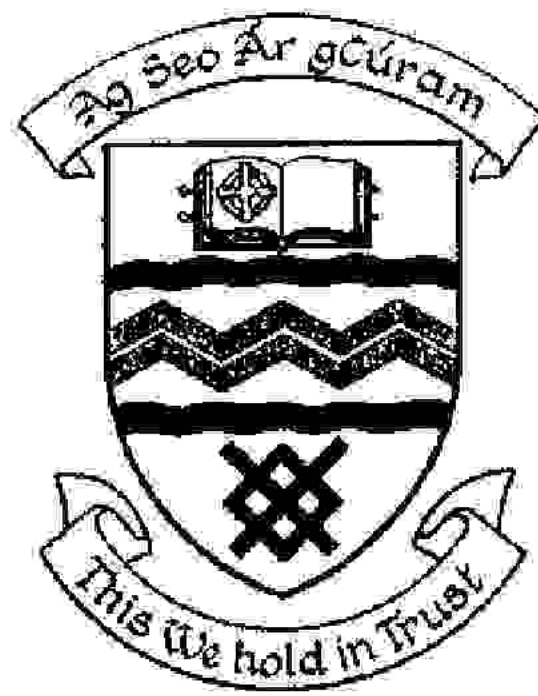
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 10 That a financial contribution in the sum of money equivalent to the value of £200 (two hundred pounds) as on 1st January,

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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.

- 11 That a financial contribution in the sum of £500 (five hundred pounds) be paid to South Dublin County Council to assist the Council in the acquisition of lands for public open space purposes which will be available to the residents of the proposed development. This contribution to be paid before the commencement of development on site.

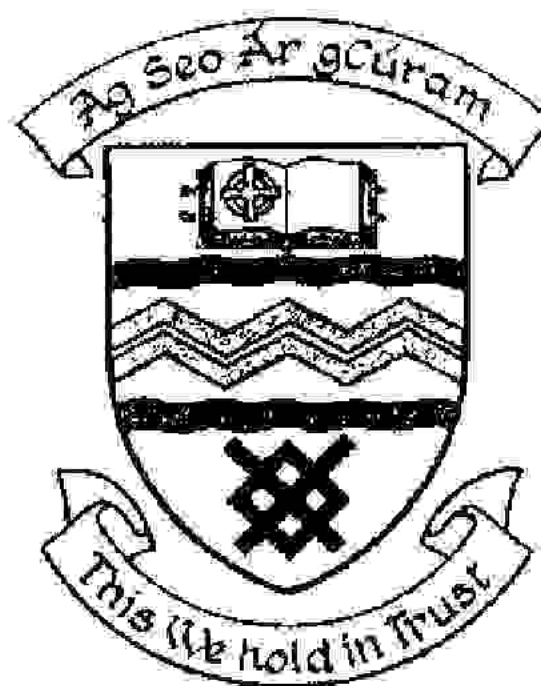
REASON:

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.

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

Decision Order Number 0408	Date of Decision 27/02/97
Register Reference S97B/0012	Date 21st January 1997

Applicant M. Daly & Mr. Michael Quirke,
Development Single storey extension and provision of car parking space to side.

Location 2 Wheatfield Drive, Dublin 22.

App. Type Permission

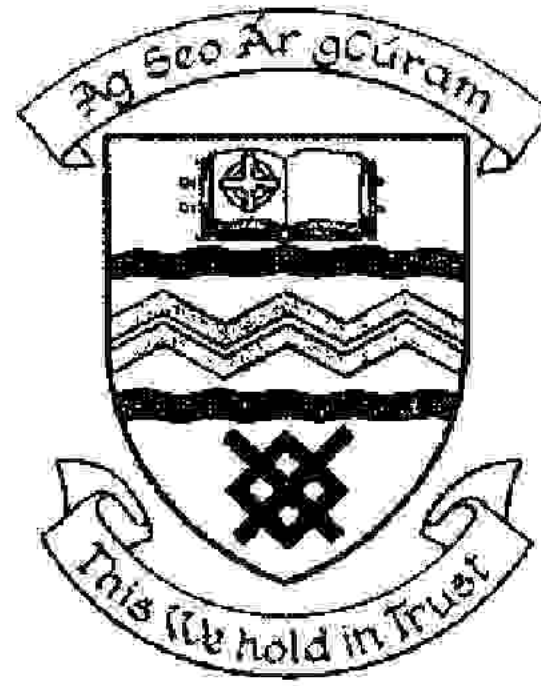
Dear Sir/Madam,

With reference to your planning application, received on 21/01/97 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 The applicant is requested to clarify the proposed use of proposed extension e.g. "granny flat" or new self-contained dwelling unit.
- 2 It would appear from the submitted drawings that it is the intention to construct a self contained dwelling unit on the site rather than an extension to the dwelling house as such. If proposed "extension" is to form a residential unit then the applicant is requested to submit revised newspaper and site notices to accurately describe the proposed development.
- 3 If proposed "extension" is to form a "granny flat" then the applicant is requested to submit written documentation to comply with the policies of the Council with respect to the

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provision of such accommodation as set out in section 3.9.5.
of the Dublin County Development Plan 1993.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

27/02/97