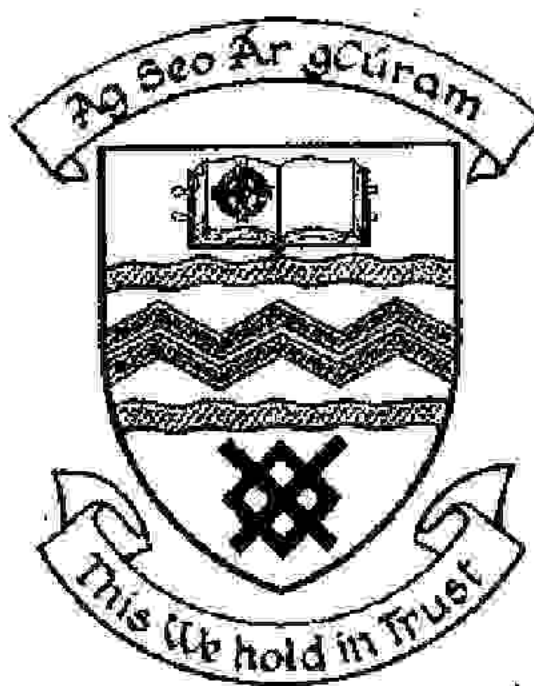


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 Baile Átha Cliath 24

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Shane O'Neill Architects,
 Ballyknockan,
 Blessington,
 Co. Wicklow.

NOTIFICATION OF GRANT OF Outline Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
 AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 2578	Date of Final Grant 02/08/2001
Decision Order Number 2181	Date of Decision 18/06/2001
Register Reference S97A/0304	Date 20/04/01

Applicant K. Hannigan,

Development 2-storey 3-bed family dwelling (approx. 1,000 sq.ft.) on side (garden).

Location Adjacent to No. 2 Redwood Avenue, Kilnamanagh, Dublin 24.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/07/1997 /20/04/2001

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

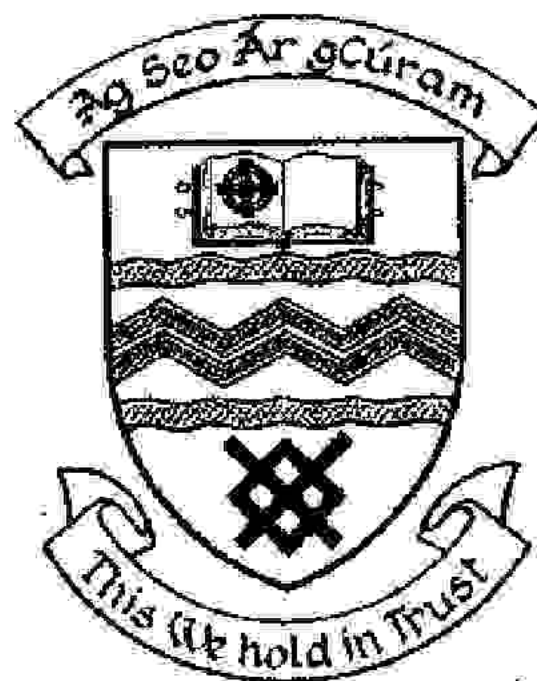
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Conditions and Reasons

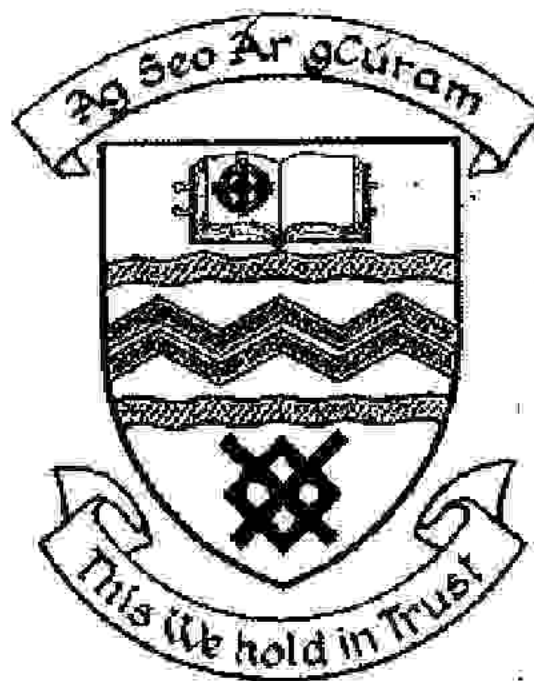
- 1 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun. The proposed house, shall be semi-detached as indicated in Additional Information received by the Planning Authority on 20.04.01
REASON:
In the interest of the proper planning and development of the area.
- 2 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises (no.2 Redwood Avenue).
REASON:
In the interest of visual amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this respect:
 - i) At 'approval' stage that applicant shall submit a drainage layout showing the location of all proposed drains, sewers, manholes and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations and shall show full and complete separation of foul and surface water systems.
 - ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - iii) The property shall have its own individual service connection to the public watermain and 24hour storage.
 - iv) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 The requirements of the Roads Department shall be strictly adhered to. In this respect:
 - i) Two no. car parking spaces shall be provided within the curtilage of both the existing and proposed dwellings.
 - ii) The existing and proposed dwellings shall each be provided with double width vehicular entrances.
 - iii) Footpath and kerb to be dished and the new revised

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driveway/entrance constructed to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

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

- 6 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.

- 7 That an acceptable name/house number be submitted and approved by the County Council before any constructional work takes place on the proposed house.

REASON:

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

- 8 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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.

- 9 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area 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 road improvement works and traffic management schemes facilitating the proposed development.

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- 10 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

- 11 The rear garden of the proposed dwelling shall be fenced off from that of the existing house before occupation of the proposed house in accordance with details to be submitted to and agreed with the Planning Authority.

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 1997.
- (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.

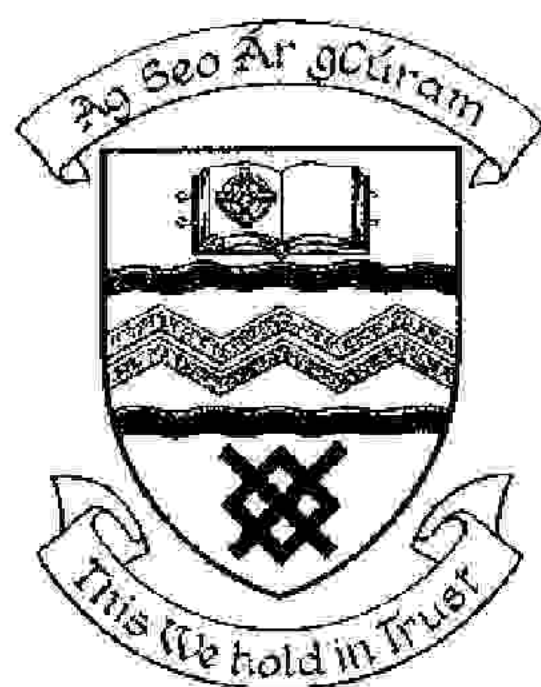
03/08/01
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)		Plan Register No. S97A/0304	
1. Location	Adjacent to No. 2 Redwood Avenue, Kilnamanagh, Dublin 24.			
2. Development	2-storey 3-bed family dwelling (approx. 1,000 sq.ft.) on side (garden).			
3. Date of Application	16/05/97	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Outline Permission	1. 14/07/1997 2.	1. 20/04/2001 2.	
4. Submitted by	Name: Shane O'Neill Architects, Address: Ballyknockan, Blessington,			
5. Applicant	Name: K. Hannigan, Address: 2 Redwood Avenue, Kilnamanagh, Dublin 24.			
6. Decision	O.C.M. No. 2181 Date 18/06/2001	Effect AO GRANT OUTLINE PERMISSION		
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE 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.		

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**NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 2181	Date of Decision 18/06/2001
Register Reference S97A/0304	Date: 16/05/97

Applicant K. Hannigan,

Development 2-storey 3-bed family dwelling (approx. 1,000 sq.ft.) on side (garden).

Location Adjacent to No. 2 Redwood Avenue, Kilnamanagh, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/07/1997 /20/04/2001

Clarification of Additional Information Requested/Received /

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 OUTLINE 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.

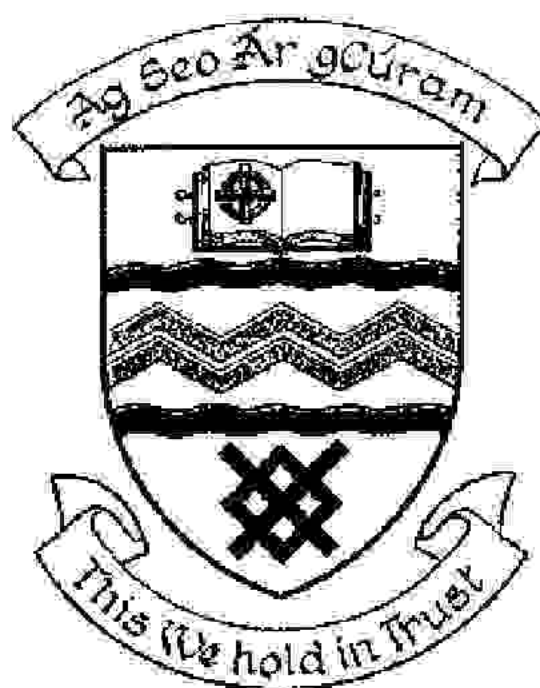
.....*M.7*..... 18/06/01
for SENIOR ADMINISTRATIVE OFFICER

Shane O'Neill Architects,
Ballyknockan,
Blessington,
Co. Wicklow.

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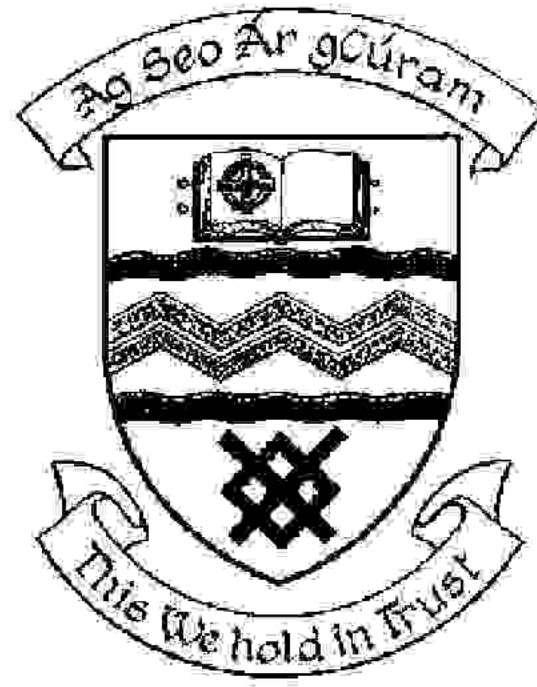
Conditions and Reasons

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To prevent unauthorised development.
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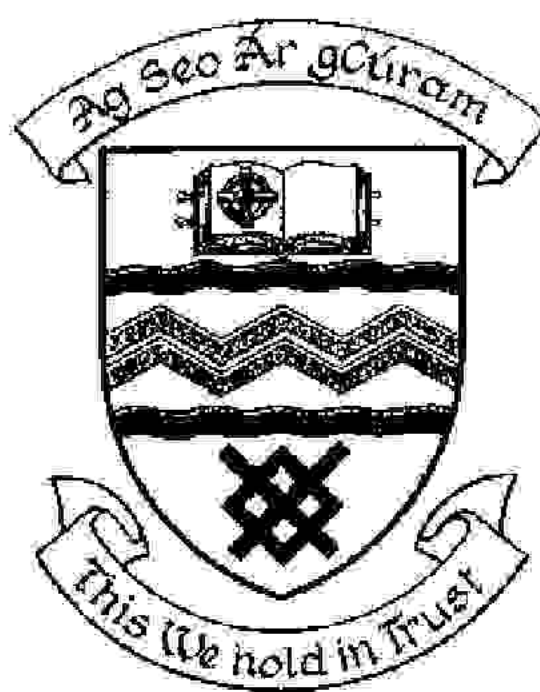
REG. REF. S97A/0304

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