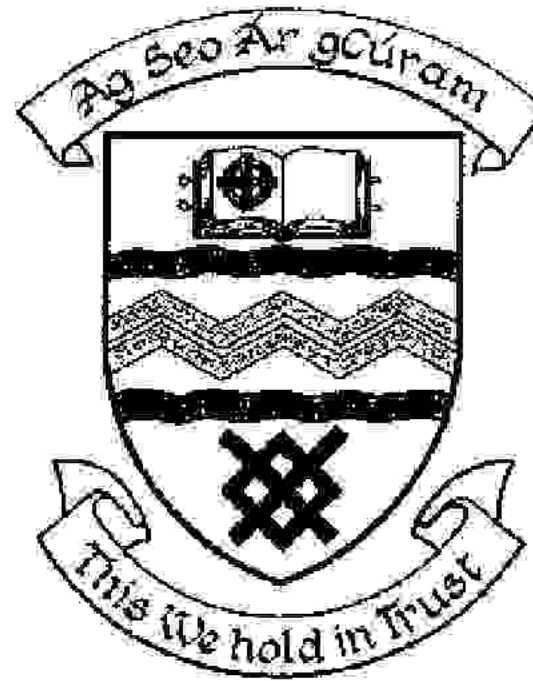


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0118	
1. Location	1 Ballycullen Road, Knocklyon, Dublin 16.		
2. Development	Dormer bungalow to rear.		
3. Date of Application	06/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John F. O'Connor & Associates, Address: Architects & Planning Consultants, 11A Greenmount House, Harolds Cross,		
5. Applicant	Name: Brenda Horan & Stephen Oglesby, Address: 1 Ballycullen Road, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 0823 Date 01/05/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1165 Date 16/06/97	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.	

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

John F. O'Connor & Associates,
Architects & Planning Consultants,
11A Greenmount House,
Harolds Cross,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1165	Date of Final Grant 16/06/97
Decision Order Number 0823	Date of Decision 01/05/97
Register Reference S97A/0118	Date 6th March 1997

Applicant Brenda Horan & Stephen Oglesby,

Development Dormer bungalow to rear.

Location 1 Ballycullen Road, Knocklyon, Dublin 16.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

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 Facs: 01-462 0104



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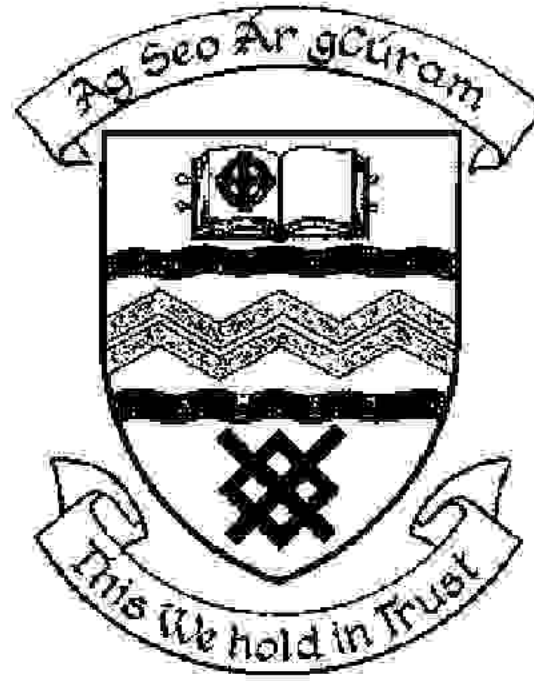
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 The two dormer windows to the front of the house shall be removed and, if required, the three rooflights shall be replaced with three dormer windows not larger than the dormer windows proposed for the front of the house.
REASON:
 To preserve the residential amenities of surrounding property in the interest of the proper planning and development of the area.
- 3 The position of the proposed house shall be moved in a northerly direction such that no part of the proposed house is within 5.0m of the 150mm diameter foul sewer which runs along the southern boundary of the site.
REASON:
 In the interest of public health and the proper planning and development.
- 4 That THE proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.
- 5 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.
- 6 That the dwellinghouse not be 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.

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



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- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. Soakways shall be designed and constructed in accordance with BRE Digest 365 guidelines.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the council should recoup the cost.
- 9 The rear boundary hedgerow shall be retained in full and augmented with new planting where any gaps occur.
REASON:
To screen the proposed development and to safeguard privacy of adjoining residential property.
- 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 money equivalent to the value of £1,600 (one thousand, six hundred pounds) as

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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.

- 12 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 the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

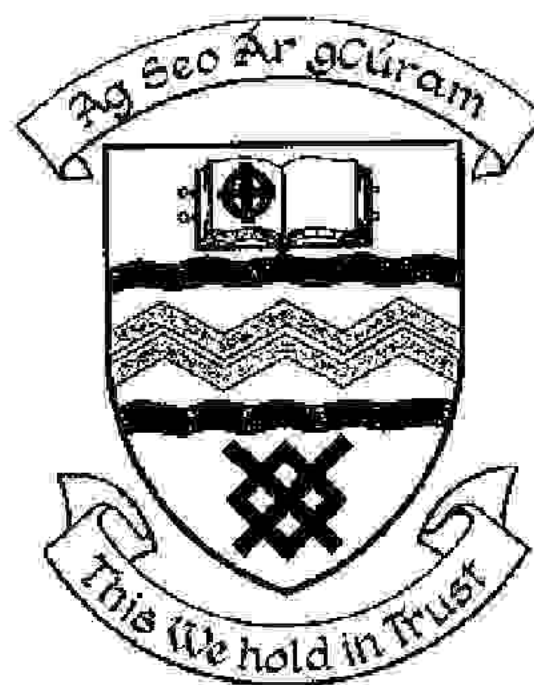
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- (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.

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Facs: 01-462 0104



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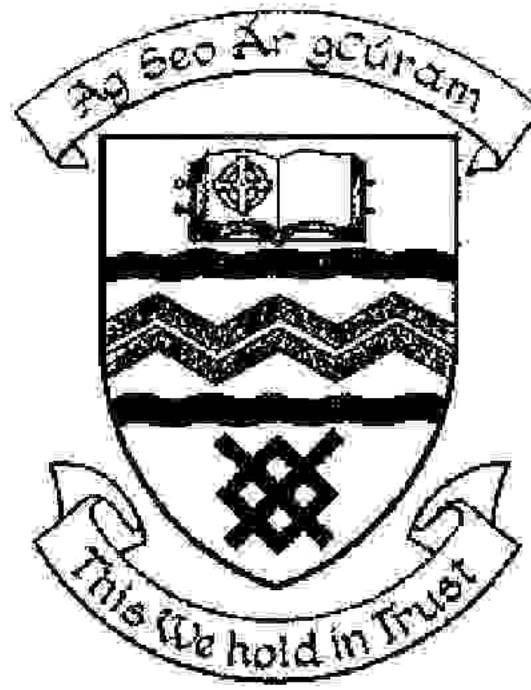
signed on behalf of South Dublin County Council.

 16th June 1997
for SENIOR ADMINISTRATIVE OFFICER

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Bosca 4122,
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Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0823	Date of Decision 01/05/97
Register Reference S97A/0118	Date 6th March 1997

Applicant Brenda Horan & Stephen Oglesby,
Development Dormer bungalow to rear.
Location 1 Ballycullen Road, Knocklyon, Dublin 16.
Floor Area Sq Metres
Time extension(s) up to and including
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 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.

.....
for SENIOR ADMINISTRATIVE OFFICER

01/05/97

John F. O'Connor & Associates,
Architects & Planning Consultants,
11A Greenmount House,
Harolds Cross,
Dublin 6W.

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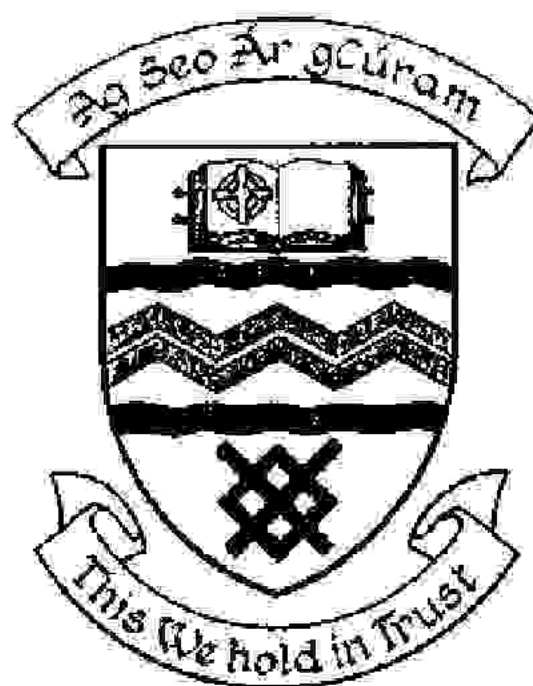
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~~REG REF. S97A/0118~~

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, 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 The two dormer windows to the front of the house shall be removed and, if required, the three rooflights shall be replaced with three dormer windows not larger than the dormer windows proposed for the front of the house.
REASON:
To preserve the residential amenities of surrounding property in the interest of the proper planning and development of the area.
- 3 The position of the proposed house shall be moved in a northerly direction such that no part of the proposed house is within 5.0m of the 150mm diameter foul sewer which runs along the southern boundary of the site.
REASON:
In the interest of public health and the proper planning and development.
- 4 That THE proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 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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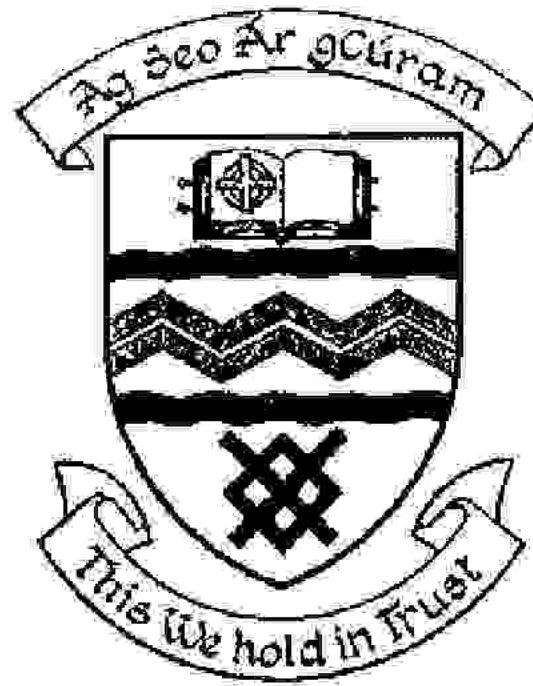
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- 6 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. Soakways shall be designed and constructed in accordance with BRE Digest 365 guidelines.
REASON:
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To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
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- 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

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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.

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REASON:

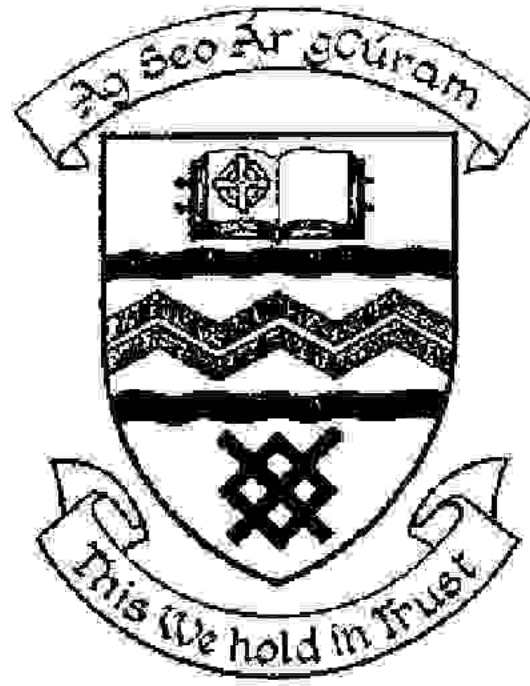
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- 12 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of class 1 public open space in the area of the proposed development 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

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provision and development of amenity lands in the area which
will facilitate the proposed development.