

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0044/C2	
1. Location	24 Greentrees Road, Dublin 12.		
2. Development	Two storey with provision for future attic development. Compliance to condition no. 2 and 3.		
3. Date of Application	08/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with conditions	1.  2.	1.  2.
4. Submitted by	Name: Thomas P. Gibbons, Address: Consulting Engineer, Thormanby Road, Howth,		
5. Applicant	Name: Graham Nolan, Address: 24 Greentrees Road, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 0052  Date 15/01/98	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No.  Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
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.	

REG. REF.: S97A/0044/C2

DATE : 16.01.1998

RE: Two storey with provision for future attic development at 24 Greentrees Road, Dublin 12 for Graham Nolan. Compliance re. Condition No's. 2 and 3.

Dear Sir,

I refer to your submission received on 08.01.1998 to comply with Condition No's. 2 and 3, of grant of permission, Order No. 0894, dated 12/05/97, in connection with the above.

In this regard I wish to inform you that the proposed house layout is acceptable and is substantially in compliance with Condition No. 3.

The proposed roof design is acceptable and is substantially in compliance with Condition No. 2 subject to the following modification.

- That the ridge height be a minimum height of 7.8m above ground level and no higher than 8.3m.

Yours faithfully,

  
for Senior Administrative Officer

Thomas P. Gibbons,  
Consulting Engineer,  
Thormanby Road,  
Howth,  
Co. Dublin.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0044/C1	
1. Location	24 Greentrees Road, Dublin 12.		
2. Development	Two storey with provision for future attic development. Compliance Re: Condition numbers 2 & 3.		
3. Date of Application	18/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1.  2.	1.  2.
4. Submitted by	Name: Thomas P. Gibbons, Address: Consulting Engineer, Thormanby Road, Howth,		
5. Applicant	Name: Graham Nolan, Address: 24 Greentrees Road, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 4078  Date 17/11/97	Effect CR COMPLIANCE NOT ACCEPTABLE	
7. Grant	O.C.M. No.  Date	Effect CR COMPLIANCE NOT ACCEPTABLE	
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.	

Reg Ref: S97A/0044/C1

Date: 17.11.1997

RE: Two storey with provision for further attic development at 24 Greentrees Road, Dublin 12 for Graham Nolan.

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Dear Sir,

I refer to your submission received on 18.09.1997 to comply with Condition No's. 2 and 3, of grant of Permission, Order No. P/0894/97, dated 12.05.1997, in connection with the above.

I wish to inform you that the roof treatment proposed in drawings lodged on 18th September 1997, does not comply with Condition No. 2 of grant of approval. Also Condition No. 3 is considered to be a valid condition and consistent with the grant of outline permission relative to Reg. Ref. 92A/1917.

  
For Senior Administrative Officer

Thomas P. Gibbons  
Consulting Engineer,  
Thormanby Road,  
Howth,  
Co. Dublin.



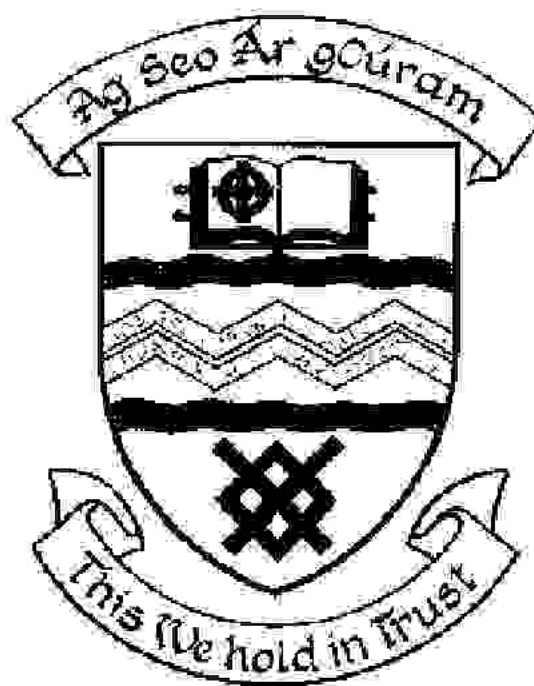
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0044
1. Location	24 Greentrees Road, Dublin 12.	
2. Development	Two storey with provision for future attic development.	
3. Date of Application	03/02/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Approval	1. 2. 1. 2.
4. Submitted by	Name: Thomas P. Gibbons, Address: Consulting Engineer, Thormanby Road, Howth,	
5. Applicant	Name: Graham Nolan, Address: 24 Greentrees Road, Walkinstown, Dublin 12.	
6. Decision	O.C.M. No. 0593  Date 27/03/97	Effect AA GRANT APPROVAL
7. Grant	O.C.M. No. 0894  Date 12/05/97	Effect AA GRANT APPROVAL
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.



REG REF. S97A/0044 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000  
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DEPARTMENT  
P.O. Box 4122,  
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Thomas P. Gibbons,  
Consulting Engineer,  
Thormanby Road,  
Howth,  
Co. Dublin.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 0894	Date of Final Grant 12/05/97
Decision Order Number 0593	Date of Decision 27/03/97
Register Reference S97A/0044	Date 3rd February 1997

Applicant Graham Nolan,

Development Two storey with provision for future attic development.

Location 24 Greentrees Road, Dublin 12.

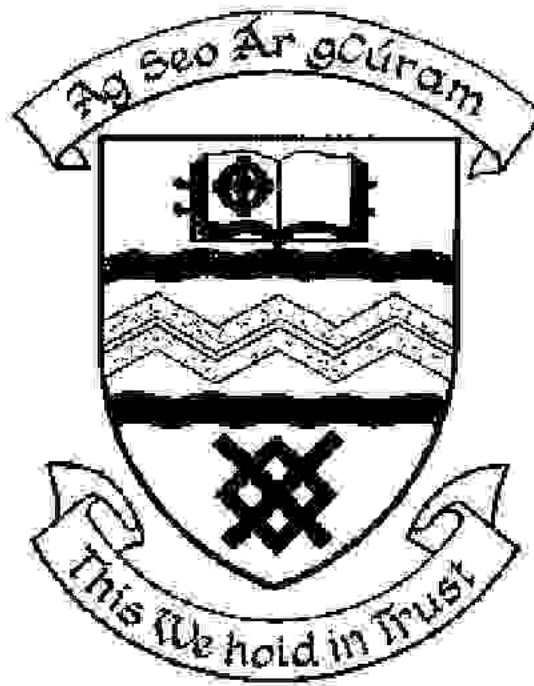
Floor Area 0.000 Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received /

A Approval has been granted for the development described above,  
subject to the following (13) Conditions.

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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 That the roof shall be hipped and consistent in height and design with adjacent dwellings. Revised drawings shall be submitted for prior written agreement with the Planning Authority prior to commencement of development.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 The third floor shall be omitted from the proposed dwelling and shall be for attic use only. Revised drawings shall be submitted for written agreement with the Planning Authority prior to the commencement of development.  
REASON:  
To ensure that the development is within the scope of the conditions of the outline permission granted under Reg. Ref. 92A/1917 and in the interest of the proper planning and development of the area.
- 4 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.
- 5 That all watermain tappings, 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

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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.

- 6 That the footpath and kerb be dishd to the requirements of the Area Engineer, Roads Maintenance.

REASON:

In the interest of traffic safety and in the interest of the proper planning and development of the area.

- 7 That the gate piers be similar in design and scale to existing piers of adjoining property.

REASON:

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

- 8 That the materials and external finishes shall harmonise with adjacent dwelling. In particular the half-brick front with rough dash plaster over shall be retained.

REASON:

To integrate the proposed development into the streetscape and in the interest of the proper planning and development of the area.

- 9 That a 2m high boundary wall be provided between adjoining dwellings from the front building line to the rear boundary wall.

REASON:

In the interest of residential amenities.

- 10 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.



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**REASON:**

In the interest of amenity.

- 11 That no dwellinghouse 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.

- 12 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.

- 13 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.

- (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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Signed on behalf of South Dublin County Council.

 ..... 14<sup>th</sup> May 1997  
for SENIOR ADMINISTRATIVE OFFICER