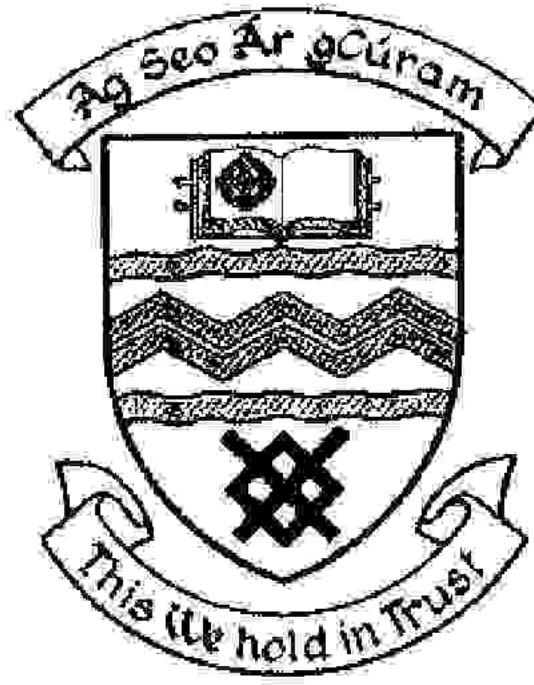


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01B/0454	
1. Location	36 Palmerstown Drive, Dublin 20.		
2. Development	Retention of a driveway, garage, shed and attic conversion.		
3. Date of Application	23/08/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. & Mrs. Smith Address: 36 Palmerstown Drive, Dublin 20.		
5. Applicant	Name: Mr. & Mrs. Smith Address: 36 Palmerstown Drive, Dublin 20.		
6. Decision	O.C.M. No. 3197 Date 19/10/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3592 Date 05/12/2001	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Tamhlacht, Baile Átha Cliath 24.

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Mr. & Mrs. Smith
36 Palmerstown Drive,
Dublin 20.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3592	Date of Final Grant 05/12/2001
Decision Order Number 3197	Date of Decision 19/10/2001
Register Reference S01B/0454	Date 23/08/01

Applicant Mr. & Mrs. Smith

Development Retention of a driveway, garage, shed and attic conversion.

Location 36 Palmerstown Drive, Dublin 20.

Floor Area 60.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

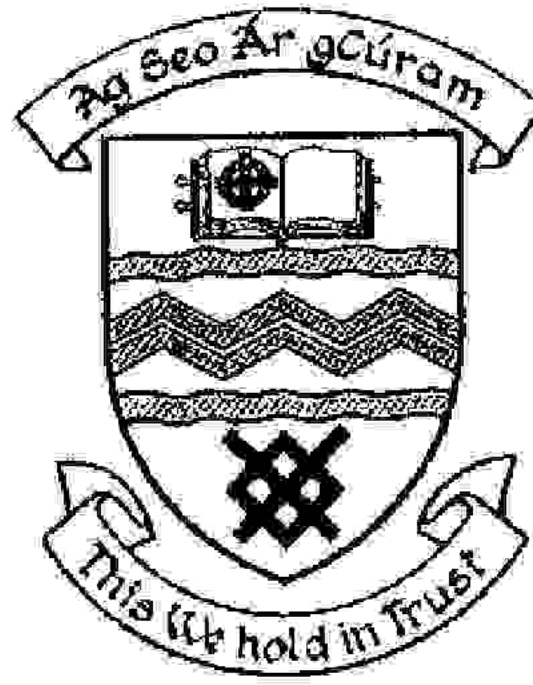
A Permission has been granted for the development described above,
subject to the following (3) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

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Conditions and Reasons

- 1 The development to accord in it's entirety 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 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.
REASON:
In the interest of visual amenity.
-
- (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.

.....14/12/01
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. S01A/0454	
1. Location	Site adjoining "Eldorado", Rockbrook, Dublin 16.		
2. Development	Bungalow.		
3. Date of Application	13/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Louis Burke Architects Address: Mantua Studio, Templeogue Bridge,		
5. Applicant	Name: Stephen Gallagher Address: "Millmount", Rockbrook, Dublin 16		
6. Decision	O.C.M. No. 2892 Date 10/09/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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.	

C

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

Decision Order Number 2892	Date of Decision 10/09/2001
Register Reference S01A/0454	Date: 13/07/01

Applicant Stephen Gallagher
Development Bungalow.

Location Site adjoining "Eldorado", Rockbrook, Dublin 16.

App. Type Outline Permission

Dear Sir/Madam,

With reference to your planning application, received on 13/07/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 Section 2.3.1 of the 1998 South Dublin County Council Development Plan states, "Within areas designated with Zoning Objective B ("to protect and improve rural amenity and to provide for the development of agriculture") dwellings will only be permitted on suitable sites where,
 - (i) applicants can establish a genuine need to reside in proximity to their employment; (such employment being related to the rural community), or
 - (ii) applicants have close family ties with the rural community".

The applicant is requested to submit documentary evidence in support of his connection to this area.

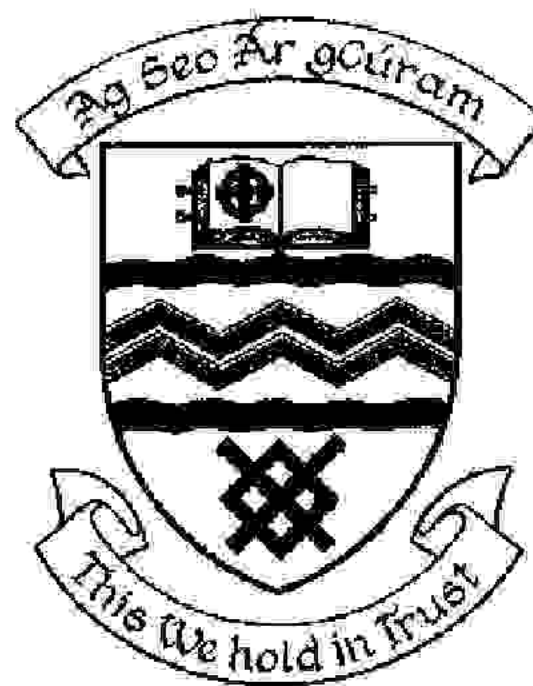
- 2 The applicant is requested to submit a revised block plan showing the following:
 - (i) The location of the access point to the site.
 - (ii) The provision of 3m x 90m visibility splays in both directions of the access point. This will involve

Louis Burke Architects
Mantua Studio,
Templeogue Bridge,
Dublin 6W.

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REG REF. S01A/0454

setting back the existing front boundary wall 3 metres from the edge of the road at Doherty's car park boundary, to 5 metres at mid point of the site boundary, to zero at the south boundary of the "El Dorado" house site.

- (iii) A kerb to be provided along the road frontage at the edge of the road.
- (iv) The area of ground between the new kerb and the new front boundary wall to be levelled and seeded.

3 The applicant is requested to submit the following cross sections:

- (i) A cross section of the existing roadway, front boundary wall and site.
- (ii) A cross section showing the new front boundary wall, roadway and edge of roadway.
- (iii) A cross section of the access driveway with first 6 metres from the edge of the roadway having a gradient not greater than 2.5%.

4 The applicant is requested to submit a letter of agreement from the owner of the grounds outside the site outlined in red to carry out improvement works.

5 The applicant is requested to submit a revised site plan clearly indicating the provision of water to the dwelling, and the treatment of foul and surface water drainage.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

11/09/01

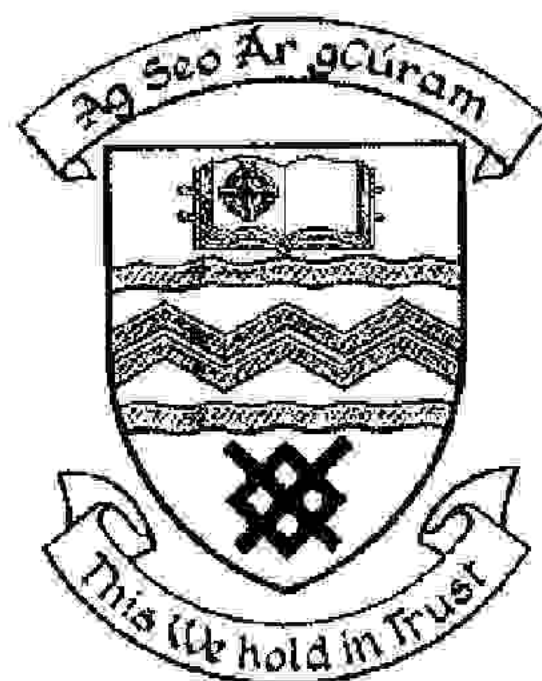
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0454	
1. Location	Site adjoining "Eldorado", Rockbrook, Dublin 16.		
2. Development	Bungalow.		
3. Date of Application	13/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 10/09/2001 2.	1. 05/11/2001 2.
4. Submitted by	Name: Louis Burke Architects Address: Mantua Studio, Templeogue Bridge,		
5. Applicant	Name: Stephen Gallagher Address: "Millmount", Rockbrook, Dublin 16		
6. Decision	O.C.M. No. 3754 Date 19/12/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 0304 Date 06/02/2002	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.	

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0454	
1. Location	Site adjoining "Eldorado", Rockbrook, Dublin 16.		
2. Development	Bungalow.		
3. Date of Application	13/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 10/09/2001 2.	1. 05/11/2001 2.
4. Submitted by	Name: Louis Burke Architects Address: Mantua Studio, Templeogue Bridge,		
5. Applicant	Name: Stephen Gallagher Address: "Millmount", Rockbrook, Dublin 16		
6. Decision	O.C.M. No. 3754 Date 19/12/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 0304 Date 06/02/2002	Effect AO GRANT OUTLINE PERMISSION	
8. Appeal Lodged			
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11. Enforcement		Compensation	Purchase Notice
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13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.	

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Louis Burke Architects
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Templeogue Bridge,
Dublin 6W.

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 0304	Date of Final Grant 06/02/2002
Decision Order Number 3754	Date of Decision 19/12/2001
Register Reference S01A/0454	Date 05/11/01

Applicant Stephen Gallagher

Development Bungalow.

Location Site adjoining "Eldorado", Rockbrook, Dublin 16.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 10/09/2001 /05/11/2001

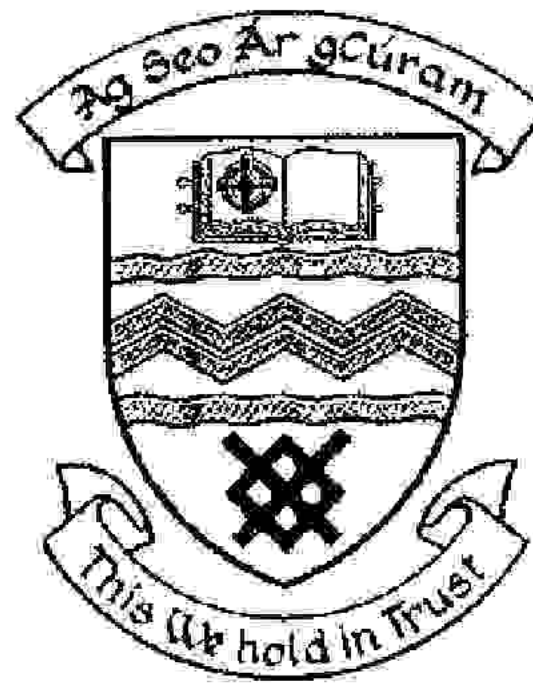
A Outline Permission has been granted for the development described above,
subject to the following (8) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

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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.
REASON:
In the interest of the proper planning and development of the area.
- 2 The applicant shall consult and comply with Appendix D of the 1998 South Dublin County Development Plan, "Guidelines on the Siting and Design of Rural Dwellings", when submitting plans at approval stage.
REASON:
In the interest of visual and rural amenity.
- 3 The applicant shall submit details relating to proposed boundary treatments, including details of proposed planting and materials to be used, at approval stage.
REASON:
In the interest of visual amenity.
- 4 The applicant shall submit a site plan, clearly showing all connections from the proposed development to the public sewers and public watermain, at approval stage. The applicant shall also illustrate how surface water shall be discharged from the site.
REASON:
In the interest of public health.
- 5 The applicant shall submit a revised site plan at approval stage relocating the access point towards the northern boundary of the site and thus providing 3m x 90m vision splays in both directions.
REASON:
In the interests of public safety.
- 6 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

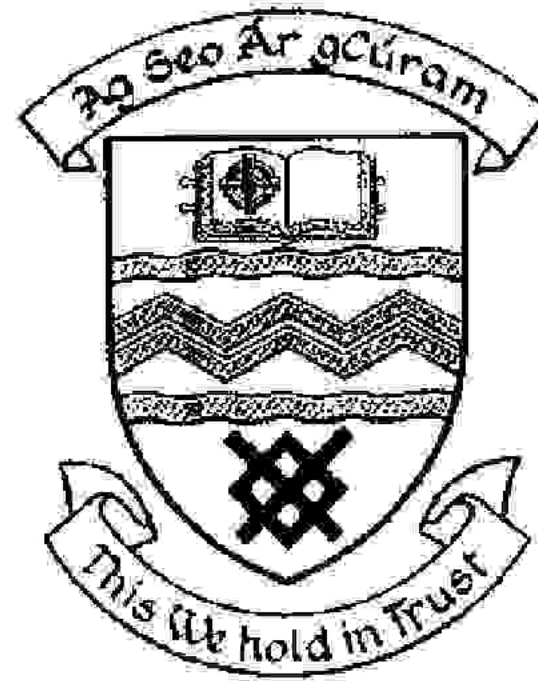
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/04674

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

- 7 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.

- 8 That a financial contribution, to be determined on submission of detailed plans for approval, be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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 the works.

- (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.

SOUTH DUBLIN COUNTY COUNCIL

REG REF.

S01A/01/01

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Signed on behalf of South Dublin County Council.

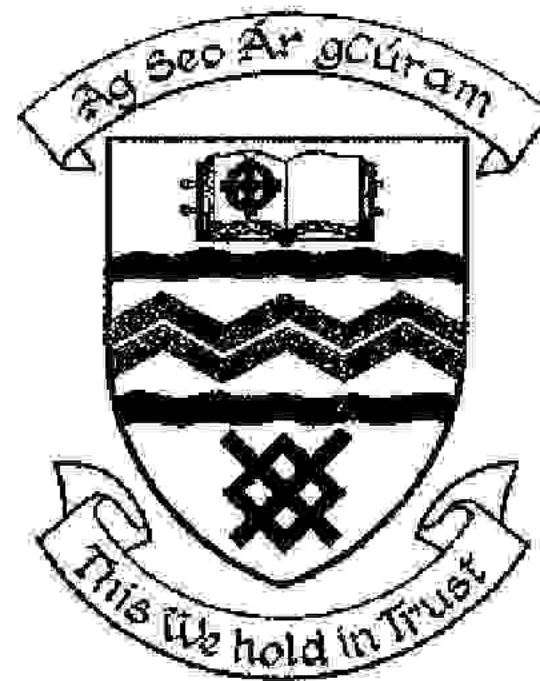
Jonall Kef
08/02/02
for SENIOR ADMINISTRATIVE OFFICER

C

SOUTH DUBLIN COUNTY COUNCIL
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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 3754	Date of Decision 19/12/2001
Register Reference S01A/0454	Date: 13/07/01

Applicant Stephen Gallagher

Development Bungalow.

Location Site adjoining "Eldorado", Rockbrook, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 10/09/2001 /05/11/2001

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 (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

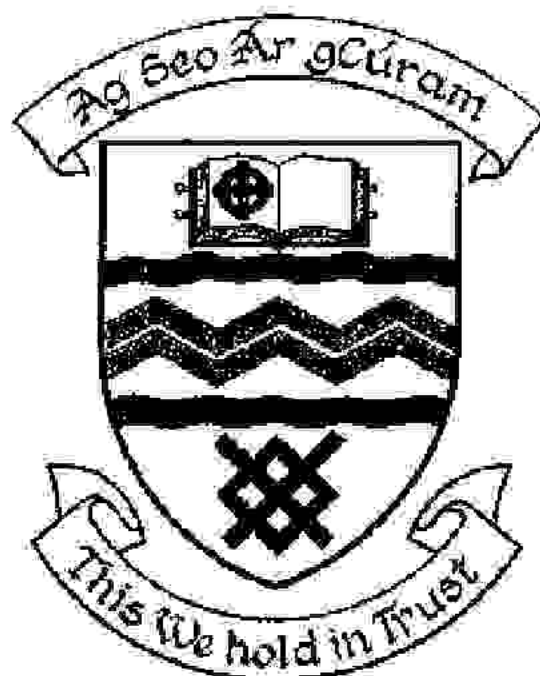

..... 20/12/01
for SENIOR ADMINISTRATIVE OFFICER

Louis Burke Architects
Mantua Studio,
Templeogue Bridge,
Dublin 6W.

SOUTH DUBLIN COUNTY COUNCIL
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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.
REASON:
In the interest of the proper planning and development of the area.
- 2 The applicant shall consult and comply with Appendix D of the 1998 South Dublin County Development Plan, "Guidelines on the Siting and Design of Rural Dwellings", when submitting plans at approval stage.
REASON:
In the interest of visual and rural amenity.
- 3 The applicant shall submit details relating to proposed boundary treatments, including details of proposed planting and materials to be used, at approval stage.
REASON:
In the interest of visual amenity.
- 4 The applicant shall submit a site plan, clearly showing all connections from the proposed development to the public sewers and public watermain, at approval stage. The applicant shall also illustrate how surface water shall be discharged from the site.
REASON:
In the interest of public health.
- 5 The applicant shall submit a revised site plan at approval stage relocating the access point towards the northern boundary of the site and thus providing 3m x 90m vision splays in both directions.
REASON:
In the interests of public safety.
- 6 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

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REG. REF. S01A/0454

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.

- 7 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.

- 8 That a financial contribution, to be determined on submission of detailed plans for approval, be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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 the works.