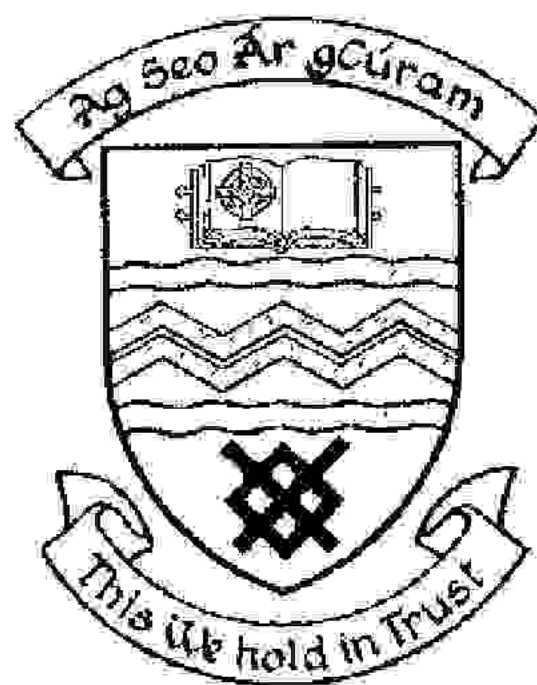


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



I Halla an Chontae, Lár an Bhaile,
Tamlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning-dept@sdcublineco.ie

Patrick Joyce Associates,
2 Prospect Grove,
Stocking Lane,
Rathfarnham,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0721	Date of Final Grant 08/04/2002
Decision Order Number 0437	Date of Decision 22/02/2002
Register Reference S01A/0883	Date 24/12/01

Applicant Darragh Kielty,

Development Detached bungalow at side with entrance from Oldcourt Cottages.

Location 2 Oldcourt Road, Tallaght, Dublin 24.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

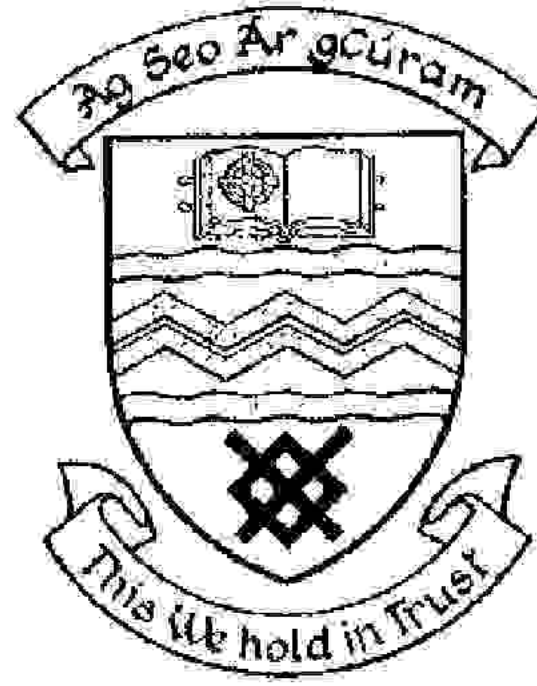
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/9983

CHAIRMAN CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,
Tamblacht, Baile Átha Cliath 24.

Telephone: 01-414 9230
Facs: 01-414 9104

PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdcoco.ie

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 and Unsolicited Additional Information received on the 18/01/2002, 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 Prior to the commencement of development, the applicant shall submit revised drawings to the Planning Authority for written agreement, indicating a set back distance of 7 metres between the proposed dwelling and the front boundary wall, so that the dwelling is in line with the existing dwellings along Oldcourt Cottages.
REASON:
In the interests of visual amenity.
- 3 Prior to the commencement of development the applicant shall submit a house surface water drainage plan to the Planning Authority for written agreement. The plan shall indicate the location of all drains, manholes, AJs etc., located within the site boundary. This layout shall be in accordance with the Building Regulations and shall clearly show full and complete separation of foul and surface water systems. The applicant shall also note that no building shall be erected within 5 metres of a public sewer, watermain or any sewer with the potential to be taken in charge.
REASON:
In the interests of the proper planning and development of the area.
- 4 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council. The following requirements of the Environmental Services Department shall also be satisfied.
 - (i) The property shall have its own individual service connection to the public watermain and 24hour storage.
 - (ii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

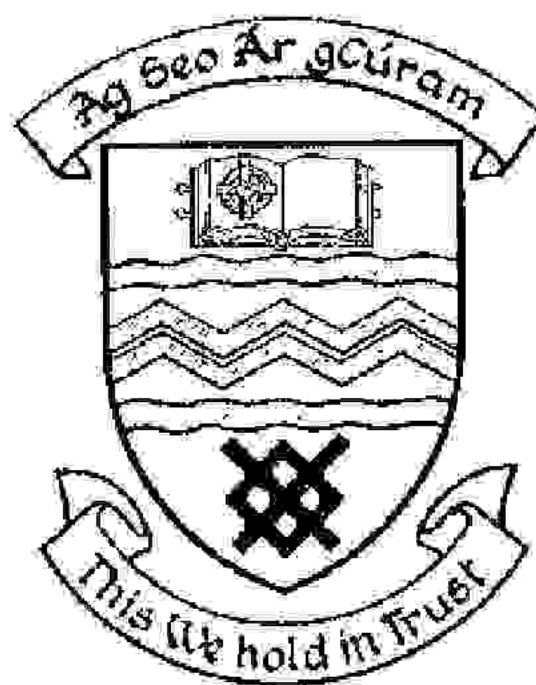
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/C0881 CHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,
Tamlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: planning.dept@sdublincoco.ie

- (iii) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (iv) The applicant shall ensure the full and complete separation of foul and surface water systems.
- (v) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

In the interests of public safety and in order to comply with the Sanitary Services Acts, 1878-1964.

- 6 That the 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.

- 7 Prior to the first occupation of the dwelling, the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

REASON:

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

- 8 Whilst providing a driveway and parking spaces, the applicant shall retain at least one third of the existing front garden area as a green surfaced/landscaped area.

REASON:

In the interest of visual amenity and the protection of residential amenity in the area.

- 9 The footpath and kerb shall be dished to the requirements of the Area Engineer, Roads Maintenance Department, at the applicants own expense.

REASON:

In the interest of Residential Amenity.

- 10 An acceptable house number/name shall be submitted to and approved by the County Council.

REASON:

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

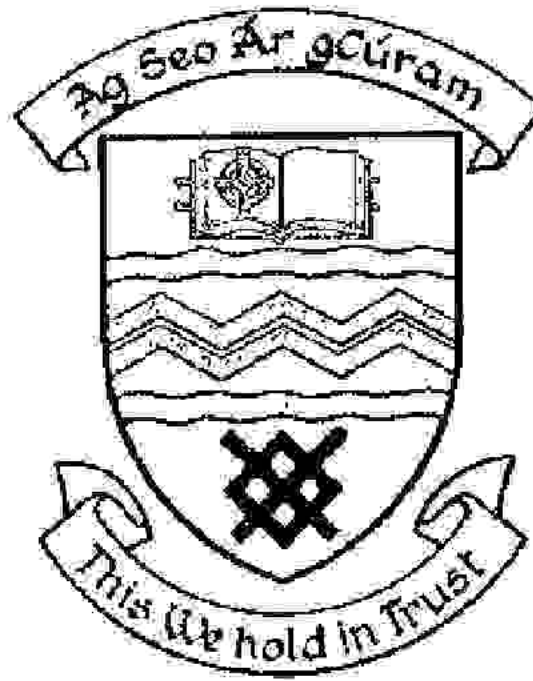
- 11 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) be paid by the proposer to South

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0881 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhailé,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdublincoco.ie

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.

- 12 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) 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 facilitates 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.

- 13 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

- 14 That a financial contribution in the sum of EUR 857 (eight hundred and fifty seven euro) 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.

SOUTH DUBLIN COUNTY COUNCIL

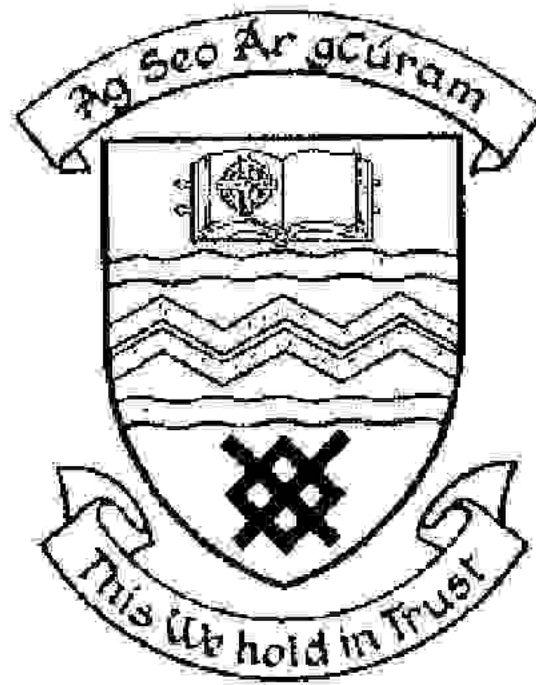
REG. REF. S01A/0881

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,
Tamlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104



PLANNING
DEPARTMENT
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: planning.dept@sdublincoco.ie

- 15 That a financial contribution in the sum of EUR 1,452 (one thousand four hundred and fifty two euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

REASON:

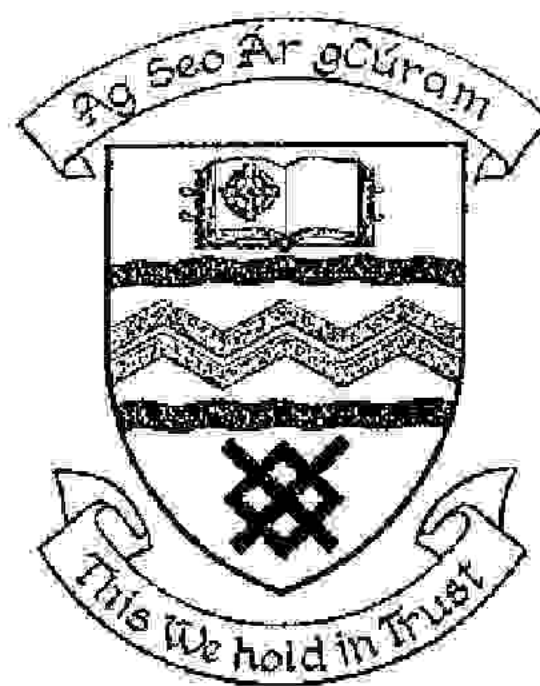
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- (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.

Signed on behalf of South Dublin County Council.

Jonall Hayl
.....08/04/02
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0437	Date of Decision 22/02/2002
Register Reference S01A/0883	Date: 24/12/01

Applicant Darragh Kielty,

Development Detached bungalow at side with entrance from Oldcourt Cottages.

Location 2 Oldcourt Road, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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 PERMISSION in respect of the above proposal.

Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

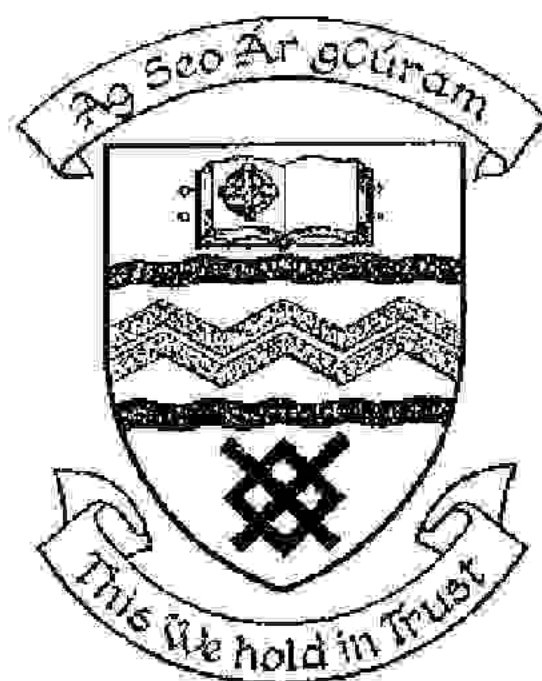
..... 22/02/02
for SENIOR ADMINISTRATIVE OFFICER

Patrick Joyce Associates,
2 Prospect Grove,
Stocking Lane,
Rathfarnham,
Dublin 16.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

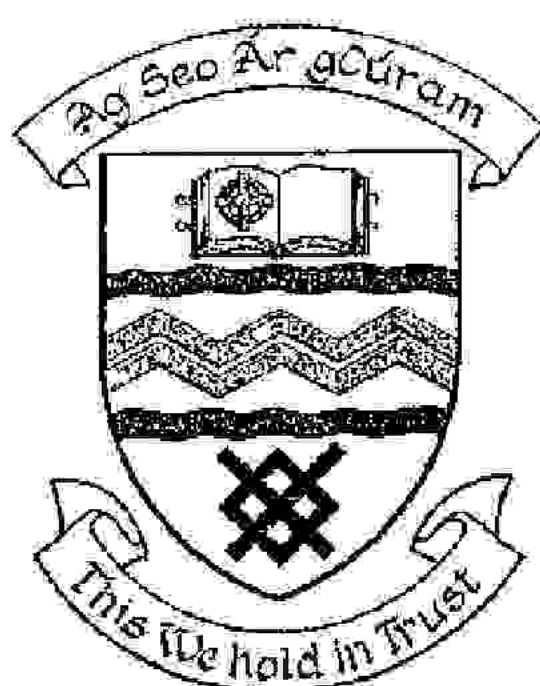
Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0683

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 and Unsolicited Additional Information received on the 18/01/2002, 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 Prior to the commencement of development, the applicant shall submit revised drawings to the Planning Authority for written agreement, indicating a set back distance of 7 metres between the proposed dwelling and the front boundary wall, so that the dwelling is in line with the existing dwellings along Oldcourt Cottages.
REASON:
In the interests of visual amenity.
- 3 Prior to the commencement of development the applicant shall submit a house surface water drainage plan to the Planning Authority for written agreement. The plan shall indicate the location of all drains, manholes, AJs etc., located within the site boundary. This layout shall be in accordance with the Building Regulations and shall clearly show full and complete separation of foul and surface water systems. The applicant shall also note that no building shall be erected within 5 metres of a public sewer, watermain or any sewer with the potential to be taken in charge.
REASON:
In the interests of the proper planning and development of the area.
- 4 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council. The following

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S01A/0883

requirements of the Environmental Services Department shall also be satisfied.

- (i) The property shall have its own individual service connection to the public watermain and 24hour storage.
- (ii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- (iii) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (iv) The applicant shall ensure the full and complete separation of foul and surface water systems.
- (v) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

In the interests of public safety and in order to comply with the Sanitary Services Acts, 1878-1964.

- 6 That the 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.

- 7 Prior to the first occupation of the dwelling, the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

REASON:

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

- 8 Whilst providing a driveway and parking spaces, the applicant shall retain at least one third of the existing front garden area as a green surfaced/landscaped area.

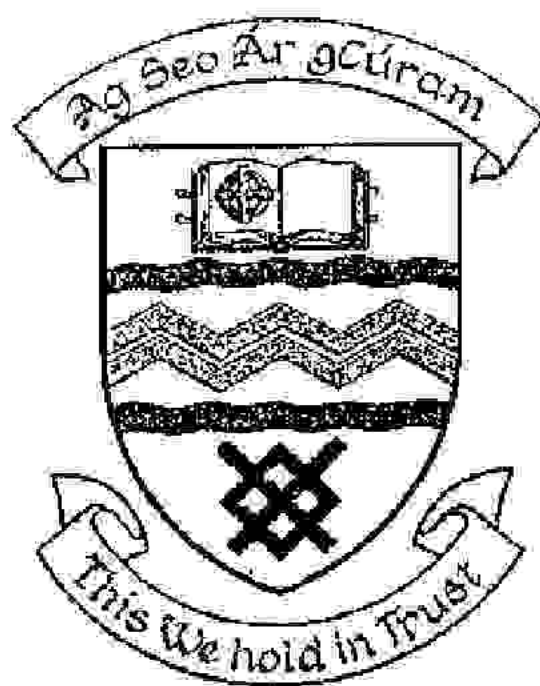
REASON:

In the interest of visual amenity and the protection of residential amenity in the area.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,
Lár an Bhaile, Tamblacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0883

- 9 The footpath and kerb shall be dishd to the requirements of the Area Engineer, Roads Maintenance Department, at the applicants own expense.

REASON:

In the interest of Residential Amenity.

- 10 An acceptable house number/name shall be submitted to and approved by the County Council.

REASON:

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

- 11 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) 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.

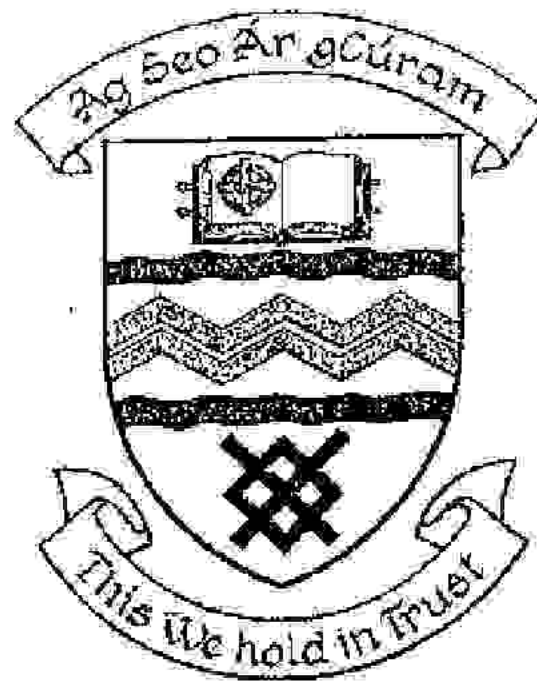
- 12 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; 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.

- 13 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING
DEPARTMENT
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

Halla an Chontae,
Lár an Bhaile, Tarnhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

REG. REF. S01A/0883

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

- 14 That a financial contribution in the sum of EUR 357 (eight hundred and fifty seven euro) 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.

- 15 That a financial contribution in the sum of EUR 1,452 (one thousand four hundred and fifty two euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works 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.