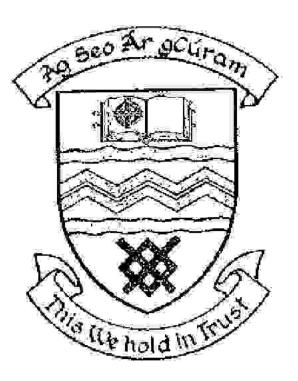
		South Dublin County County County Local Government (Planning & Develop Acts 1963 to 1999) Planning & Development & Planning Regs The Planning Register (P	nt ment) and Act 2000 reunder	Plan Register No.
1.	Location	311 Glenview Park, Tallaght, Dublin 24.		
2.	Development	Two-storey house to side and permision for single storey extension to rear and conversion of attic space for habitable use.		
3,	Date of Application	21/12/01 Date Further Particulars (a) Requested (b) Received		
3a.	Type of Application	Permission and Approval	2.	2002 1. 07/03/2002
4.	Submitted by	Name: M. Winters, Address: 311 Glenview Park, Tallaght,		
5	Applicant	Name: M. Winters, Address: 311 Glenview Par	k, Tallaght, Du	blin 24.
6 <sub>*</sub>	Decision	O.C.M. No. 0849  Date 24/04/2002	Effect AD GRANT PE	RMISSION & APPROVAL
7.	Grant	O.C.M. No. 2159  Date 07/06/2002	Effect AD GRANT PE	RMISSION & APPROVAL
8.	Appeal Lodged			
9.	Appeal Decision		5 0, q =	
10.	Material Contravention			
11.	Enforcement	Compensation	Purchase	· Notice
12.	Revocation or Amendment			
13.	E.I.S. Request	ed E.I.S. Received	E.I.S. A	appeal
14.	Registrar	Date	Receipt	No.

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#### NOTIFICATION OF GRANT OF PERMISSION

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

Final Grant Order Number 2159	Date of Final Grant 07/06/2002	
Decision Order Number 0849	Date of Decision 24/04/2002	
Register Reference S01A/0870	Date 21/12/2001	

Applicant

M. Winters,

Development

Two-storey house to side and permission for single storey extension to rear and

conversion of attic space for habitable use.

Location

311 Glenview Park, Tallaght, Dublin 24.

Floor Area

0.00

Sq. Metres

Time Extension(s) up to and including

Additional Information Requested/Received

20/02/2002

07/03/2002

A decision to Grant Approval for a two storey house subject to the following (13) conditions:

#### **Conditions and Reasons**

The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 07/03/02, 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.

That the water supply and drainage arrangements, including the disposal of surface water, 2. be in accordance with the requirements of the County Council.

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i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

ii) Applicant to ensure full and complete separation of foul and surface water

systems.

As a 100mm diameter public watermain is within 5m (approx. 3.5m) of the proposed house, prior to the commencement of development the applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the watermain from damage. These shall include constructing the foundations beneath the invert level of the Watermain I conditions of previous permission.

iv) The property shall have its own individual service connection to the public watermain and 24hour storage.

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.

3. The applicant shall strictly adhere to the requirements of the Roads Traffic Department. In that respect:

(i) 2 no. off street car parking spaces shall be provided.

(ii) The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

In the interest of traffic safety and 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. That all external finishes harmonise in colour and texture with the existing premises. REASON:

In the interest of visual amenity.

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. Prior to commencement of development, the applicant shall submit details of all proposed boundary treatment for the written approval of the Planning Authority. REASON:

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In the interest of amenity.

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

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

10. 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.

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.

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:

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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.

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.

Permission has been granted for a single storey extension to rear and conversion of attic space for habitable use subject to the following (3) conditions:

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 07/03/02, 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 all external finishes harmonise in colour and texture with the existing premises. REASON:

In the interest of visual amenity.

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.

- (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.

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- (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.

for SENIOR ADMINISTRATIVE OFFICE



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

Decision Order Number 0849	Date of Decision 24/04/2002
Register Reference S01A/0870	Date 21/12/01

Applicant

M. Winters,

Development

Two-storey house to side and permision for single storey

extension to rear and conversion of attic space for

habitable use.

Location

311 Glenview Park, Tallaght, Dublin 24.

Floor Area

Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received

20/02/2002 /07/03/2002

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a decision to GRANT PERMISSION & APPROVAL in respect of the above proposal, as detailed on the following page.

Signed on behalf of the South Dublin County Council.

25/04/02

for SENIOR EXECUTIVE OFFICER

M. Winters, 311 Glenview Park, Tallaght, Dublin 24.

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REG REF. S01A/0870 A decision to Grant Approval for a two storey house subject to (13) conditions and reasons specified in Schedule 1.

Schedule 1

Conditions and Reasons

The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 07/03/02, 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.

That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

ii) Applicant to ensure full and complete separation of foul and surface water systems.

iii) As a 100mm diameter public watermain is within 5m (approx. 3.5m) of the proposed house, prior to the commencement of development the applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the watermain from damage. These shall include constructing the foundations beneath the invert level of the watermain.

iv) The property shall have its own individual service connection to the public watermain and 24hour storage.

v) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

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REG. REF. S01A/0870

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- The applicant shall strictly adhere to the requirements of the Roads Traffic Department. In that respect:
  - i) 2 no. off street car parking spaces shall be provided.
  - ii) The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

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

- That the entire premises be used as a single dwelling unit.
  REASON:
  - To prevent unauthorised development.
- That all external finishes harmonise in colour and texture with the existing premises.

  REASON:

In the interest of visual amenity.

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.

Prior to commencement of development, the applicant shall submit details of all proposed boundary treatment for the written approval of the Planning Authority.
REASON:

In the interest of amenity.

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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#### REG REF. S01A/0870

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

REASON:

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

- 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.
- 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.

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.

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REG. REF. SOLA/0870

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.

That a financial contribution in the sum of EUR 1,452 (one 1.3 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.

A decision to Grant Permission for a single storey extension to rear and conversion of attic space for habitable use subject to (3) conditions and reasons specified in Schedule 2.

Schedule 2

Reasons

The development to be carried out in its entirety in 1 accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Flanning Authority on 07/03/02, save as may be required by the other conditions attached hereto.

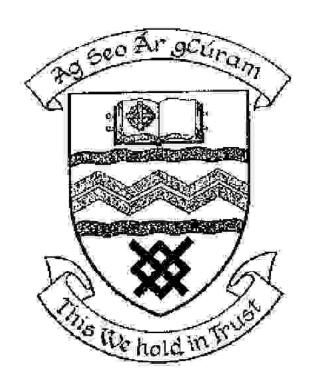
REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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REG REF. S01A/0870

That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

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.

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

Decision Order Number 0405	Date of Decision 20/02/2002
Register Reference S01A/0870	Date: 21/12/01

Applicant

M. Winters,

Development

Two-storey house with extended kitchen and converted attic.

Location

311 Glenview Park, Tallaght, Dublin 24.

App. Type

Approval

Dear Sir/Madam, With reference to your planning application, received on 21/12/01 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:

The applicant is requested to re-advertise the proposed development with revised public notices for "approval for 2-storey house and permission for a single-storey extension to the rear and conversion of attic space for habitable use" and to submit copies of the said notices and the revised application form. The applicant is advised that both site and newspaper notices are required.

Signed on behalf of South Dublin County Council

for Senior Administrative Officer

20/02/02

M. Winters, 311 Glenview Park, Tallaght, Dublin 24.