

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0844	
1. Location	Lands adjoining No. 5 Old Court Cottages, Old Court, D.24.		
2. Development	Single storey detached house (approx. floor area 146 sq.m).		
3. Date of Application	14/12/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Dan Gallery - Architects, Address: 29 Richmond Grove, Monkstown,		
5. Applicant	Name: Grandway Ltd., Address: 21A Old Court Cottages, Old Court, Dublin 24.		
6. Decision	O.C.M. No. 0334 Date 12/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0657 Inv Date 28/03/2002	Effect AP GRANT PERMISSION	
8. Appeal Lodged	11/03/2002	Written Representations	
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.	

P/0984/02

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Order

Register Reference: S01A/0844

Order Number: 0334

Date: 12/02/2002

Development: Single Storey detached house (approx. floor area 146 sq.m.)

Location: Lands adjoining No. 5 Old Court Cottages, Old Court, D12 -

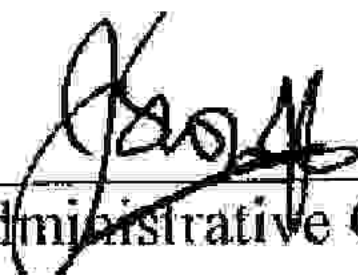
Applicant: Grandway Ltd

App. Type: Permission

A decision to grant planning permission, subject to conditions, in respect of the above development was made by order dated 12/02/02

Notification of an appeal against the Council's decision to grant permission was received from An Bord Pleanála on 28/03/02. However, a notification of Grant of Permission as per Manager's Order number P/0657/02 was issued to Dan Gallery Architects, the agents acting on behalf of the applicants, in error on 28/03/02

Therefore I recommend that the Notification of Grant of Permission now be declared null and void.

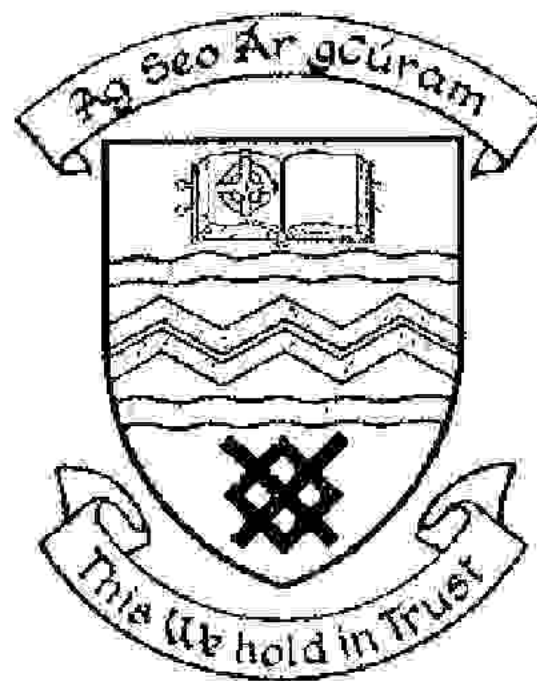

Administrative Officer

ORDER: That Dan Gallery, Architects, the agents acting on behalf of applicants, be informed that the Notification Of Grant of Permission issued under Manager's Order number P/0657/02 is hereby declared null and Void as the council's decision in this case is the subject of an appeal to An Bord Pleanála.

Date: 9th May 2002


Senior Administrative Officer

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Dan Gallery - Architects,
28-30 Rathmines Park,
Rathmines,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0657	Date of Final Grant 28/03/2002
Decision Order Number 0334	Date of Decision 12/02/2002
Register Reference S01A/0844	Date 14/12/01

Applicant Grandway Ltd.,

Development Single storey detached house (approx. floor area 146 sq.m).

Location Lands adjoining No. 5 Old Court Cottages, Old Court, D.24.

Floor Area 146.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

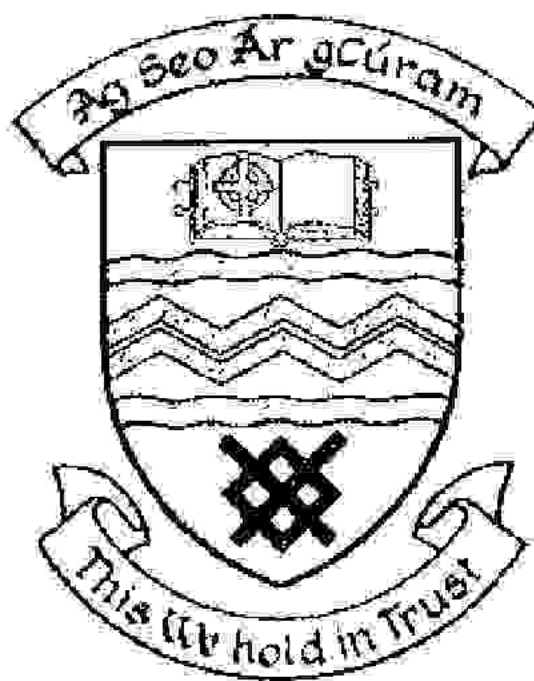
A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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REG REF. SOLA/COC/01/0001 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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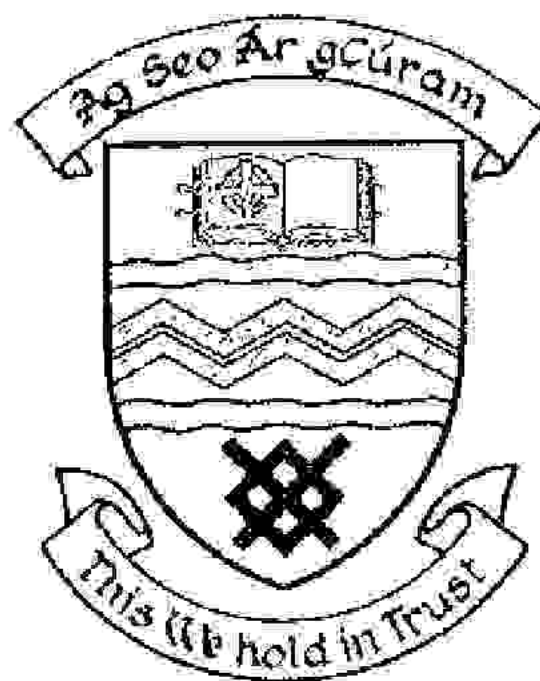
E-Mail: planning.dept@sdublincoco.ie

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, 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 Prior to the commencement of development the applicant shall submit details of landscaping and boundary treatment, to the Planning Authority, for written agreement. In particular, this should provide for privacy between the proposed house and Nos. 4, 5 and 6 Oldcourt Cottages, respectively.
REASON:
In the interest of residential amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular:
 - (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 watercourse, 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.REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 In regard to the surface water outfall to the stream the following points shall be noted:
 - (i) There shall only be one surface water outfall point to the stream at a level of 200mm above the normal water levels.
 - (ii) The outfall should be so formed as to avoid, or provide against, local erosion and should be so angled as to discharge in the direction of flow of

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the watercourse.

- (iii) If the outfall is to be located on land not owned by the applicant, a letter of consent shall be submitted from the owners of the said land.

REASON:

In the interests of public health.

- 6 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.

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

REASON:

In the interest of Residential Amenity.

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

REASON:

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

- 10 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.

- 11 Roofing materials shall consist of dark coloured tiles or slate, while walls shall be finished in pale coloured render.

REASON:

In the interest of amenity.

- 12 Two no. off street car parking spaces shall be provided for both the existing and proposed dwellings.

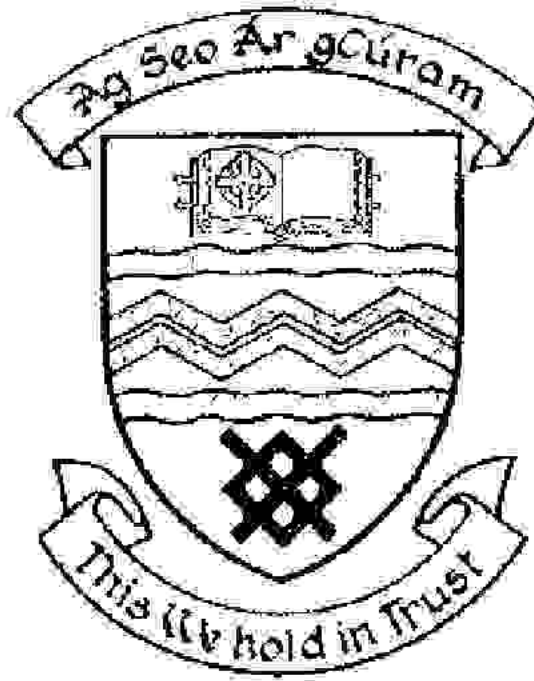
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REASON:

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

- 13 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.

- 14 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.

- 15 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.

- 16 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.

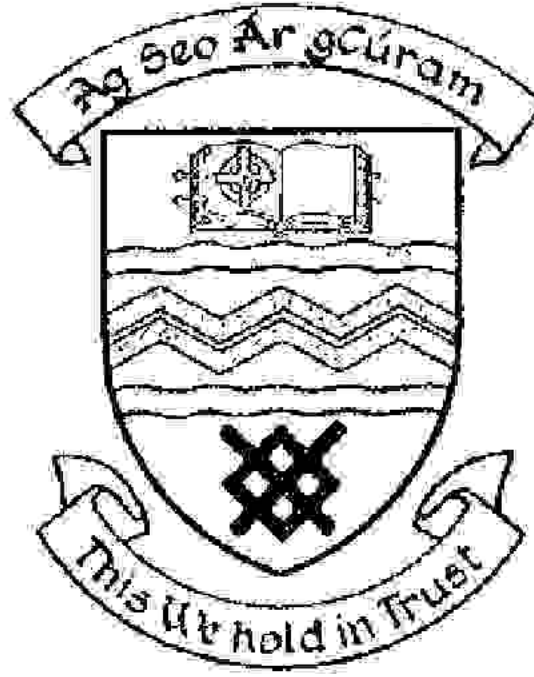
REASON:

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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.

- 17 That a financial contribution in the sum of EUR 1,451 (one thousand four hundred and fifty one 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.

.....28/03/02
for SENIOR ADMINISTRATIVE OFFICER