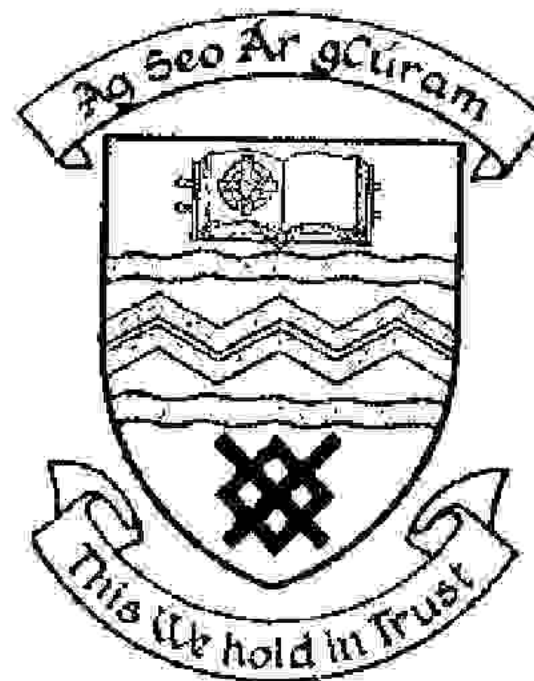


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0830	
1. Location	1 Rossmore Lawns, Templeogue, Dublin 6W.		
2. Development	Demolish single storey garage and outbuildings to the eastern side in order to construct a new 2 storey detached dwelling.		
3. Date of Application	11/12/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 07/02/2002 2.	1. 19/03/2002 2.
4. Submitted by	Name: Louis Burke Architects, Address: Mantua Studio, Templeogue Bridge,		
5. Applicant	Name: John White, Address: 1 Rossmore Lawns, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 1020 Date 16/05/2002	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 2401 Date 03/07/2002	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,
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@sdblincoco.ie

Louis Burke Architects,
Mantua Studio,
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 2401	Date of Final Grant 03/07/2002
Decision Order Number 1020	Date of Decision 16/05/2002
Register Reference S01A/0830	Date 19/03/02

Applicant John White,

Development Demolish single storey garage and outbuildings to the eastern side in order to construct a new 2 storey detached dwelling.

Location 1 Rossmore Lawns, Templeogue, Dublin 6W.

Floor Area 100.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 07/02/2002 /19/03/2002

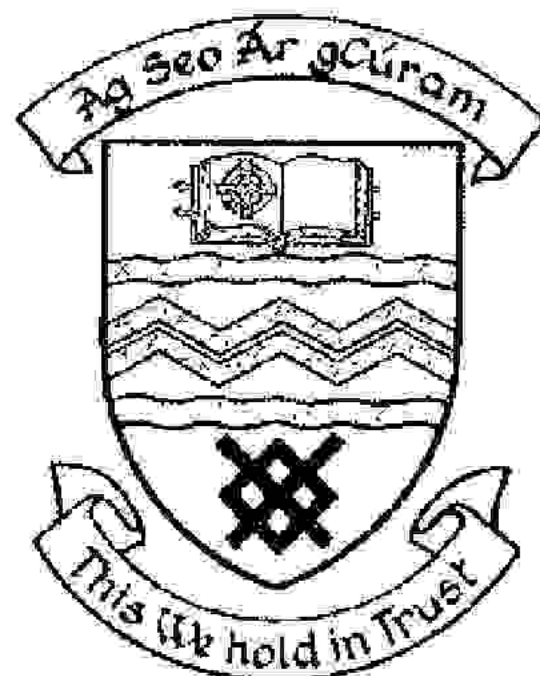
A Outline Permission has been granted for the development described above,
subject to the following (9) Conditions.

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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 as amended by Additional Information received by the Planning Authority on 19/03/02, 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 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.

- 3 The following requirements of the Environmental Services Department shall be met in full:

- a) At approval stage the applicant shall submit a detailed drainage layout showing the location of all proposed drains, sewers, manholes and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations and shall show full and complete separation of the foul and surface water systems.
- b) At approval stage, 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.
- c) The property shall have its own individual service connection to the public watermain and 24 hour water storage.
- d) The connection to and tapping of public watermains shall be carried out by County Council personnel at the applicants prior expense.
- e) The applicant is advised to consult with the Environmental Services Department in regard to the above.

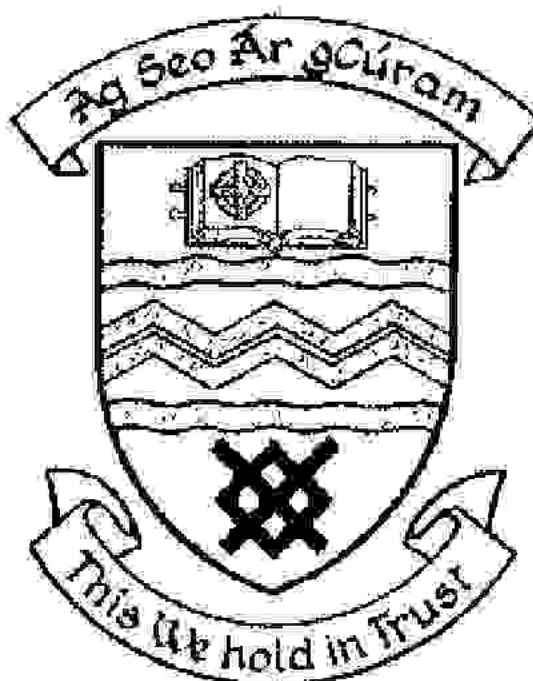
REASON:

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

SOUTH DUBLIN COUNTY COUNCIL
REG. REF. S017/9829
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Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

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



PLANNING
DEPARTMENT
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Tallaght, Dublin 24.

Telephone: 01-414 9230
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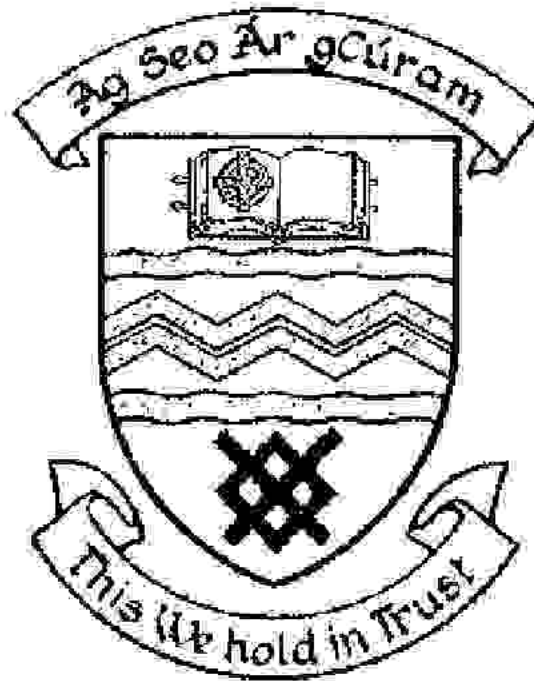
- 4 At approval stage, the applicant shall show how 2 number car parking spaces can be provided at both the existing and proposed houses.
REASON:
In the interest of residential amenity and public safety.
- 5 At approval stage, the applicant shall submit plans showing a 2.3m separation between the flank walls of both the existing and proposed houses or such other separation as may be agreed with the Planning Authority. It is a requirement of the South Dublin County Development Plan (1998) that a 2.3m separation be achieved between the flank walls of houses.
REASON:
In the interest of residential amenity and in the interest of Development Control.
- 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 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.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. 5012/08/00 COMPAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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



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DEPARTMENT
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- 8 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 and development of public open space 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 9 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval 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:

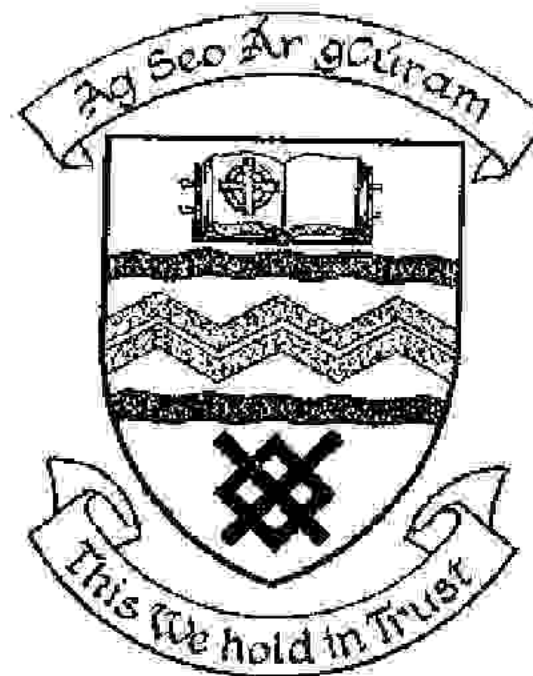
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- (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.

.....04/07/02
for SENIOR ADMINISTRATIVE OFFICER

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Lár an Bhaile, Tamhlacht,
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 0290	Date of Decision 07/02/2002
Register Reference S01A/0830	Date: 11/12/01

Applicant John White,
Development Demolish single storey garage and outbuildings to the
 eastern side in order to construct a new 2 storey detached
 dwelling.

Location 1 Rossmore Lawns, Templeogue, Dublin 6W.

App. Type Outline Permission

Dear Sir/Madam,

With reference to your planning application, received on 11/12/01 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:

- 1 The applicant is requested to submit a revised site layout at a scale of at least 1:200 clearly showing the location of the proposed house as well as the 100mm watermain and 225mm diameter public sewer in the footpath. The applicant shall note that strictly no part of the proposed house must lie within 3m of the 100mm watermain.
- 2 The applicant is requested to submit a revised plans showing a 2.3 metre wide separation distance between the side walls of the existing and proposed houses in accordance with para 3.4.19 of the County Development Plan.

Signed on behalf of South Dublin County Council

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

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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.

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Fax: 01-414 9104

REG REF. S01A/0830


.....
for Senior Administrative Officer

07/02/02