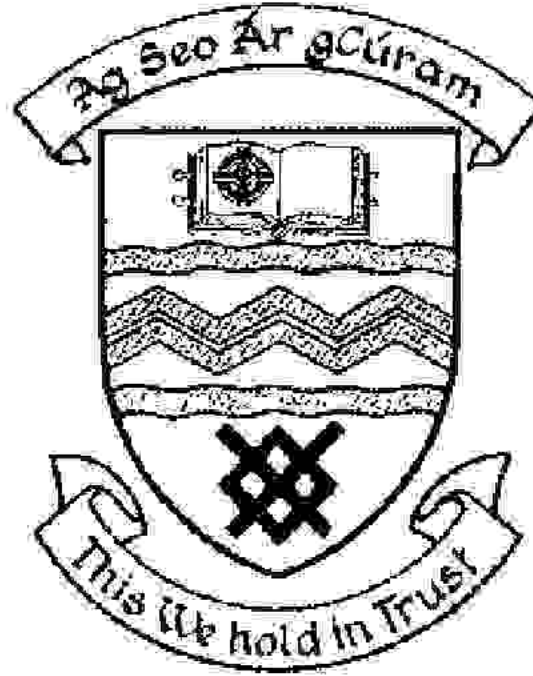


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Tamlacht, Baile Átha Cliath 24.

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Watson Fitzpatrick & Associates,
72 Weston Road,
Churchtown,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1011	Date of Final Grant 15/05/2002
Decision Order Number 0700	Date of Decision 04/04/2002
Register Reference S01A/0776	Date 06/02/02

Applicant Mr T. Menton,

Development Retention and completion of the shed structure and for
a revised brick, piers and steel railing entrance

Location Killinarden Road, Killinarden, Tallaght, Dublin 24.

Floor Area 82.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/01/2002 /06/02/2002

A Permission has been granted for the development described above,

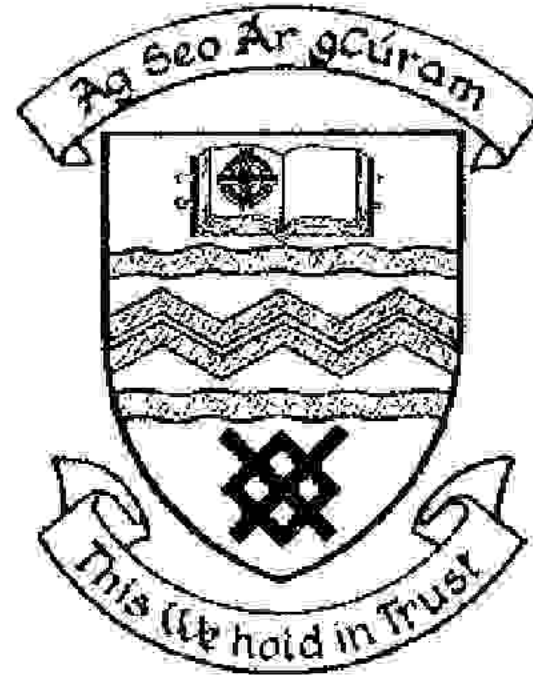
subject to the following (6) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

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Conditions and Reasons

- 1 The development to be retained 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 06/02/02, 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 i) Nothing in this grant of planning permission shall authorise the retention of the existing vehicular entrance treatment, nor the erection of the proposed vehicular entrance treatment
- ii) The existing vehicular entrance shall be removed, in its entirety, within 1 month of the final notification of a grant of planning permission and a revised vehicular entrance provided. The revised entrance shall comprise of railing or fencing, but not palisade fencing, and shall not to exceed 1m in height within the line required for the provision of 3m X 90m vision splays (but otherwise shall not exceed 1.4m in height) and shall be backed by the planting of traditional Irish field boundary hedgerow species (the hedgerow species to be agreed with the Parks and Landscape Services Department).

REASON:

In the interest of rural amenity and road traffic safety.

- 3 i) The existing roadside boundary shall be reinforced with additional planting of traditional Irish field boundary hedgerow species (the hedgerow species to be agreed with the Parks and Landscape Department) within the first planting season following the final notification of this grant of planning permission.
- ii) All hedgerow planting within the line required for the provision of 3m X 90m vision splays shall be kept trimmed to a height not to exceed 1 metre.

REASON:

In the interest of rural amenity and road traffic safety.

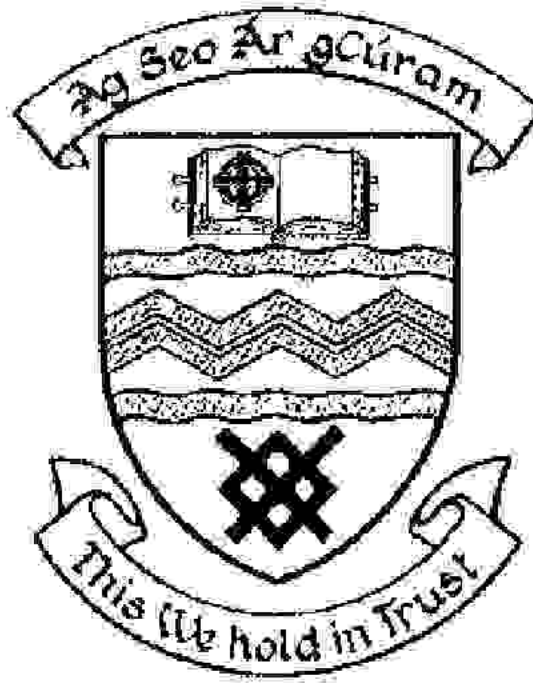
- 4 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.

SOUTH DUBLIN COUNTY COUNCIL

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REASON:

To prevent unauthorised development.

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

REASON:

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

- 6 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 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.

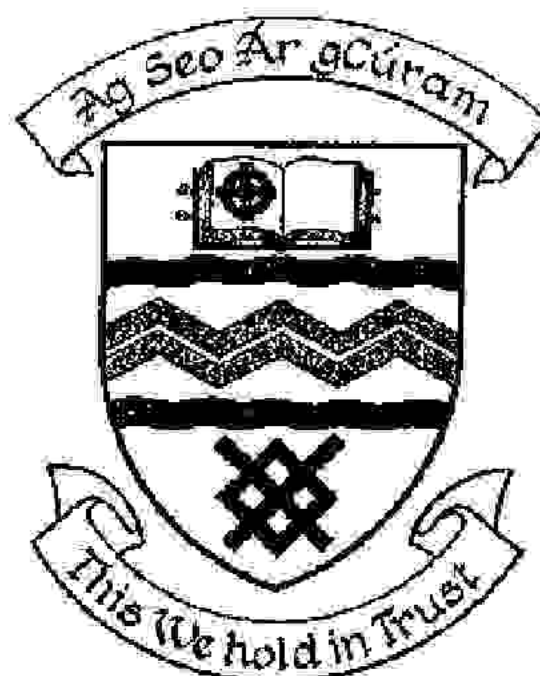
.....16/05/02
for SENIOR ADMINISTRATIVE OFFICER

C

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0149	Date of Decision 18/01/2002
Register Reference S01A/0776	Date: 22/11/01

Applicant Mr T. Menton,
Development Retention of steel clad structure.

Location Killinarden Road, Killinarden, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 22/11/01 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:

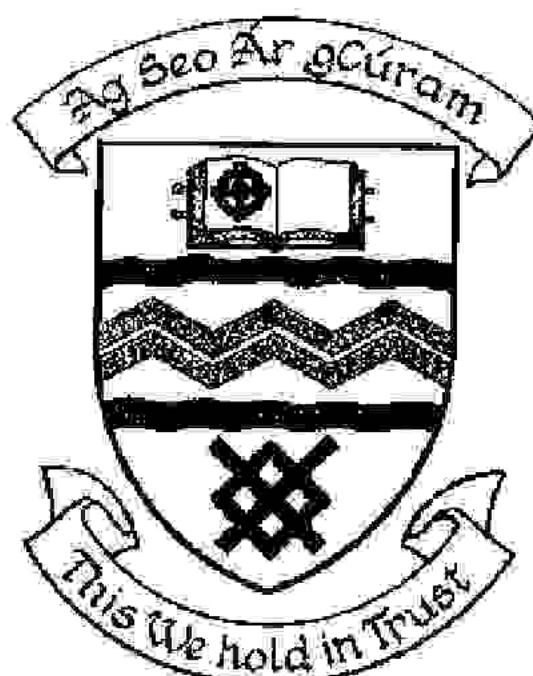
- 1 The applicant is requested to clarify exactly what the proposed structure is currently, and would be, used for and whether it is proposed to carry out any type of business or non-domestic use from the premises. If so, the applicant is requested to re-advertise the proposed development to include reference to the business/non-domestic use in the description of the proposed development, in accordance with the Local Government (Planning and Development) Regulations, 1994.
- 2 The public notices and application are for the retention of the steel clad structure, however, the submitted drawings indicate block-work at the lower portion of the structure which appears not to be in place. The applicant should clarify whether it is proposed to undertake further alterations to the structure as it currently exists or whether it would be retained as is. Should no further works be proposed the applicant should submit revised drawings showing the structure proposed for retention as is.

Watson Fitzpatrick & Associates,
72 Weston Road,
Churchtown,
Dublin 14.

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REG REF. S01A/0776

Alternatively, the applicant should re-advertise the development for the 'retention and completion' of the shed structure, in accordance with the Local Government (Planning and Development) Regulations, 1994.

- 3 The palisade fencing and double vehicular entrance gates would not appear to constitute exempted development and are unlikely to be acceptable to the Planning Authority as they give an industrial appearance to the site. The proposed development should therefore be re-advertised to include 'the retention of the vehicular entrance and boundary treatment' in accordance with the Local Government (Planning and Development) Regulations, 1994. Although the said boundary/entrance treatment serves an obvious security function, the necessity of such an elaborate entrance and boundary treatment is questionable, as it is indicated in the cover letter that the applicant is to reside on site and the shed is to store the truck (and presumably any other valuable machinery). The applicant is therefore requested to submit drawings showing the boundary treatment and vehicular entrance revised so as to be more appropriate to this rural area.

NOTE:

Where re-advertising of the proposal is necessary, the applicant is advised that both new site and newspaper notices are required.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

18/01/02