

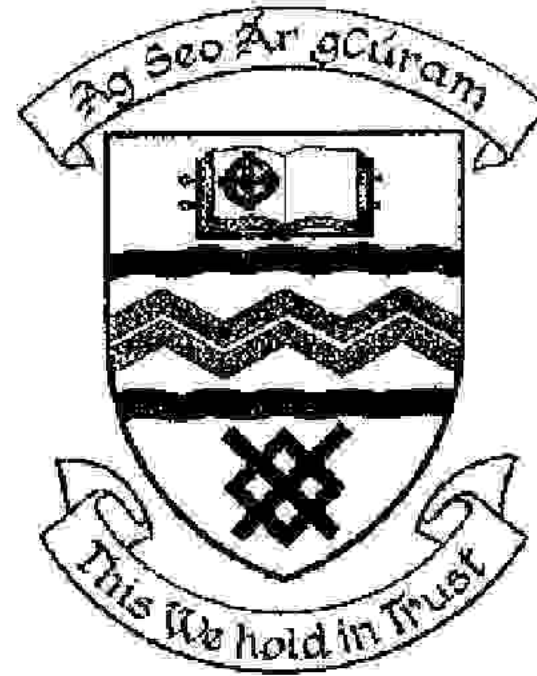
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0769	
1. Location	1 Ballycullen Road, Knocklyon, Dublin 16.		
2. Development	3 bed dormer bungalow at side.		
3. Date of Application	21/11/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/01/2002 2.	1. 01/02/2002 2.
4. Submitted by	Name: John F. O'Connor & Associates, Address: Architects & Planning Consultants, 11A Greenmount House,		
5. Applicant	Name: Noel Horan, Address: 1 Ballycullen Road, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 0635 Date 27/03/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0976 Date	Effect AP GRANT 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.	

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 0141	Date of Decision 17/01/2002
Register Reference S01A/0769	Date: 21/11/01

Applicant Noel Horan,
Development 3 bed dormer bungalow at side.

Location 1 Ballycullen Road, Knocklyon, Dublin 16,

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/11/01 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 It is considered that the house does not relate well to the front building lines of the houses to either side. This situation would be improved if the house were moved forward on the site, such that the front building line was positioned roughly half way between and parallel to the front building lines of the houses on either side. The applicant is requested to submit revised drawings accordingly. The applicant is advised to contact Michael Tinsley of the Environmental Services Department (Tel 414 9000 Ext 4241) regarding the revised position of the house in relation to underground services.
- 2 It is considered that the proposed side dormer window would result in excessive overlooking of the existing cottage. The applicant is requested to submit revised drawings omitting this element of the proposed development.
- 3 The applicant is proposing to dispose of surface water from the house by soakage. This is unacceptable as there is a

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Dublin 6W.

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REG REF. S01A/0769

surface water sewer network in the area. In this regard the applicant is requested to submit revised house drainage plans showing the exact location of all drains, manholes, AJs etc. up to the point of connection to the sewer. This layout shall be in accordance with the Building Regulations and shall ensure full and complete separation of foul and surface water systems. Applicant shall note that no building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

18/01/02

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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0976	Date of Final Grant
Decision Order Number 0635	Date of Decision 27/03/2002
Register Reference S01A/0769	Date 01/02/02

Applicant Noel Horan,

Development 3 bed dormer bungalow at side.

Location 1 Ballycullen Road, Knocklyon, Dublin 16.

Floor Area 47.20 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/01/2002 /01/02/2002

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

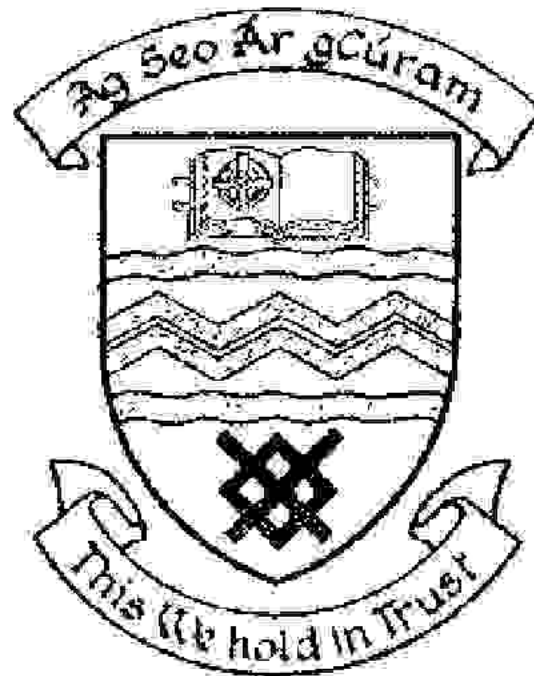
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Conditions and Reasons

- 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 01/02/02, 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 The dormer window originally proposed in the southern elevation of the dwelling shall be omitted from the proposed development. Revised drawings, to include floorplans and elevations showing this amendment, shall be submitted to and approved by the Planning Authority prior to the commencement of development.
REASON:
In the interests of Residential Amenity.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 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 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

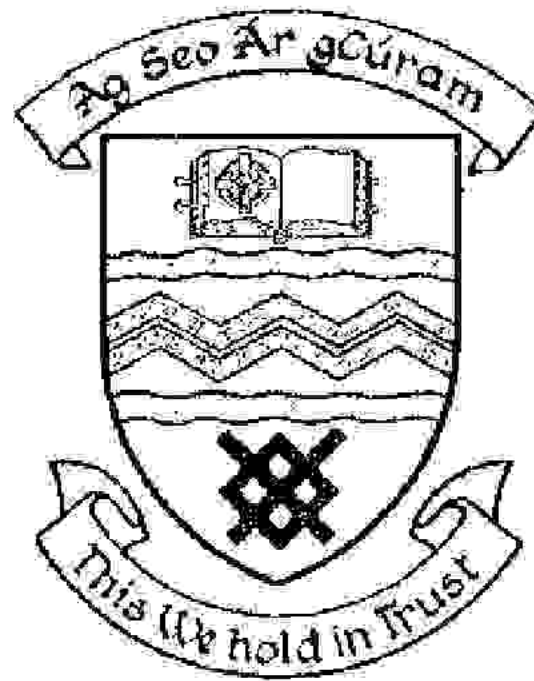
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minimum covers, pipes shall be bedded and surrounded
in C20 concrete 150mm thick.

REASON:

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

- 6 That the dwellinghouse not 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 That details of landscaping and boundary treatment be
submitted to and approved by the Planning Authority prior to
the commencement of development.

REASON:

In the interest of amenity.

- 8 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.

- 9 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.

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

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.

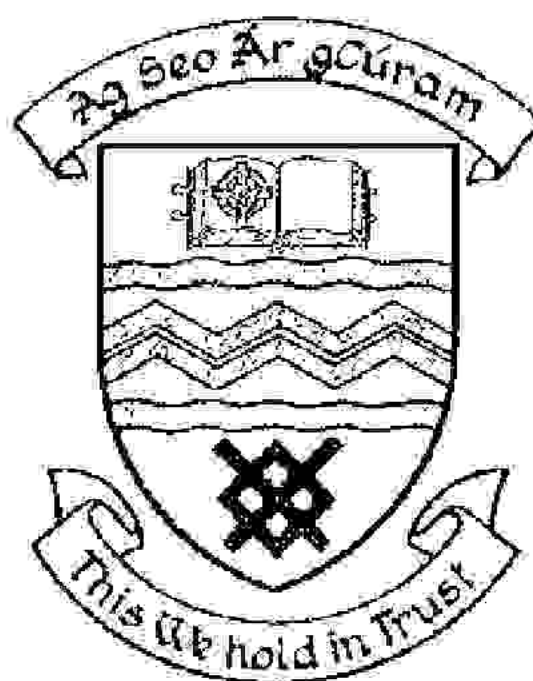
REASON:

The provision of such services in the area by the Council
will facilitate the proposed development. It is considered

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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.

- 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:

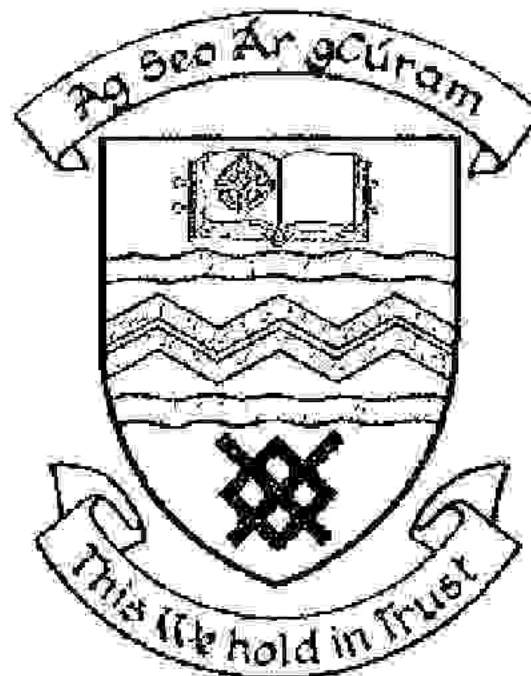
The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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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.

.....10/05/02
for SENIOR ADMINISTRATIVE OFFICER