

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Decision Order Number 3752	Date of Decision 19/12/2001
Register Reference S01A/0735	Date: 08/11/01

Applicant Mr W. McGlynn,
Development Detached two-storey house to the rear.

Location 81 Orwell Park Rise, Templeogue, Dublin 6W.

App. Type Permission

Dear Sir/Madam,

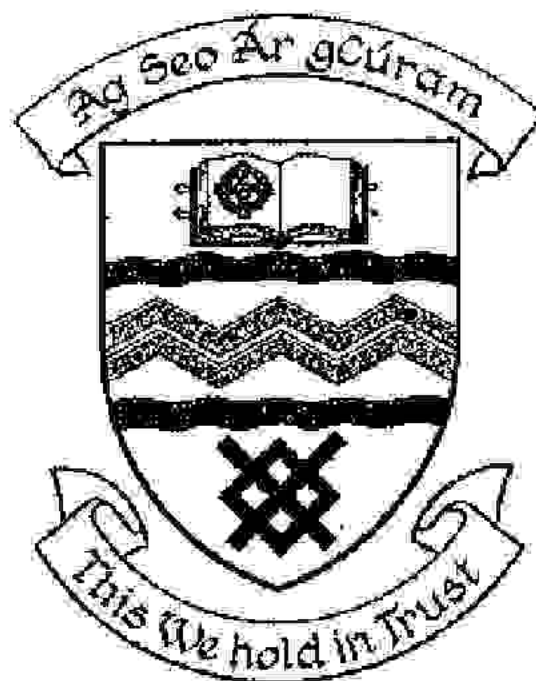
With reference to your planning application, received on 08/11/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit a revised site layout map showing the proposed development in relation to the existing structures on the site and the full extent of development on the adjoining sites, in accordance with Article 23(1)(a) of the Local Government and Planning Regulations, 1994. In particular the site layout plan should show the dwellings currently being completed on the adjoining site to the south.
- 2 It would appear that the separation distance between the first floor windows of the proposed dwelling and those of the dwellings currently being completed on the adjoining site to the south would fall considerably short of the 22m required by Council policy. It is also considered that the current proposal would result in an unacceptable level of overlooking of no. 80 Orwell Park Rise. The orientation of the proposed dwelling should be rotated anti-clockwise 90 degrees so that the front of the dwelling faces down Orwell Park Rise, the currently proposed west and south elevations

Mr W. McGlynn,
81 Orwell Park Rise,
Templeogue,
Dublin 6W.

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aligning with the currently proposed south and east elevations respectively. The design of the rear elevation (which would face west) and consequently the side elevations, would need to be redesigned so as to reduce the impact of road traffic noise from Wellington Lane. The proposed car-parking layout would also need to be revised. The applicant is requested to submit revised drawings fully addressing these issues.

- 3 There is a 300mm A/C watermain located along the east side of Wellington Lane to the west of the application site. The Environmental Services Department normally require an 8 metre separation distance from said mains. The applicant is requested to contact Michael Tinsley Executive Engineer, Environmental Services Department, at (01) 4149000 ext. 4241 in order to resolve this issue. Revised drawings may require to be submitted accordingly.
- 4 The applicant is requested to submit revised elevations showing the true location of the proposed chimney and the projection of the front bay and canopy on the side elevations.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

20/12/01

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 and Planning & Development Act 2000 and Planning Regulations Thereunder Planning Register (Part I)		Plan Register No. S81A/0735
1. Location	81 Orwell Park Rise, Templeogue, Dublin 6W.		
2. Development	Detached two-storey house to the rear.		
3. Date of Application	23-Jul-2002	Date of further particulars	
		(a) Requested	(b) Received
3a. Type of Application	Permission	1. 19-Dec-2001, 2. 19-Dec-2001,	1. 2.
4. Submitted by	Name: Mr W. McGlynn, Address: 81 Orwell Park Rise,, Templeogue,, Dublin 6W.		
5. Applicant	Name: Mr W. McGlynn, Address: 81 Orwell Park Rise, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No.: 3125 Date: 16-Sep-2002	Effect: GRANT PERMISSION	
7. Grant	O.C.M. No.: 3525 Date: 05-Nov-2002	Effect: GRANT PERMISSION	
8. Appeal Lodged	Date:	Appeal Type	
9. Appeal Decision	Date:	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.	

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Mr W. McGlynn,
81 Orwell Park Rise,
Templeogue,
Dublin 6W.

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

Final Grant Order No.:	3525	Date of Final Grant:	05-Nov-2002
Decision Order No.:	3125	Date of Decision:	16-Sep-2002
Register Reference:	S01A/0735	Date:	23-Jul-2002

Applicant: Mr W. McGlynn,

Development: Detached two-storey house to the rear.

Location: 81 Orwell Park Rise, Templeogue, Dublin 6W.

Floor Area:

Time extension(s) up to and including
Additional Information Requested/Received 19-Dec-2001, /

A Permission has been granted for the development described above, subject to the following (11) conditions.

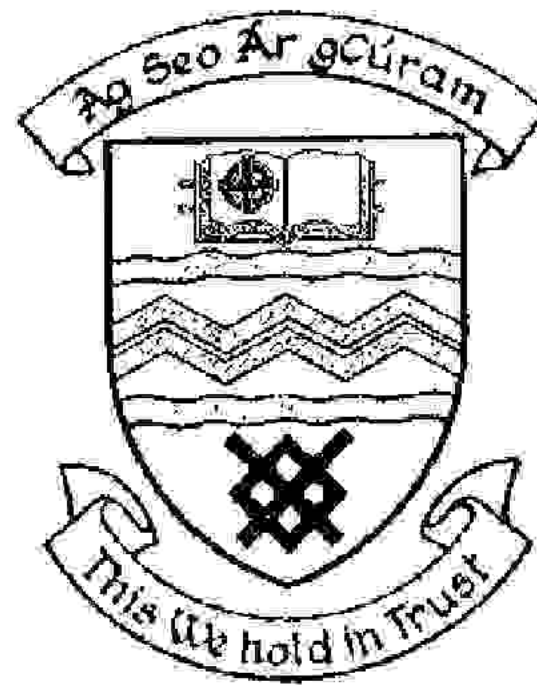
Conditions and Reasons:

1. The external wall and roof finishes of the proposed dwelling shall match those of the existing dwelling at 81 Orwell Park Rise. Reason: In the interests of visual amenity.
2. The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance. Also, any relocation/cutting of trees to be at applicant's own expense and the applicant shall contact the parks department and replace the trees or pay 300 euro per tree. Reason: In the interest of the proper planning and development of the area.

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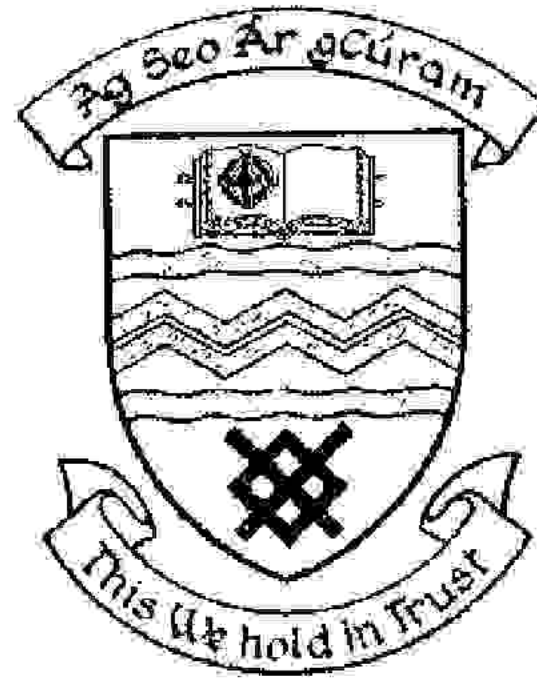
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3. Prior to the commencement of development the applicant shall submit for written agreement house drainage and sewerage plans showing the exact location of all drains, manholes, AJs etc. located within the site boundary.

(1) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. (2) The applicant shall ensure full and complete separation of foul and surface water systems. (4) The property shall have its own individual service connection to the public watermain and 24hour storage. (5) 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 the interest of the proper planning and development of the area.
4. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by further information submitted on 23/07/02, 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.
5. 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.
6. That the entire premises be used as a single dwelling unit. REASON: To prevent unauthorised development.
7. 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.
8. 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.

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9. 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.
 10. 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.
 11. That a financial contribution in the sum of EUR 750 (seven hundred and fifty euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will 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 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 reinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

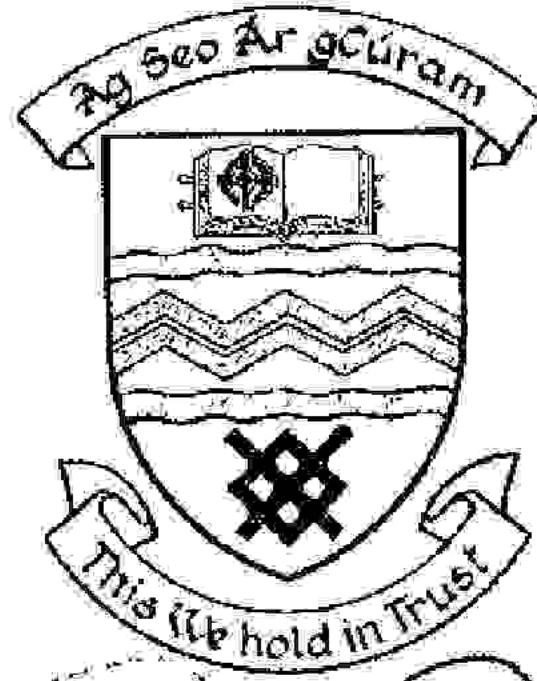
Signed on behalf of South Dublin County Council.

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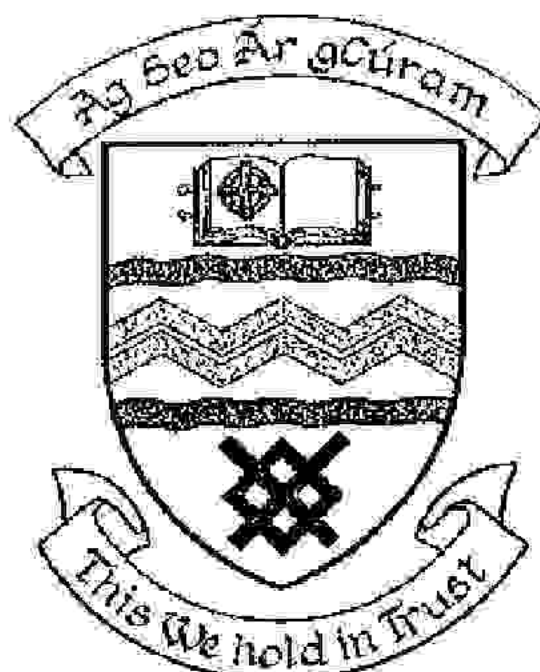

E-Mail: planning.dept@sdublincoco.ie
06-Nov-2002
for SENIOR EXECUTIVE OFFICER.

Counter

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

Decision Order Number 3125	Date of Decision 16/09/2002
Register Reference S01A/0735	Date: 08/11/01

Applicant Mr W. McGlynn,

Development Detached two-storey house to the rear.

Location 81 Orwell Park Rise, Templeogue, Dublin 6W.

Floor Area Sq Metres


Time extension(s) up to and including

Additional Information Requested/Received 19/12/2001 /23/07/2002

Clarification of Additional Information Requested/Received /

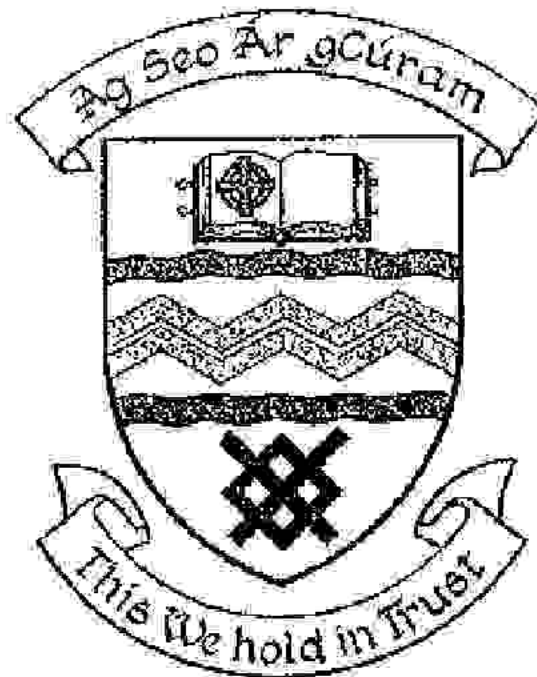
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.


..... 16/09/02
for SENIOR PLANNER

Mr W. McGlynn,
81 Orwell Park Rise,
Templeogue,
Dublin 6W.

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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 and as amended by further information submitted on 23/07/02, 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 the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 The external wall and roof finishes of the proposed dwelling shall match those of the existing dwelling at 81 Orwell Park Rise.
Reason: In the interests of visual amenity.
- 4 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance. Also, any relocation/cutting of trees to be at applicant's own expense and the applicant shall contact the parks department and replace the trees or pay 300 euro per tree.
Reason: In the interest of the proper planning and development of the area.
- 5 Prior to the commencement of development the applicant shall submit for written agreement house drainage and sewerage plans showing the exact location of all drains, manholes, AJs etc. located within the site boundary.

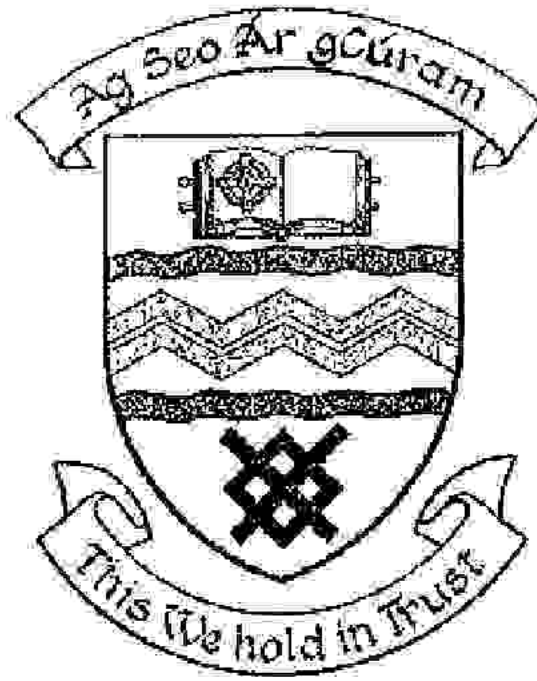
(1) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

(2) The applicant shall ensure full and complete separation of foul and surface water systems.

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

(5) The connection to and tapping of public watermains shall

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be carried out by South Dublin County Council personnel at the applicant's prior expense.

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

- 6 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.

- 7 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:

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- 8 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.

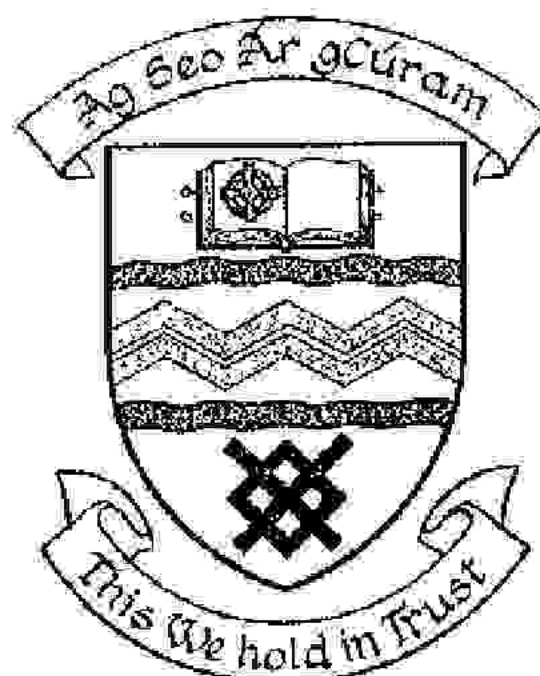
REASON:

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which will facilitate the proposed development.

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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.

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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.

- 11 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.