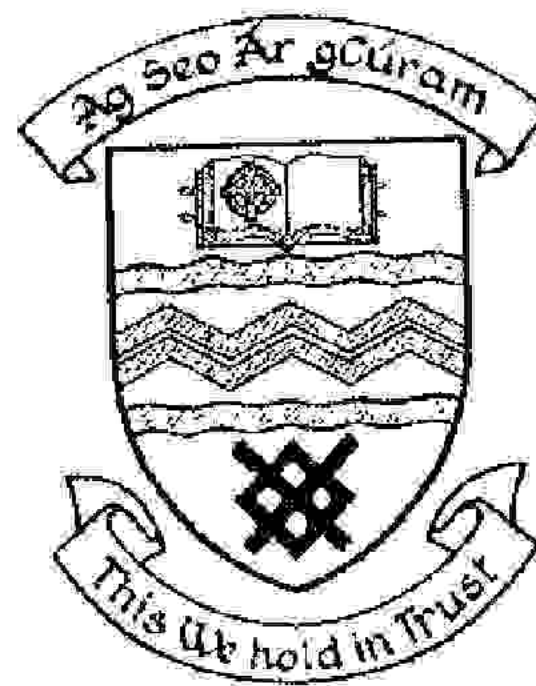


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0731	
1. Location	1 Tamarisk View, Kilnamanagh, Dublin 24.		
2. Development	Erect a detached residence to the side.		
3. Date of Application	07/11/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/12/2001 2.	1. 15/01/2002 2.
4. Submitted by	Name: Tiernan Design Group, Address: 6 Castlewood Place, Rathmines,		
5. Applicant	Name: Padraig & Marian Baker, Address: 1 Tamarisk View, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 0573 Date 13/03/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0876 Date 26/04/2002	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Tamhlacht, Baile Átha Cliath 24.

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Tiernan Design Group,
6 Castlewood Place,
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 0876	Date of Final Grant 26/04/2002
Decision Order Number 0573	Date of Decision 13/03/2002
Register Reference S01A/0731	Date 15/01/02

Applicant Padraig & Marian Baker,

Development Erect a detached residence to the side.

Location 1 Tamarisk View, Kilnamanagh, Dublin 24.

Floor Area 168.30 Sq Metres

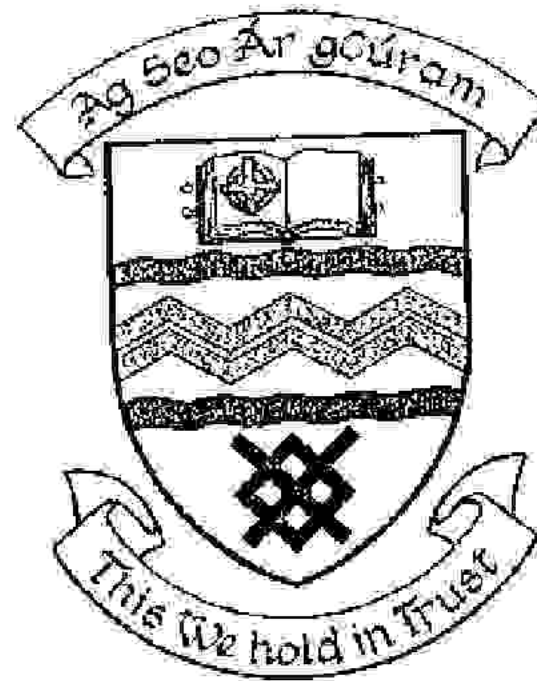
Time extension(s) up to and including

Additional Information Requested/Received 20/12/2001 /15/01/2002

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 0573	Date of Decision 13/03/2002
Register Reference S01A/0731	Date: 07/11/01

Applicant Padraig & Marian Baker,
Development Erect a detached residence to the side.
Location 1 Tamarisk View, Kilnarnagh, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 20/12/2001 /15/01/2002
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 (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

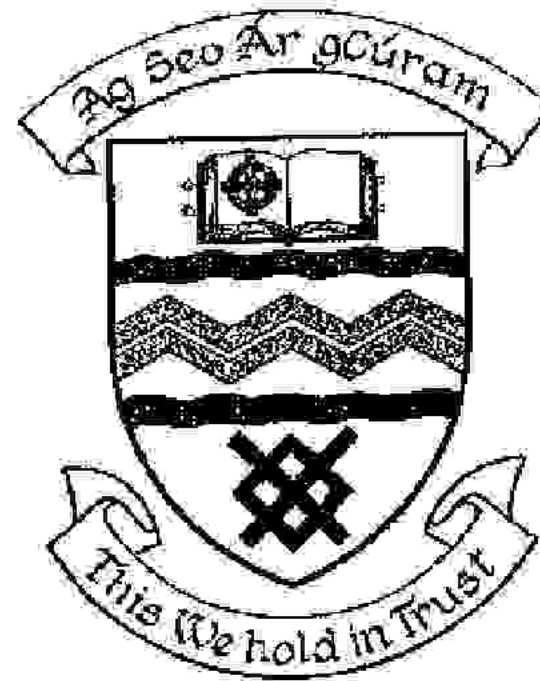
..... 13/03/02
for SENIOR ADMINISTRATIVE OFFICER

Tiernan Design Group,
6 Castlewood Place,
Rathmines,
Dublin 6.

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

Decision Order Number 3770	Date of Decision 20/12/2001
Register Reference S01A/0731	Date: 07/11/01

Applicant Padraig & Marian Baker,
Development Erect a detached residence to the side.

Location 1 Tamarisk View, Kilnamanagh, Dublin 24.

App. Type Permission

Dear Sir/Madam,

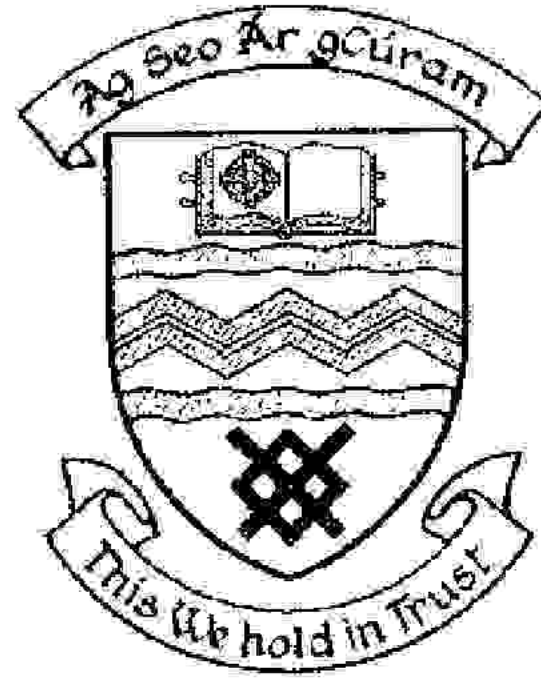
With reference to your planning application, received on 07/11/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The drawings show a detached dwelling and the application form makes reference to the same, however, the public notices refer only to a semi-detached dwelling. The applicant is therefore requested to re-advertise the proposed development with appropriately revised public notices (site and newspaper notices) in accordance with the Local Government (Planning and Development) Regulations, 1994.
- 2 The site layout plan shows a new (vehicular?) entrance to the rear of the proposed dwelling, which is not referred to in the application or public notices. The applicant is requested to re-advertise the proposed development with appropriately revised public notices (site and newspaper notices) in accordance with the Local Government (Planning and Development) Regulations, 1994, or to submit revised drawings omitting the proposed entrance.

Tiernan Design Group,
6 Castlewood Place,
Rathmines,
Dublin 6.

	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/0731	
1. Location	1 Tamarisk View, Kilnamanagh, Dublin 24.		
2. Development	Erect a detached residence to the side.		
3. Date of Application	07/11/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/12/2001 2.	1. 15/01/2002 2.
4. Submitted by	Name: Tiernan Design Group, Address: 6 Castlewood Place, Rathmines,		
5. Applicant	Name: Padraig & Marian Baker, Address: 1 Tamarisk View, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 0573 Date 13/03/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0876 Date 26/04/2002	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.	

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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 0876	Date of Final Grant 26/04/2002
Decision Order Number 0573	Date of Decision 13/03/2002
Register Reference S01A/0731	Date 15/01/02

Applicant Padraig & Marian Baker,

Development Erect a detached residence to the side.

Location 1 Tamarisk View, Kilnamanagh, Dublin 24.

Floor Area 168.30 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/12/2001 /15/01/2002

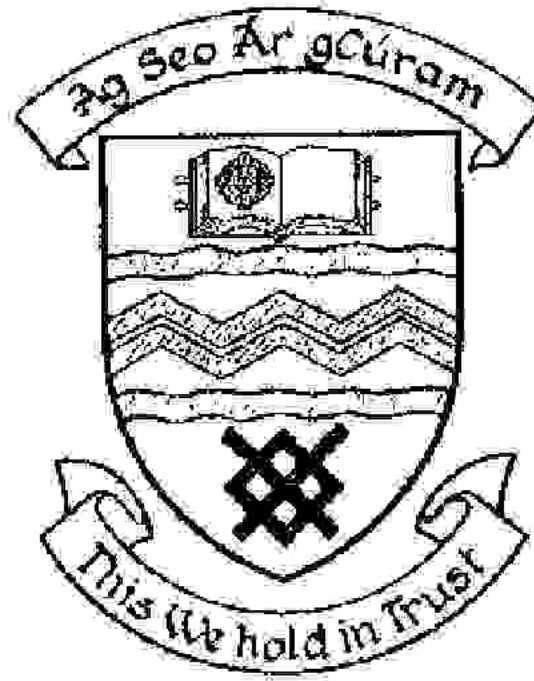
A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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REG REF. S01A COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 15/01/02 and Unsolicited Additional Information received on 21/02/02, 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 Nothing in this decision to grant planning permission shall authorise the development of the proposed single storey sunroom to the rear of the proposed structure.

REASON:

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

NOTE: With respect to the sunroom, the applicant should note that the extensions to and conversions of non-habitable space within dwellings are subject to certain exemptions under the Local Government (Planning and Development) Regulations, 2001.

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

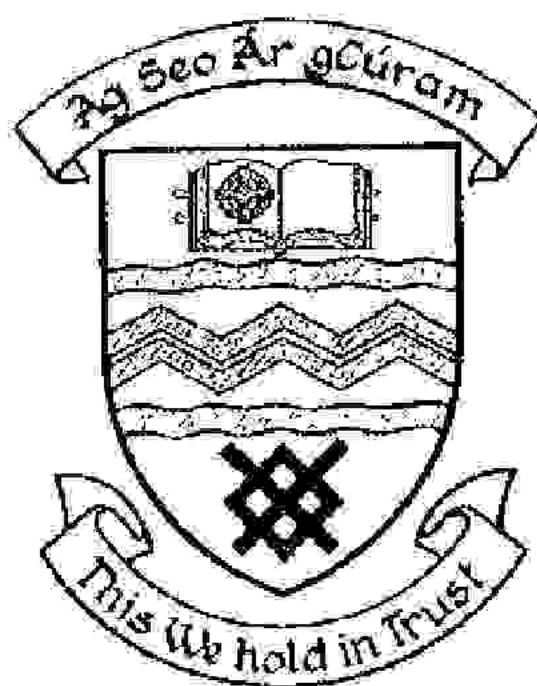
- i) Applicant to ensure full and complete separation of foul and surface water systems.
- ii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- iii) As a 225mm diameter foul sewer is within approx. 4m of the proposed extension, prior to the commencement of development the applicant shall submit a detailed method statement for the

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REG. REF. S01A COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- construction of the house including full details of how it is proposed to protect the foul sewer from damage. These shall include constructing the foundations beneath the invert level of the sewer.
- iv) The property shall have its own individual service connection to the public watermain and 24 hour storage.
- v) 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 order to comply with the Sanitary Services Acts, 1878-1964.

- 6 Footpath and kerb shall be dished and the vehicular entrance and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

In the interest of traffic safety.

- 7 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.

- 8 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.

- 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:

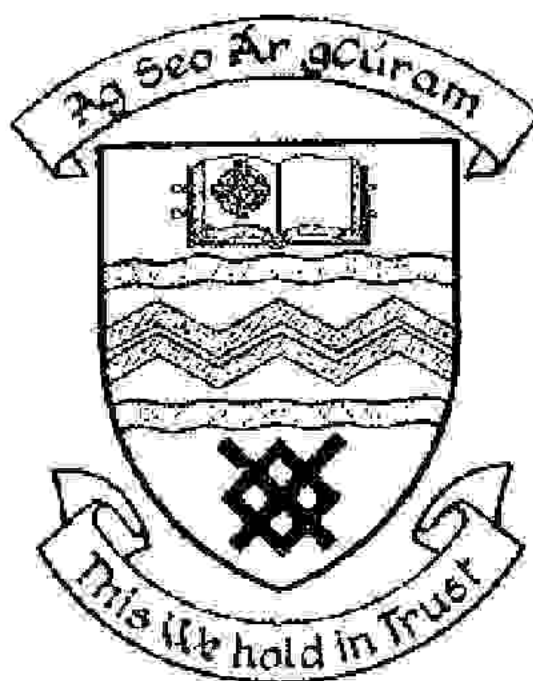
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S017 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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improvement works and traffic management schemes
facilitating the proposed development.

- 10 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.

- 11 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.

- 12 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.

- 13 Details of all boundary treatment shall be submitted to and approved by the Planning Authority prior to the commencement of development.

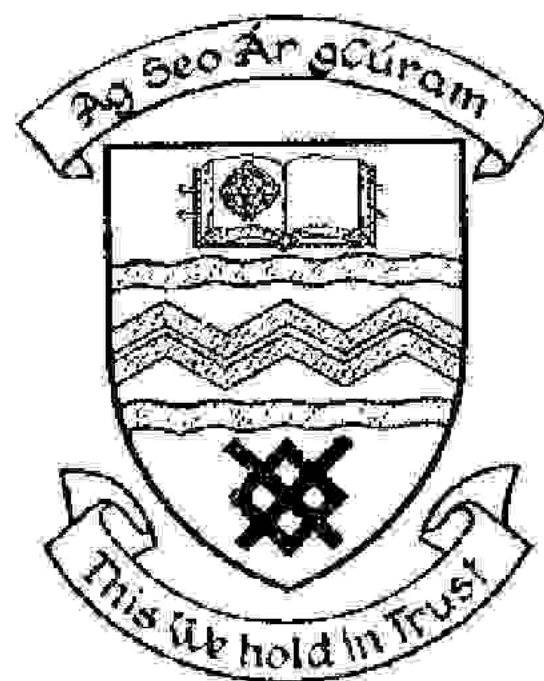
REASON:

In the interest of amenity.

- 14 The ridge height of the proposed house shall not exceed 0.5 metres in height above that of the adjoining house (No. 1 Tamarisk View). Revised drawings showing this amendment shall be submitted to and approved by the Planning Authority prior to the commencement of development.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REASON:

In the interest of visual amenity.

- (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.

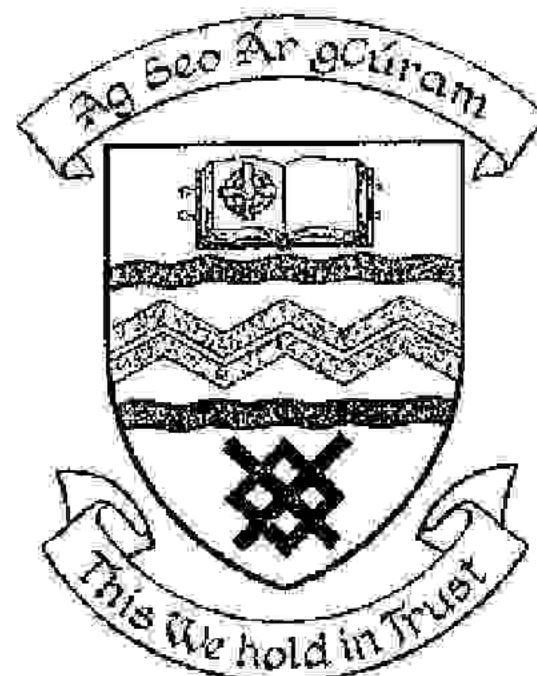
..........26/04/02
for SENIOR ADMINISTRATIVE OFFICER

C

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

Decision Order Number 0573	Date of Decision 13/03/2002
Register Reference S01A/0731	Date: 07/11/01

Applicant Padraig & Marian Baker,
Development Erect a detached residence to the side.
Location 1 Tamarisk View, Kilnamanagh, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 20/12/2001 /15/01/2002
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 (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

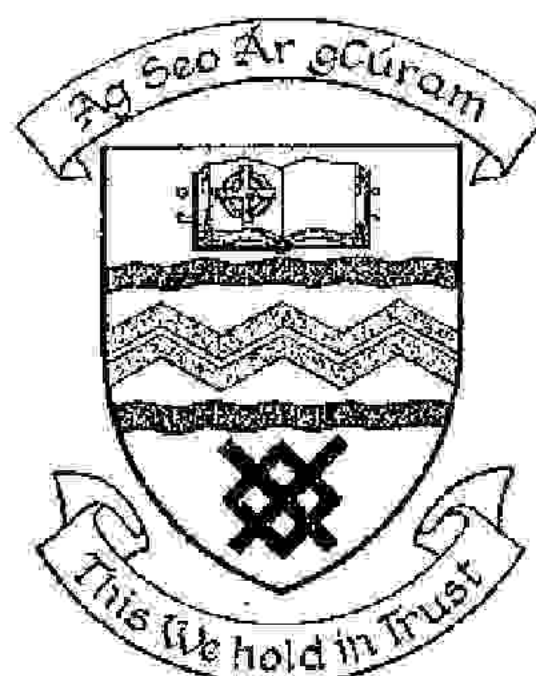
..... 13/03/02
for SENIOR ADMINISTRATIVE OFFICER

Tiernan Design Group,
6 Castlewood Place,
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Dublin 6.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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REG REF. S01A/0731

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 15/01/02 and Unsolicited Additional Information received on 21/02/02, 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 Nothing in this decision to grant planning permission shall authorise the development of the proposed single storey sunroom to the rear of the proposed structure.

REASON:

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

NOTE: With respect to the sunroom, the applicant should note that the extensions to and conversions of non-habitable space within dwellings are subject to certain exemptions under the Local Government (Planning and Development) Regulations, 2001.

- 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.

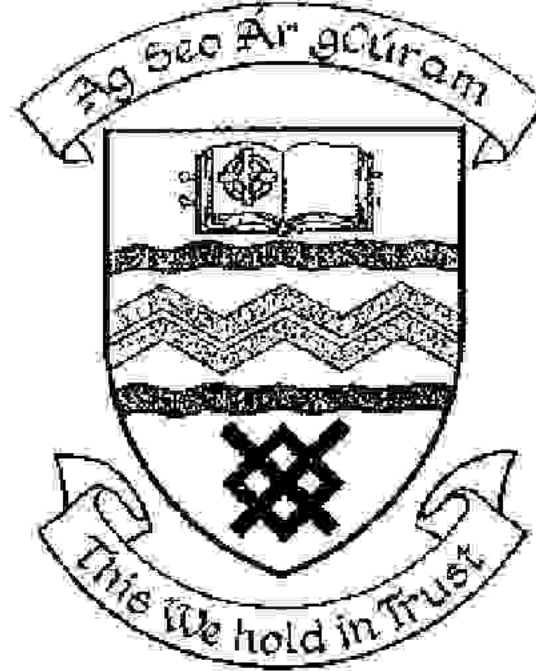
REASON:

In the interest of visual amenity.

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

- i) Applicant to ensure full and complete separation of foul and surface water systems.
- ii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open

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REG. REF. S01A/0731

- space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- iii) As a 225mm diameter foul sewer is within approx. 4m of the proposed extension, prior to the commencement of development 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 foul sewer from damage. These shall include constructing the foundations beneath the invert level of the sewer.
- iv) The property shall have its own individual service connection to the public watermain and 24 hour storage.
- v) 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 order to comply with the Sanitary Services Acts, 1878-1964.

- 6 Footpath and kerb shall be dished and the vehicular entrance and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

In the interest of traffic safety.

- 7 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:

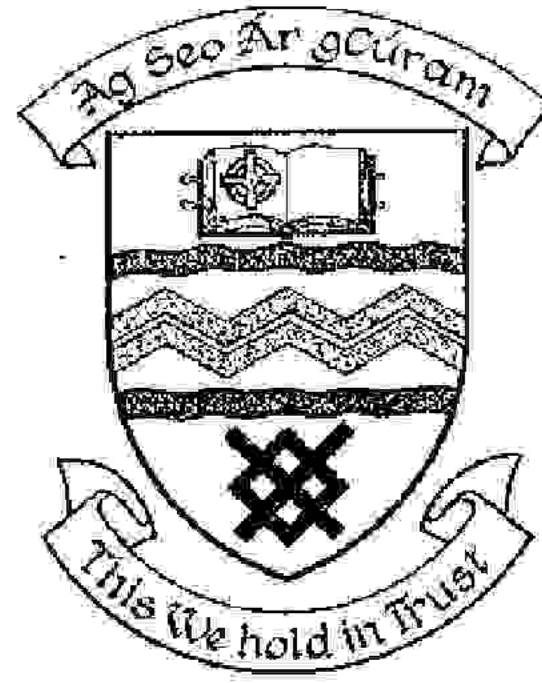
To protect the amenities of the area.

- 8 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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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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REG REF. S01A/0731

reasonable that the developer should contribute towards the cost of providing the services.

- 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 1,270 (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.

- 11 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.

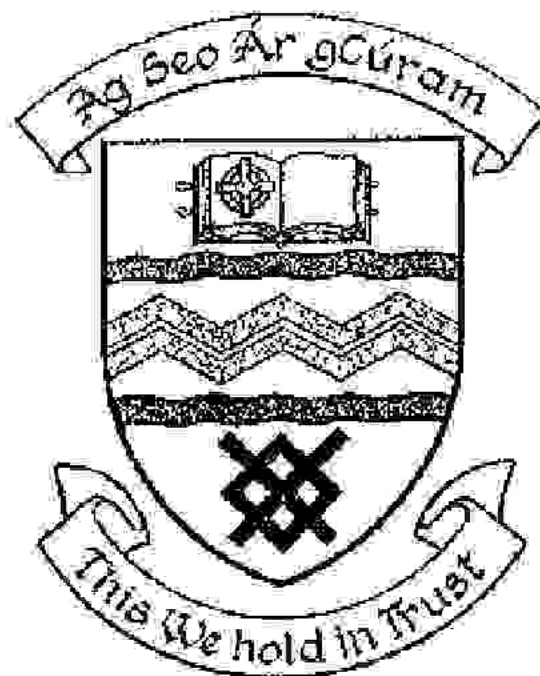
REASON:

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.

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REG. REF. S01A/0731

- 12 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.

- 13 Details of all boundary treatment shall be submitted to and approved by the Planning Authority prior to the commencement of development.

REASON:

In the interest of amenity.

- 14 The ridge height of the proposed house shall not exceed 0.5 metres in height above that of the adjoining house (No. 1 Tamarisk View). Revised drawings showing this amendment shall be submitted to and approved by the Planning Authority prior to the commencement of development.

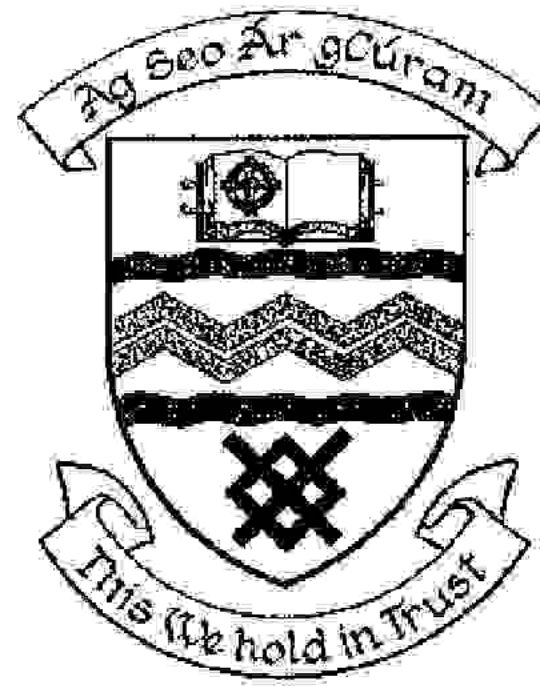
REASON:

In the interest of visual amenity.

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

Decision Order Number 3770	Date of Decision 20/12/2001
Register Reference S01A/0731	Date: 07/11/01

Applicant Padraig & Marian Baker,
Development Erect a detached residence to the side.

Location 1 Tamarisk View, Kilnarnagh, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 07/11/01 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:

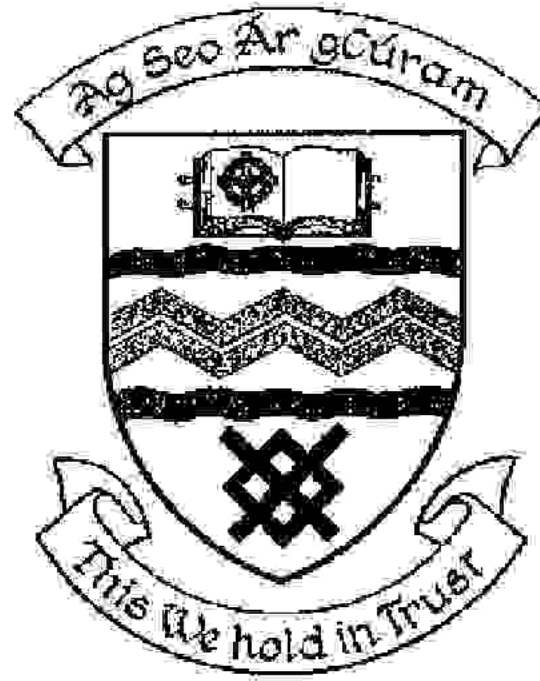
- 1 The drawings show a detached dwelling and the application form makes reference to the same, however the public notices refer only to a semi-detached dwelling. The applicant is therefore requested to re-advertise the proposed development with appropriately revised public notices (site and newspaper notices) in accordance with the Local Government (Planning and Development) Regulations, 1994.
- 2 The site layout plan shows a new (vehicular?) entrance to the rear of the proposed dwelling, which is not referred to in the application or public notices. The applicant is requested to re-advertise the proposed development with appropriately revised public notices (site and newspaper notices) in accordance with the Local Government (Planning and Development) Regulations, 1994, or to submit revised drawings omitting the proposed entrance.

Tiernan Design Group,
6 Castlewood Place,
Rathmines,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S01A/0731

- 3 The applicant is requested to submit revised drawings showing the eaves height, ridge height and roof pitch of the proposed house, matching those of existing houses.
- 4 The inclusion of the large single storey sunroom at the rear of the proposed dwelling would have the effect of reducing the private open space to the rear of the proposed dwelling to approx. 48m² as opposed to the minimum requirement of 60m² as required in the South Dublin County Development Plan 1998. The applicant is advised to address this issue.

Signed on behalf of South Dublin County Council


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for Senior Administrative Officer

20/12/01