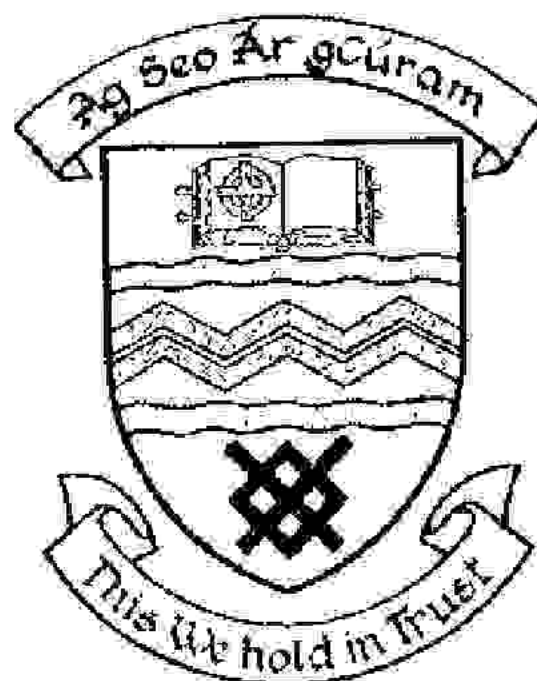


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0685	
1. Location	14 Newtown Park, Tallaght, Dublin 24.		
2. Development	Detached two-storey house at the side of existing house.		
3. Date of Application	11/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 01/11/2001 2.	1. 13/12/2001 2.
4. Submitted by	Name: D.J. Halpin, Address: 15 Carriglea Drive, Firhouse,		
5. Applicant	Name: Louise Kavanagh, Address: 14 Newtown Park, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0322 Date 11/02/2002	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 0657 Date 28/03/2002	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@sducoco.ie

D.J. Halpin,
15 Carriglea Drive,
Firhouse,
Dublin 24.

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 0657	Date of Final Grant 28/03/2002
Decision Order Number 0322	Date of Decision 11/02/2002
Register Reference S01A/0685	Date 13/12/01

Applicant Louise Kavanagh,

Development Detached two-storey house at the side of existing house.

Location 14 Newtown Park, Tallaght, Dublin 24.

Floor Area 115.00 Sq Metres

Time extension(s) up to and including

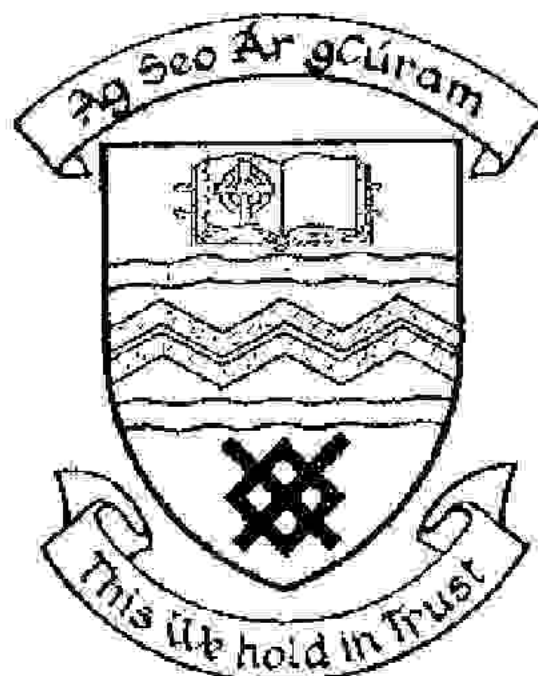
Additional Information Requested/Received 01/11/2001 /13/12/2001

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

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

D.J. Halpin,
15 Carriglea Drive,
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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 0657	Date of Final Grant 28/03/2002
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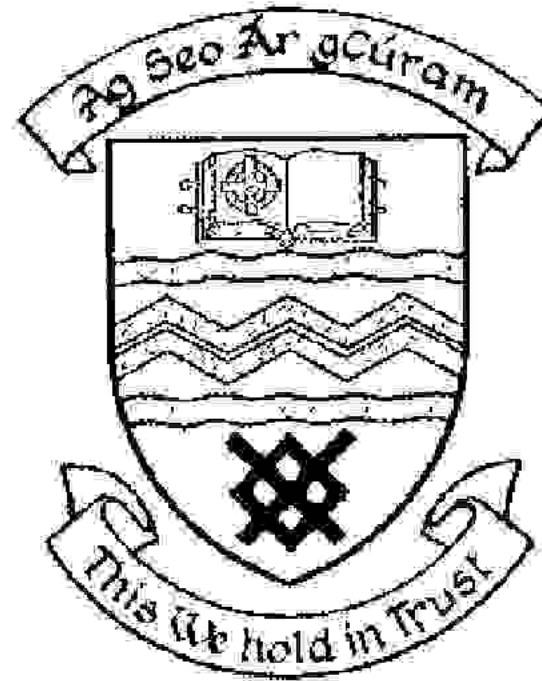
Floor Area 115.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/11/2001 /13/12/2001

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

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 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

Conditions and Reasons

- 1 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.

- 2 That the proposed dwelling be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 That all external finishes of the proposed dwelling harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

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

- i) At 'approval' stage the applicant shall submit a 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 foul and surface water systems.
- ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- iii) The property shall have its own individual service connection to the public watermain and 24hour storage.
- iv) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

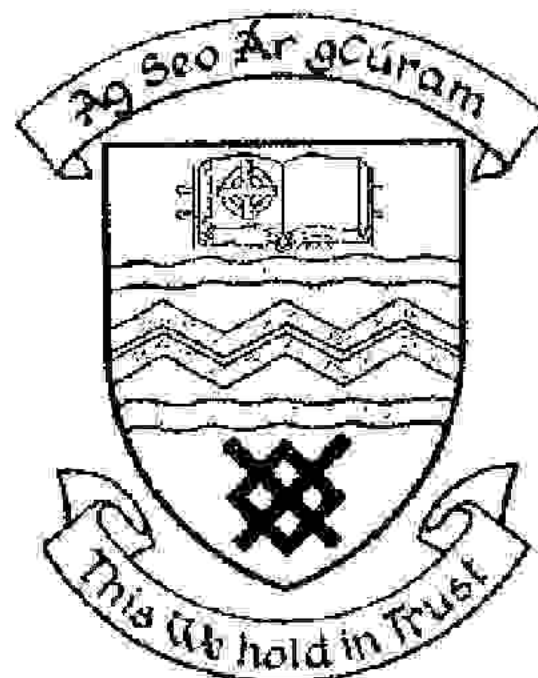
REASON:

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

- 5 At 'approval' stage the applicant shall submit a revised site layout plan showing 2no. off-street car-parking spaces provided within the curtilage of both the existing and the proposed dwellings and showing the shared part of the access free of parking.

REASON:

SOUTH DUBLIN COUNTY COUNCIL
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 Tamhlacht, Baile Átha Cliath 24.

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 Facs: 01-414 9104

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

- 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.

- 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.

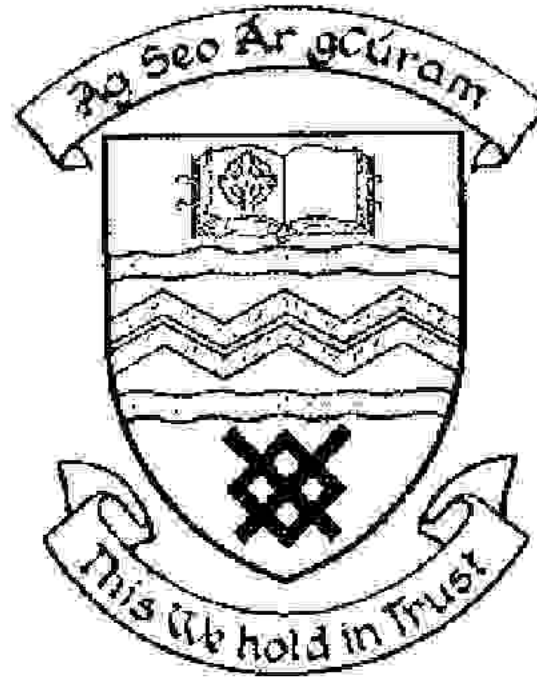
REASON:

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.

SOUTH DUBLIN COUNTY COUNCIL
REG REF. S012/0685
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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
County Hall, Town Centre,
Tallaght, Dublin 24.

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- 9 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 the Dodder Valley Catchment Drainage Improvement Works 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 provision of services in the area which will facilitate the proposed development.

- (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.

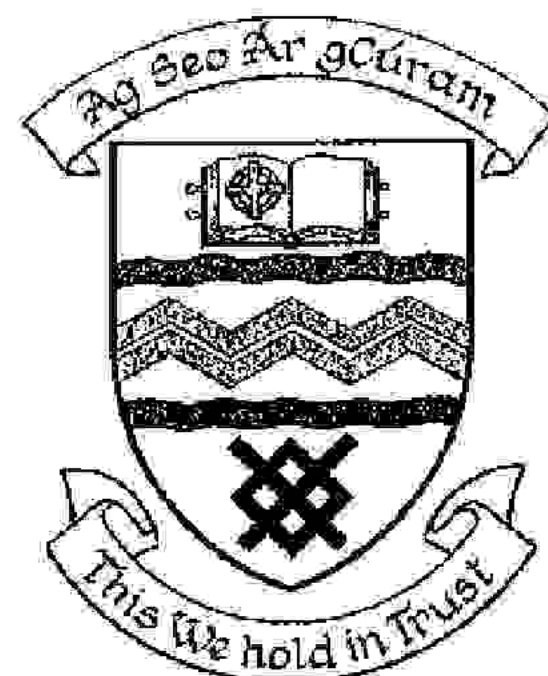
.....28/03/02
for SENIOR ADMINISTRATIVE OFFICER

C

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

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

Decision Order Number 0322	Date of Decision 11/02/2002
Register Reference S01A/0685	Date: 11/10/01

Applicant Louise Kavanagh,
Development Detached two-storey house at the side of existing house.
Location 14 Newtown Park, Tallaght, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 01/11/2001 / 13/12/2001
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 Health District of Dublin, did by Order dated as above make a DECISION TO GRANT OUTLINE PERMISSION in respect of the above proposal.

Subject to the conditions (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

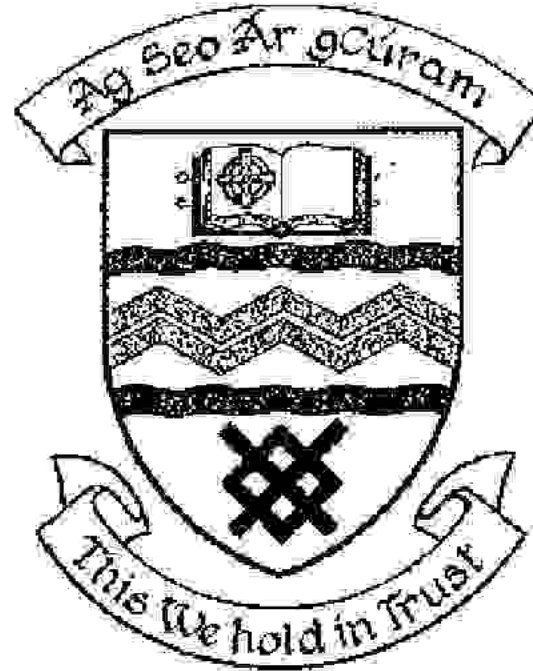
..... 11/02/02
for SENIOR ADMINISTRATIVE OFFICER

D.J. Halpin,
15 Carriglea Drive,
Firhouse,
Dublin 24.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
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Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
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Conditions and Reasons

- 1 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.

- 2 That the proposed dwelling be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 That all external finishes of the proposed dwelling harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

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

- i) At 'approval' stage the applicant shall submit a 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 foul and surface water systems.
- ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- iii) The property shall have its own individual service connection to the public watermain and 24hour storage.
- iv) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

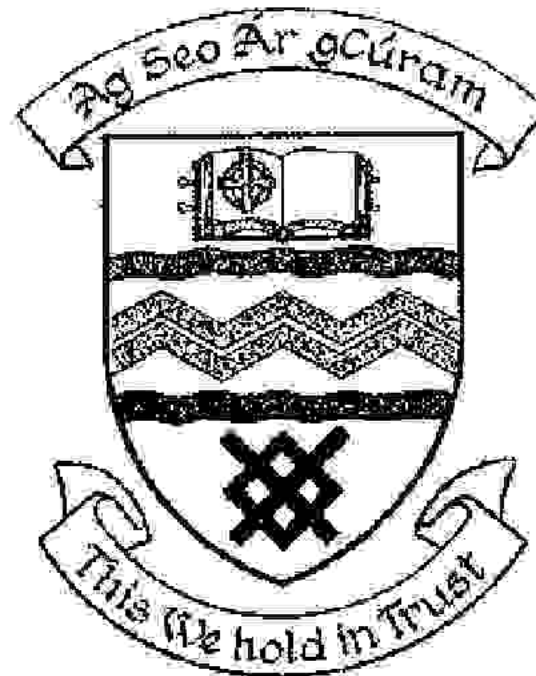
REASON:

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

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Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

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REG. REF. S01A/0685

- 5 At 'approval' stage the applicant shall submit a revised site layout plan showing 2no. off-street car-parking spaces provided within the curtilage of both the existing and the proposed dwellings and showing the shared part of the access free of parking.

REASON:

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

- 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:

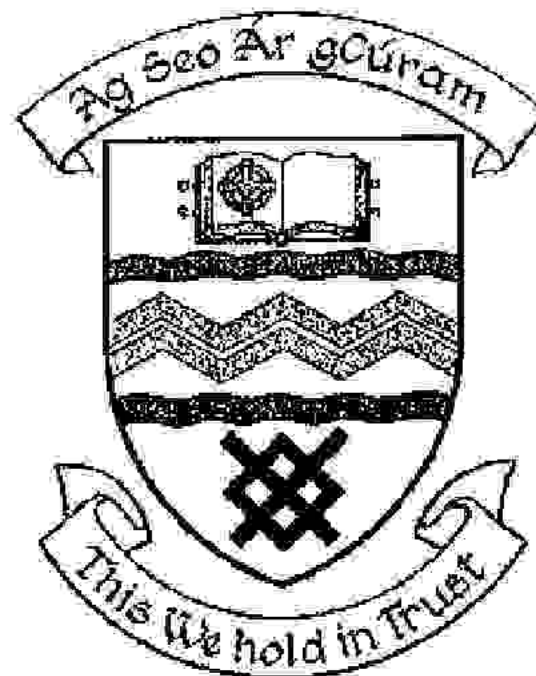
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 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

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Lár an Bhaile, Tamlacht,
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Facs: 01-414 9104



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DEPARTMENT**
County Hall,
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REG REF. S01A/0685

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 applicant to South Dublin County Council towards the cost of provision and development of the Dodder Valley Catchment Drainage Improvement Works 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 provision of services in the area which will facilitate the proposed development.