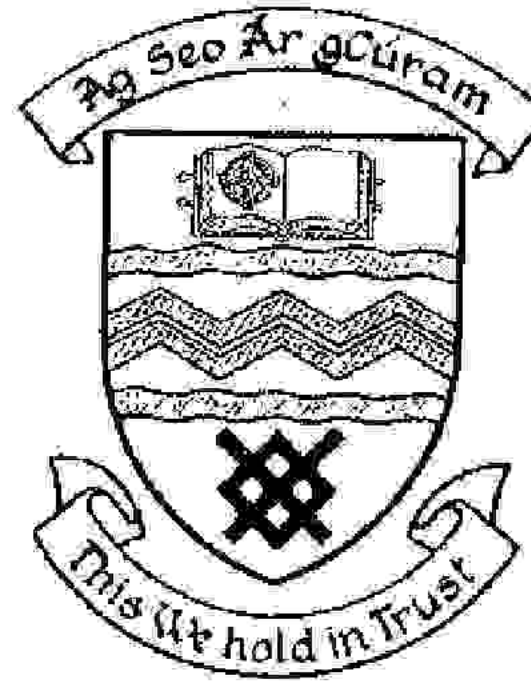


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0658	
1. Location	2 Parkhill Lawn, Kilnamanagh, Tallaght, Dublin 24.		
2. Development	Erection of one no. two-storey detached house adjacent to existing dwelling.		
3. Date of Application	03/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Gavin Grant, Address: 191 Castle Park, Tallaght,		
5. Applicant	Name: Stephen Dunne, Address: 2 Parkhill Lawn, Kilnamanagh, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 3510  Date 29/11/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0101  Date 14/01/2002	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**



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](mailto:planning.dept@sducoco.ie)

Gavin Grant,  
191 Castle Park,  
Tallaght,  
Dublin 24.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0101	Date of Final Grant 14/01/2002
Decision Order Number 3510	Date of Decision 29/11/2001
Register Reference S01A/0658	Date 03/10/01

**Applicant** Stephen Dunne,

**Development** Erection of one no. two-storey detached house adjacent to existing dwelling.

**Location** 2 Parkhill Lawn, Kilnamanagh, Tallaght, Dublin 24.

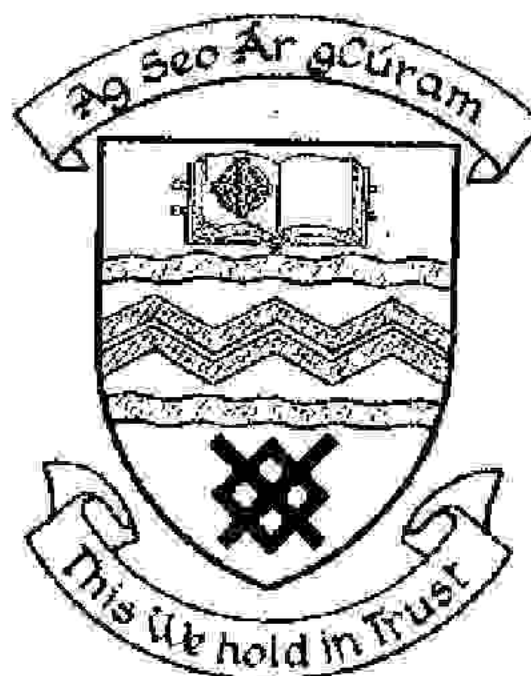
**Floor Area** 100.00 Sq Metres  
**Time extension(s) up to and including**  
**Additional Information Requested/Received** /

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

SOUTH DUBLIN COUNTY COUNCIL  
REG REF. S01A/0071  
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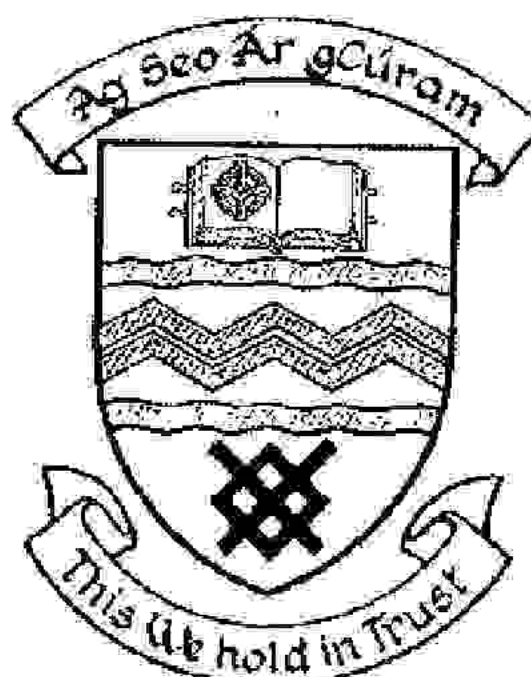
E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

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, 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 ridge height of the proposed house shall be reduced in height such that it matches the ridge height of the existing houses.  
REASON:  
In the interest of visual amenity.
- 3 That all external finishes 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.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 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.
- 6 That the entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 7 That the windows proposed in the first floor gable of the proposed dwelling be comprised of obscure glazing  
REASON:  
To protect the residential amenity of the adjoining properties
- 8 The following requirements of the Environmental Services Department shall be adhered to:-

# SOUTH DUBLIN COUNTY COUNCIL

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- No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- Applicant to ensure full and complete separation of foul and surface water systems.
- 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.
- Any drains that run under proposed buildings shall be protected in accordance with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal).
- The property shall have its own individual service connection to the public watermain and 24hour storage.
- 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.

9 The applicant shall meet the following requirements of the Roads Department:

- (i) Provision of two no. off street parking spaces at both existing and proposed houses.
- (ii) Footpath and kerb to be dished and the new driveways constructed, for existing and proposed houses, to the satisfaction of the Area Engineer, Roads Maintenance.

**REASON:**

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

10 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.

11 That an acceptable house number proposal submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

**REASON:**

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

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- 12 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) 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.

- 13 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) 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.

- 14 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) 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.

- 15 That a financial contribution in the sum of £1,143 (one thousand one hundred and forty three pounds) EUR 1,451 (one thousand four hundred and fifty one euros) 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.

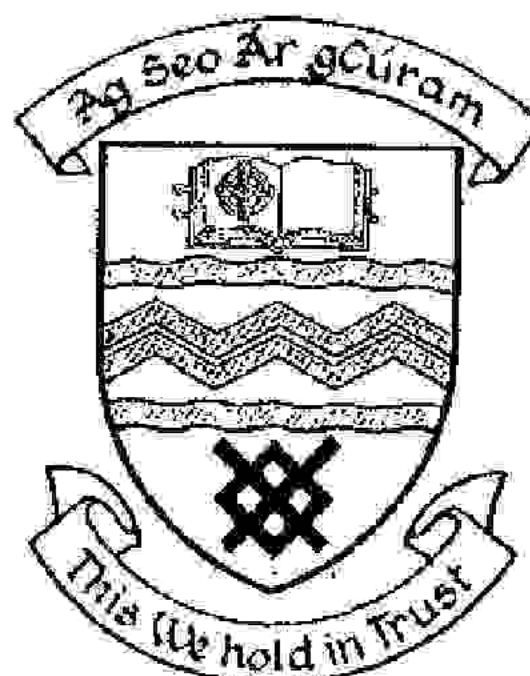
# SOUTH DUBLIN COUNTY COUNCIL

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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.

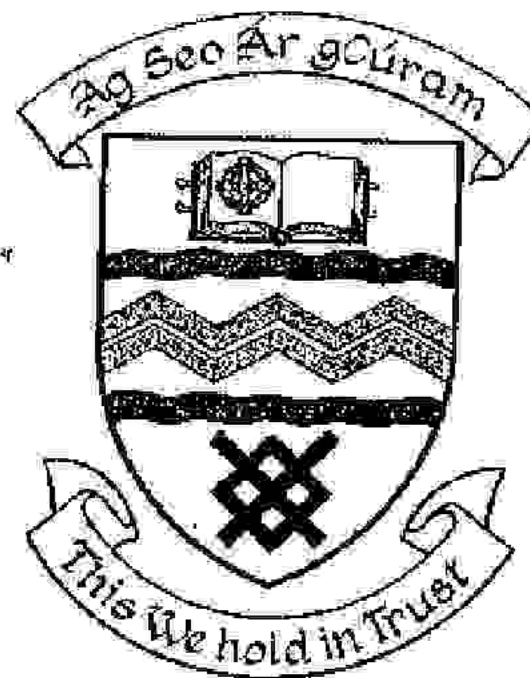
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

*Ais*  
.....14/01/02  
for SENIOR ADMINISTRATIVE OFFICER

C

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



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Facs: 01-414 9104

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DEPARTMENT**  
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Town Centre, Tallaght,  
Dublin 24.

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

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

Decision Order Number 3510	Date of Decision 29/11/2001
Register Reference S01A/0658	Date: 03/10/01

**Applicant** Stephen Dunne,

**Development** Erection of one no. two-storey detached house adjacent to existing dwelling.

**Location** 2 Parkhill Lawn, Kilnamanagh, Tallaght, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** /

**Clarification of Additional Information Requested/Received** /

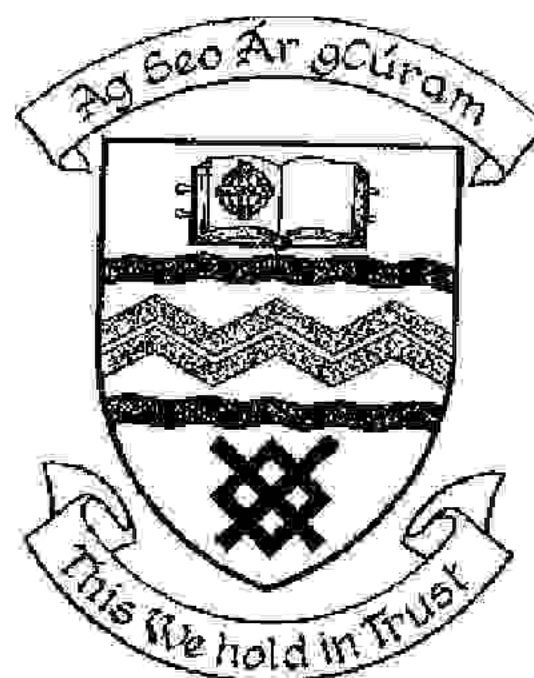
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions ( 15 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 29/11/01  
for SENIOR ADMINISTRATIVE OFFICER

Gavin Grant,  
191 Castle Park,  
Tallaght,  
Dublin 24.

**SOUTH DUBLIN COUNTY COUNCIL**  
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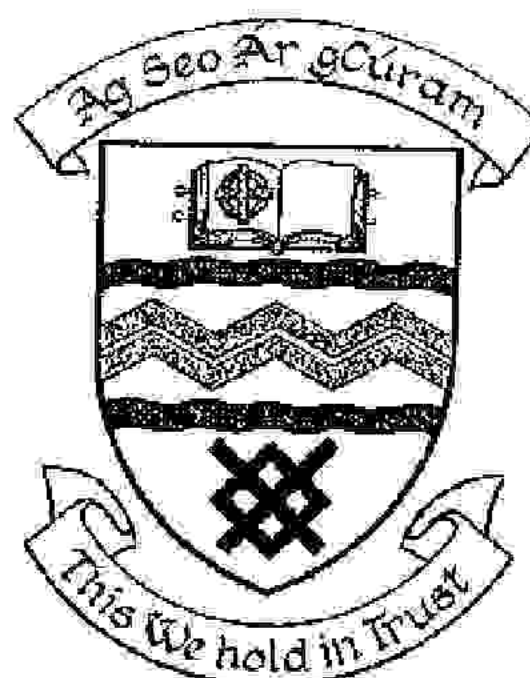
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REG REF. S01A/0658

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REG. REF. S01A/0658

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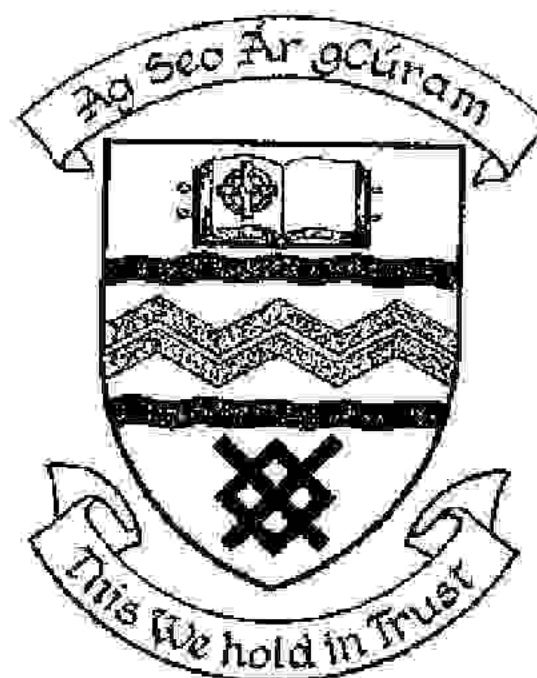
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REASON:

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.