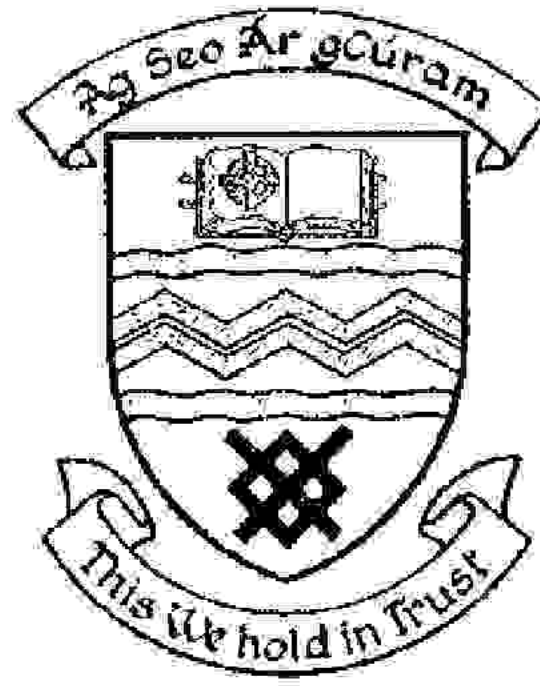


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0635	
1. Location	2 Heatherview Avenue, Aylesbury, Tallaght, Dublin 24.		
2. Development	Demolish an existing single storey extension and boiler house and construct a new two-storey detached dwelling.		
3. Date of Application	27/09/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/11/2001 2.	1. 24/12/2001 2.
4. Submitted by	Name: Richard Callaghan Draughting, Address: 25 Alpine Rise, Tallaght, Dublin 24.		
5. Applicant	Name: Paul Courtney, Address: 2 Heatherview Avenue, Aylesbury, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0428 Date 21/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0721 Date 08/04/2002	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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Richard Callaghan Draughting,
25 Alpine Rise,
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 0721	Date of Final Grant 08/04/2002
Decision Order Number 0428	Date of Decision 21/02/2002
Register Reference S01A/0635	Date 24/12/01

Applicant Paul Courtney,

Development Demolish an existing single storey extension and boiler house and construct a new two-storey detached dwelling.

Location 2 Heatherview Avenue, Aylesbury, Tallaght, Dublin 24.

Floor Area 0.00 Sq Metres

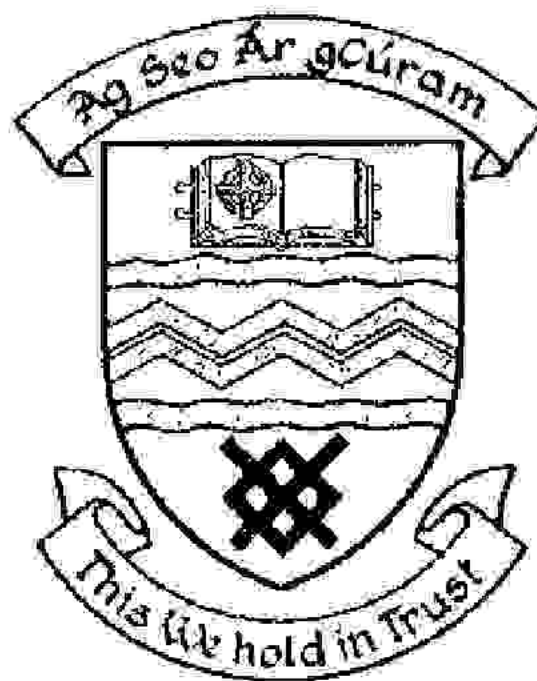
Time extension(s) up to and including

Additional Information Requested/Received 22/11/2001 /24/12/2001

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S018/0635 ~~0018/0635~~ MAIRLE 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 24/12/01, 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 all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

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

- 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.
- As a 225mm diameter surface water sewer is within 5m (approx. 3.5m) of the proposed dwelling 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 surface water sewer from damage. These shall include constructing the foundations beneath the invert level of the sewer.
- 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:

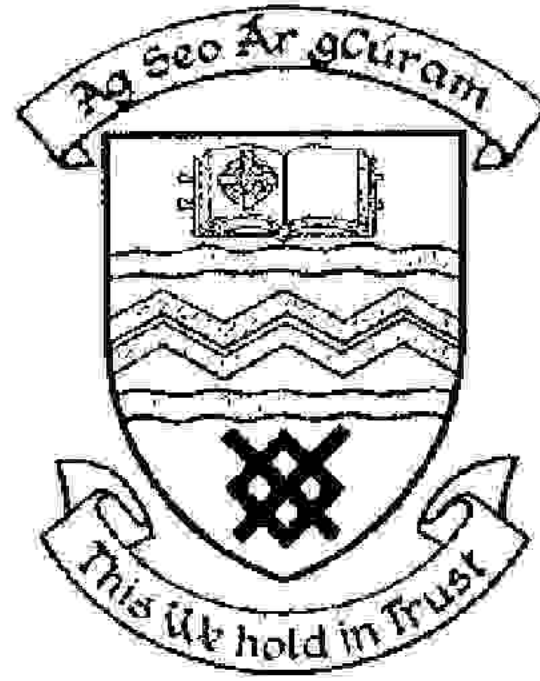
In order to comply with the Sanitary Services Acts, 1878-1964.

SOUTH DUBLIN COUNTY COUNCIL

REC. REF. S01A/9635 COMAIRLE CHONTAE ÁTHA CLIATH THEAS

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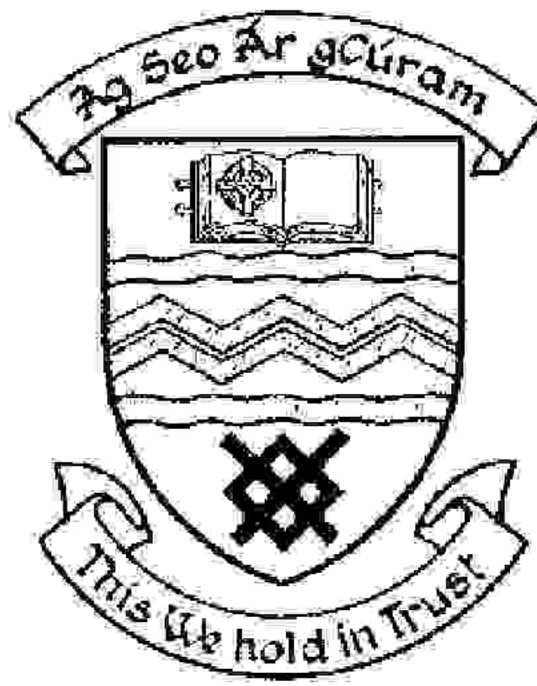
- 4 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 5 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 6 Prior to the commencement of development, the applicant shall submit to and agree with the Parks Department of South Dublin County Council a detailed Landscaping Plan, which includes full works specification.
REASON:
In the interest of visual amenity
- 7 That the windows in the bathroom and en-suite on the first floor rear elevation, together with the window in the landing of the side elevation of the proposed dwelling be comprised of obscure glazing
REASON:
To protect the amenities of adjoining properties
- 8 That two no. off-street car parking spaces be provided
REASON:
In the interests of public safety
- 9 That the footpath and kerb be dishd to the satisfaction of the Senior Roads Engineer, South Dublin County Council
REASON:
In the interests of proper planning and development
- 10 That an acceptable 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.
- 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:

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0625 ~~COMPTROLLER~~ CHONTAE ÁTHA CLIATH THEAS

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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.

- 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.

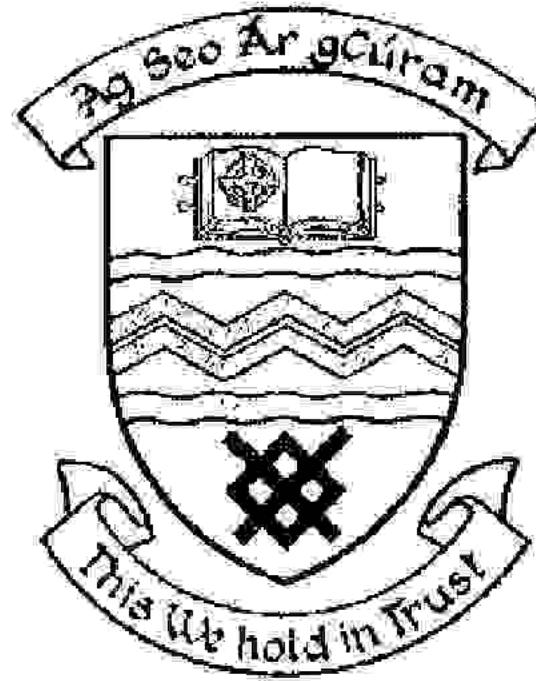
REASON:

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0625 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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.

- 16 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.

- (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.

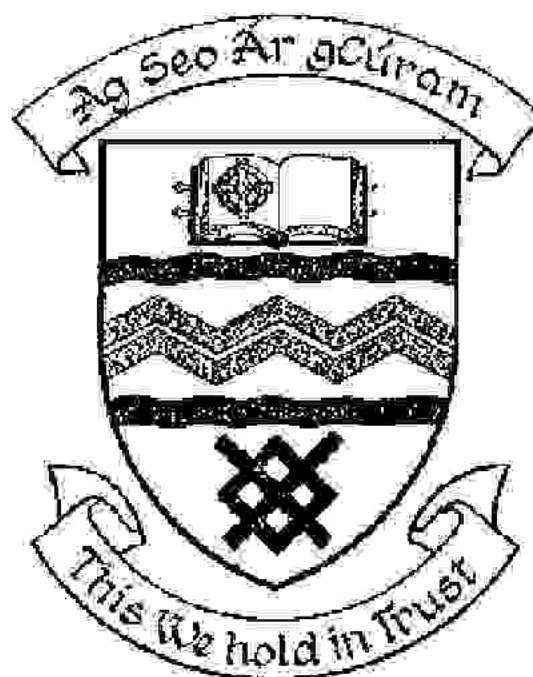
Signed on behalf of South Dublin County Council,


.....08/04/02
for SENIOR ADMINISTRATIVE OFFICER

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 0428	Date of Decision 21/02/2002
Register Reference S01A/0635	Date: 27/09/01

Applicant Paul Courtney,

Development Demolish an existing single storey extension and boiler house and construct a new two-storey detached dwelling.

Location 2 Heatherview Avenue, Aylesbury, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/11/2001 /24/12/2001

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 PERMISSION in respect of the above proposal.

Subject to the conditions (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

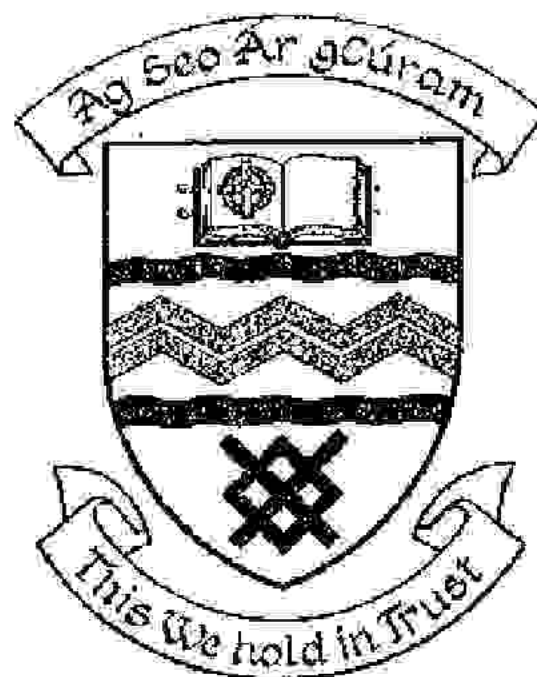
..... 21/02/02
for SENIOR ADMINISTRATIVE OFFICER

Richard Callaghan Draughting,
25 Alpine Rise,
Tallaght,
Dublin 24.

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

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REG REF. S01A/0635

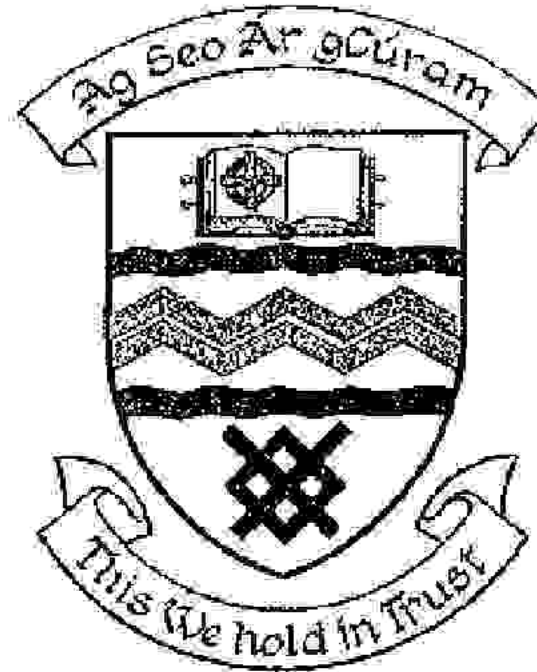
Conditions and Reasons

- 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 24/12/01, 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular:-
 - 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.
 - As a 225mm diameter surface water sewer is within 5m (approx. 3.5m) of the proposed dwelling 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 surface water sewer from damage. These shall include constructing the foundations beneath the invert level of the sewer.
 - The property shall have its own individual service connection to the public watermain and 24hour storage.

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REG. REF. S01A/0635

- The connection to and tapping of public watermain
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.

- 4 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.

- 5 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 6 Prior to the commencement of development, the applicant
shall submit to and agree with the Parks Department of South
Dublin County Council a detailed Landscaping Plan, which
includes full works specification.

REASON:

In the interest of visual amenity

- 7 That the windows in the bathroom and en-suite on the first
floor rear elevation, together with the window in the
landing of the side elevation of the proposed dwelling be
comprised of obscure glazing

REASON:

To protect the amenities of adjoining properties

- 8 That two no. off-street car parking spaces be provided

REASON:

In the interests of public safety

- 9 That the footpath and kerb be dishd to the satisfaction of
the Senior Roads Engineer, South Dublin County Council

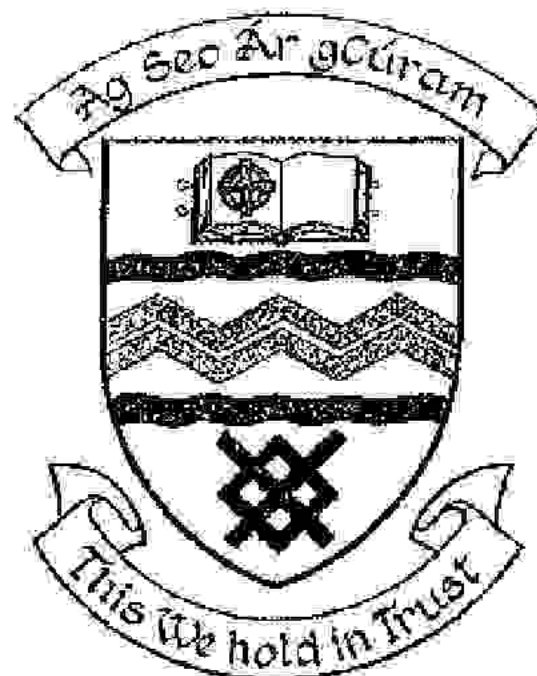
REASON:

In the interests of proper planning and development

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REG REF. S01A/0635

- 10 That an acceptable 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.

- 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 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.

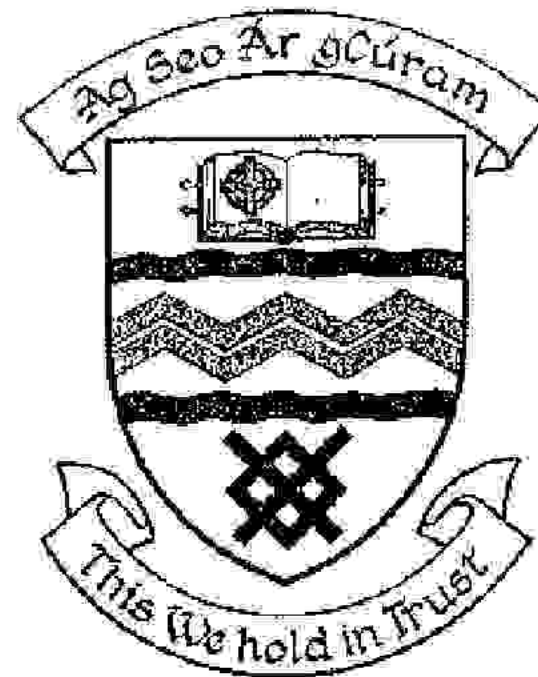
REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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REG. REF. S01A/0635

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 reasonable that the developer should contribute towards the cost of the works.

- 16 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

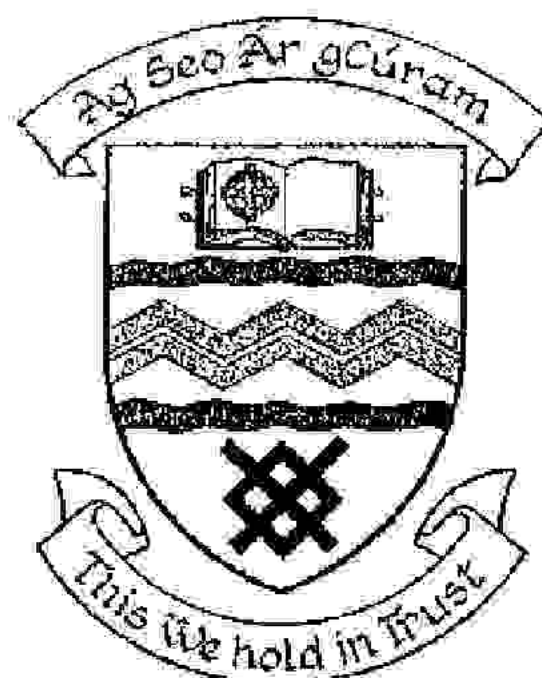
REASON:

In the interest of amenity.

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

Decision Order Number 3448	Date of Decision 22/11/2001
Register Reference S01A/0635	Date: 27/09/01

Applicant Paul Courtney,
Development Demolish an existing single storey extension and boiler house and construct a new two-storey detached dwelling.

Location 2 Heatherview Avenue, Aylesbury, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 27/09/01 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:

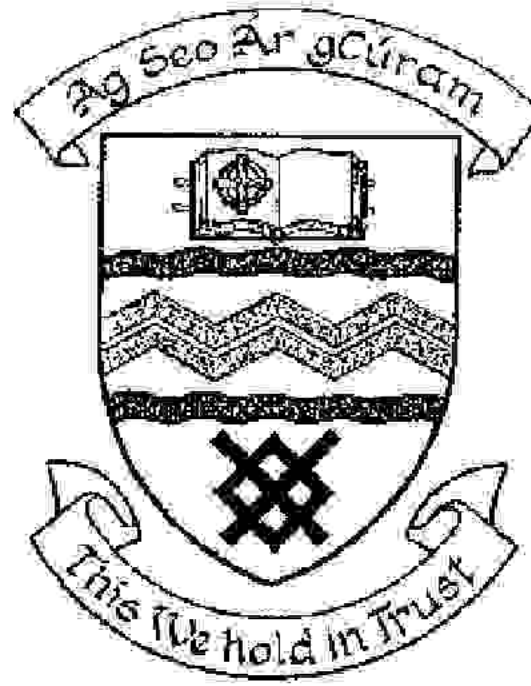
- 1 Roads Department require a minimum setback of 2m between the gable end of houses and the back of the public footpath. The setback varies from 0.85 metres to 1.5 metres only, in this case. The applicant is therefore requested to submit revised plans, sections and elevations to the Planning Authority reducing the frontage of the proposed dwelling such that it meets the Roads Department standards of a 2 metre setback from the back of the public footpath.
- 2 The applicant is requested to submit revised elevational drawings of the existing dwelling correctly showing a brick and render finish on the front elevation, as existing. The applicant is also requested to submit a revised elevational design of the proposed dwelling to the Planning Authority mirroring that on the existing dwelling.
- 3 The applicant is requested to submit a Roof Plan (at a scale of 1:100) to the Planning Authority.

Richard Callaghan Draughting,
25 Alpine Rise,
Tallaght,
Dublin 24.

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REG REF. S01A/0635

- 4 The applicant is requested to submit a detailed landscaping and boundary treatment Plan for both the existing and proposed dwellings.
- 5 The applicant is requested to submit a revised Site Layout Plan (at a scale of 1:500) showing the proposed dwelling in relation to adjoining structures both to the side and rear, as per Section 23(1)(c) of the Local Government (Planning and Development) Regulations 1994.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

23/11/01