

	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/0586	
1. Location	43 Oldcourt Avenue, Firhouse, Dublin 24.		
2. Development	Two storey detached house.		
3. Date of Application	06/09/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: D.J. Halpin, Address: 15 Carriglea Drive, Firhouse,		
5. Applicant	Name: John Madden, Address: 43 Oldcourt Avenue, Firhouse, Dublin 24.		
6. Decision	O.C.M. No. 3303 Date 02/11/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 0029 Date 08/01/2002	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

Adrian



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@sdblincoco.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 0029	Date of Final Grant 08/01/2002
Decision Order Number 3303	Date of Decision 02/11/2001
Register Reference S01A/0586	Date 06/09/01

Applicant John Madden,

Development Two storey detached house.

Location 43 Oldcourt Avenue, Firhouse, Dublin 24.

Floor Area 465.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

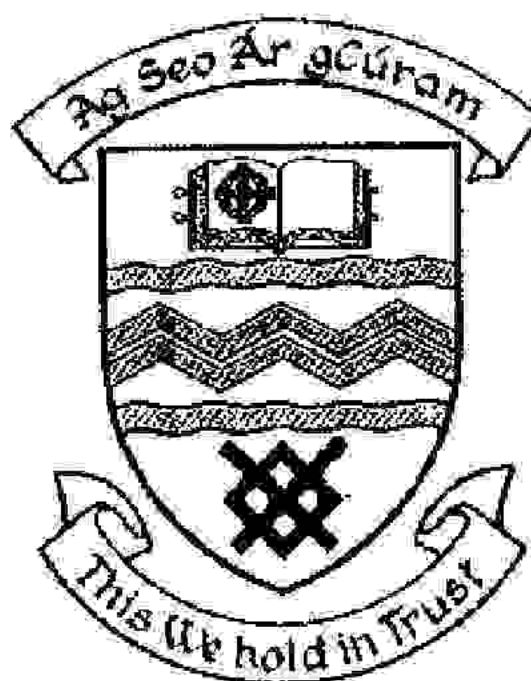
A Outline Permission has been granted for the development described above,
subject to the following (10) Conditions.

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REG REF. S01A/1999 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

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E-Mail: planning.dept@sducoco.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 The following are the requirements of the Environmental Services Dept:

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

- 3 The applicant shall meet the following requirements of the Roads Department:

- (i) Two no. off-street car parking spaces shall be provided.
- (ii) The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
- (iii) Alterations to the Eircom Manhole cover/frame shall be at the applicant's own expense, if necessary.

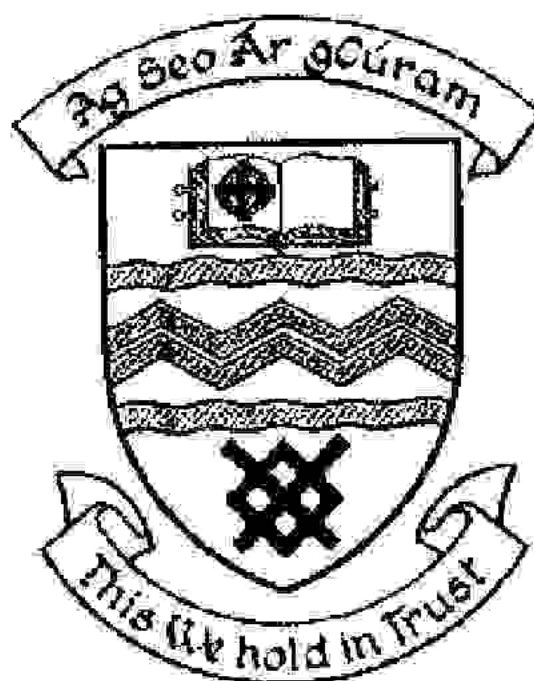
REASON:

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

- 4 At approval stage, details of materials and finishes, landscaping and boundary treatment shall be submitted to and approved by the Planning Authority.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01720 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Facs: 01-414 9104

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Tallaght, Dublin 24.

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Fax: 01-414 9104

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REASON:

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

- 5 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.

- 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 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.

- 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 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:

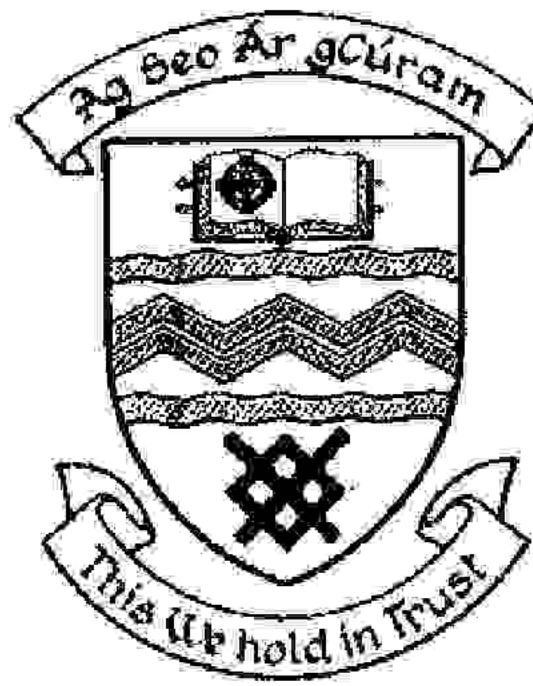
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

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REG REF. SOLA **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae, Lár an Bhaile,
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- 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 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.

- 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 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.

- 10 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.

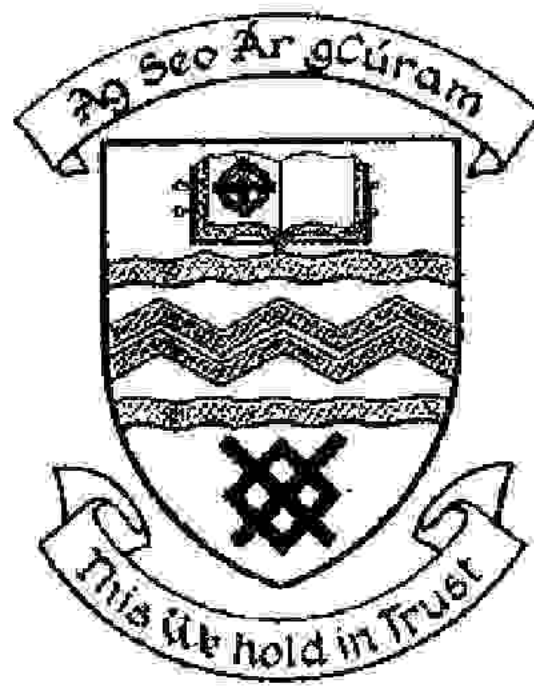
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

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Tamhlacht, Baile Átha Cliath 24.

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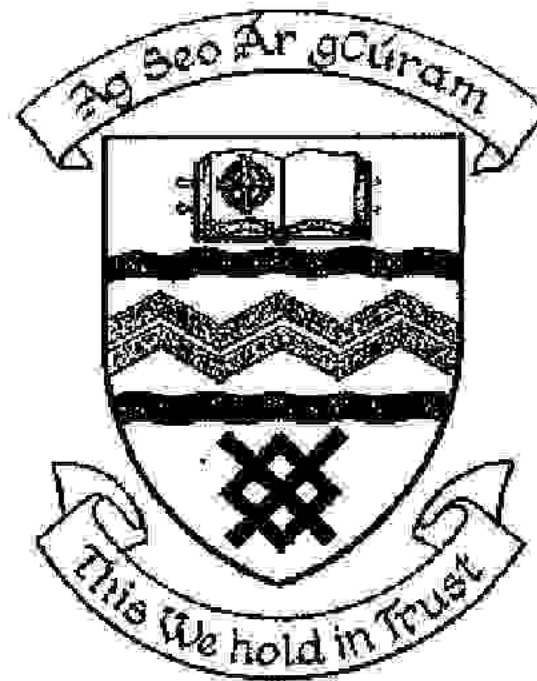
... *gk* ... 08/01/02
for SENIOR ADMINISTRATIVE OFFICER

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SOUTH DUBLIN COUNTY COUNCIL
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**
County Hall,
Town Centre, Tallaght,
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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 3303	Date of Decision 02/11/2001
Register Reference S01A/0586	Date: 06/09/01

Applicant John Madden,

Development Two storey detached house.

Location 43 Oldcourt Avenue, Firhouse, 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 OUTLINE PERMISSION in respect of the above proposal.

Subject to the conditions (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

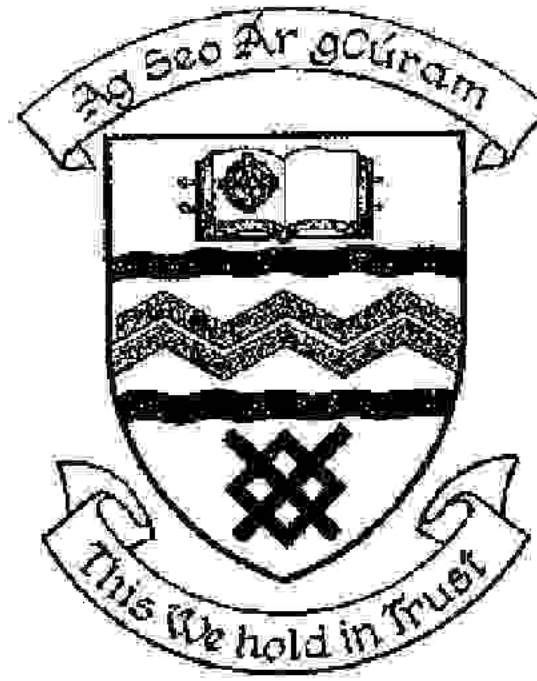

..... 02/11/01
for SENIOR ADMINISTRATIVE OFFICER

D.J. Halpin,
15 Carriglea Drive,
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REG REF. S01A/0586

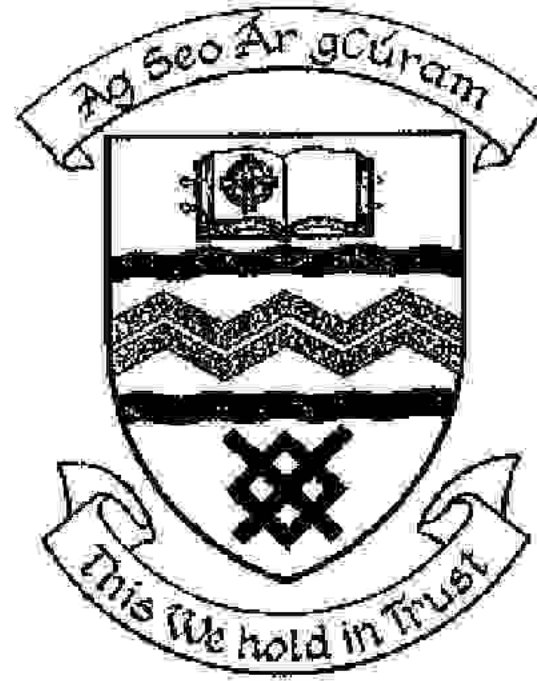
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REG. REF. S01A/0586

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