

	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/0576	
1. Location	14 Tymonville Crescent, Greenhills Road, Dublin 24.		
2. Development	Two-storey house with vehicular entrance and gates		
3. Date of Application	31/08/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 19/11/2001 2.
4. Submitted by	Name: G.L. Stanley, Address: Architect, 9 Fitzwilliam Place,		
5. Applicant	Name: Deborah McDermott, Address: 14 Tymonville Crescent, Greenhills Road, Tallaght, Dublin 24		
6. Decision	O.C.M. No. 0120 Date 16/01/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0495 Date 01/03/2002	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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G.L. Stanley,
Architect,
9 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0495	Date of Final Grant 01/03/2002
Decision Order Number 0120	Date of Decision 16/01/2002
Register Reference S01A/0576	Date 19/11/01

Applicant Deborah McDermott,

Development Two-storey house with vehicular entrance and gates

Location 14 Tymonville Crescent, Greenhills Road, Dublin 24.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /19/11/2001

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

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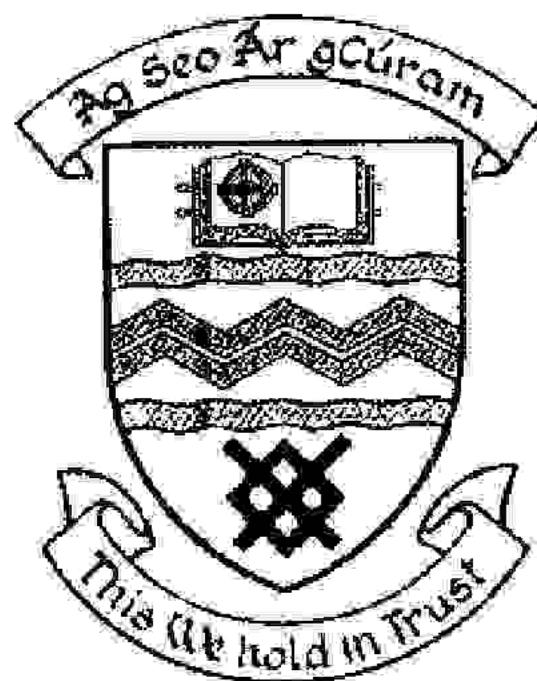
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Conditions and Reasons

- 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 19/11/01, 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 the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 The applicant shall not carry out works on the laneway to the rear of the site, without a prior grant of planning permission from the Planning Authority, or An Bord Pleanála on appeal.
REASON:
In the interests of the proper planning and development of the area.
- 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) The property shall have its own individual service connection to the public watermain and 24 hour storage.
 - (ii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - (iii) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (iv) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (v) 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.

REASON:

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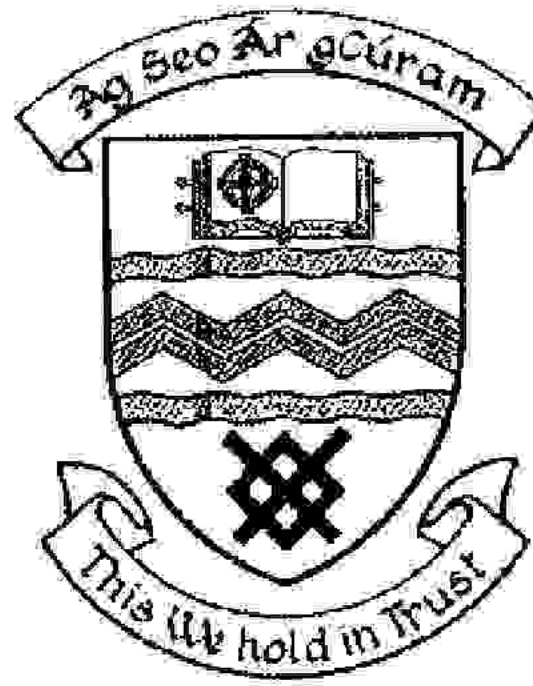
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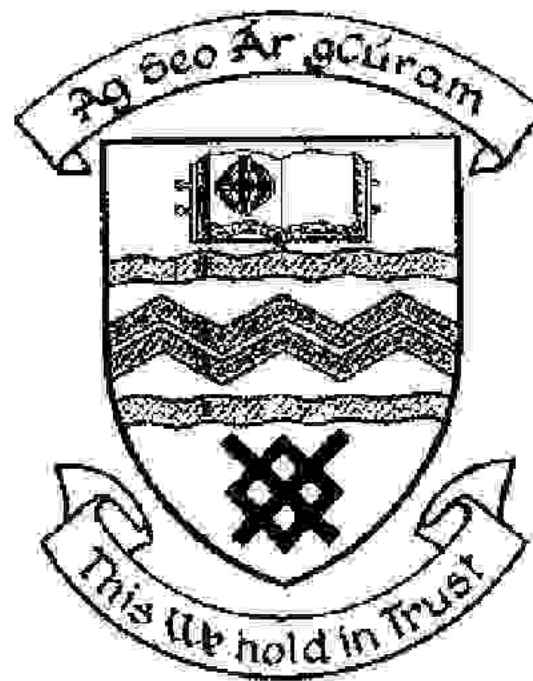
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In the interests of public safety and in order to comply with the Sanitary Services Acts, 1878-1964.

- 6 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 7 Prior to the commencement of development, the applicant shall submit details of landscaping and boundary treatment including the proposed vehicular entrance.
REASON:
In the interest of amenity.
- 8 Whilst providing a driveway and parking spaces, the applicant shall retain at least one third of the existing front garden area as a green surfaced/landscaped area.
REASON:
In the interest of visual amenity and the protection of residential amenity in the area.
- 9 The footpath and kerb shall be dished to the requirements of the Area Engineer, Roads Maintenance Department, at the applicant's own expense.
REASON:
In the interest of Residential Amenity.
- 10 That an acceptable number be submitted to and approved by the County Council before any constructional work takes place on the proposed house.
REASON:
In the interest of the proper planning and development of the area.
- 11 The existing premises, No. 14 Tymonville Crescent, shall be used as a single dwelling unit, as stated under Condition No. 3 of Planning Permission 90B/0829. The permitted extension shall not be used as a separate dwelling unit without the prior grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 12 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

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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 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.

- 14 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.

- 15 That a financial contribution in the sum of EUR 1,451 (one thousand four hundred and fifty one 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.

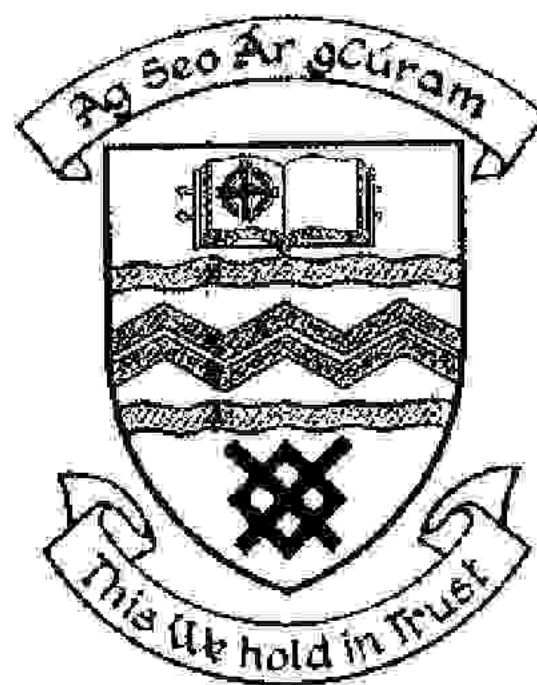
REASON:

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. S014/0576 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- (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,


.....04/03/02
for SENIOR ADMINISTRATIVE OFFICER

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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 0120	Date of Decision 16/01/2002
Register Reference S01A/0576	Date: 31/08/01

Applicant Deborah McDermott,
Development Two-storey house with vehicular entrance and gates
Location 14 Tymonville Crescent, Greenhills Road, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /19/11/2001
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 (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 17/01/02
for SENIOR ADMINISTRATIVE OFFICER

G.L. Stanley,
Architect,
9 Fitzwilliam Place,
Dublin 2.

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REASON:
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- 4 The applicant shall not carry out works on the laneway to the rear of the site, without a prior grant of planning permission from the Planning Authority, or An Bord Pleanála on appeal.
REASON:
In the interests of the proper planning and development of the area.
- 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) The property shall have its own individual service connection to the public watermain and 24 hour storage.
 - (ii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - (iii) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (iv) The applicant shall ensure full and complete

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separation of foul and surface water systems.

- (v) 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.

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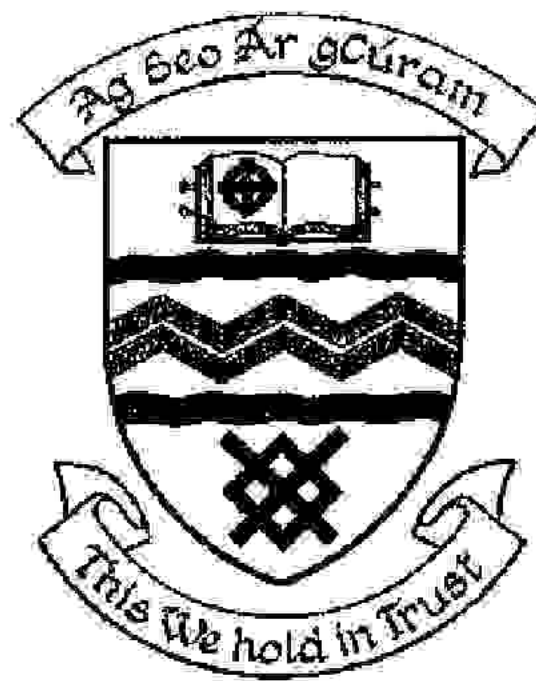
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- 12 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate 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.

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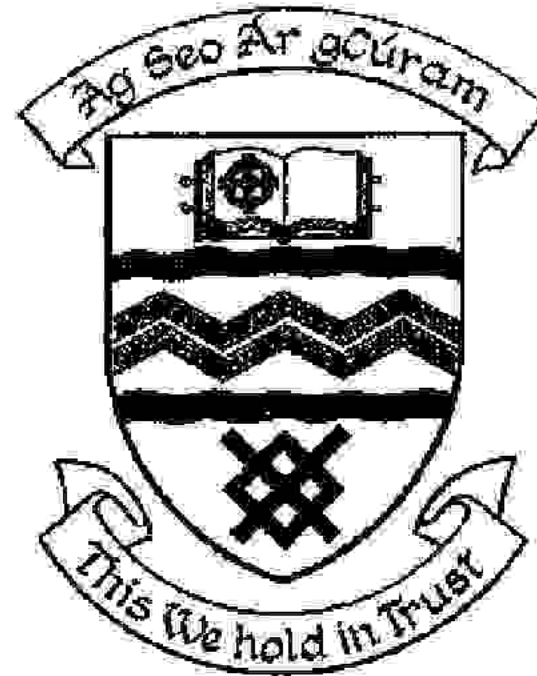
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- 15 That a financial contribution in the sum of EUR 1,451 (one thousand four hundred and fifty one euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves 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.