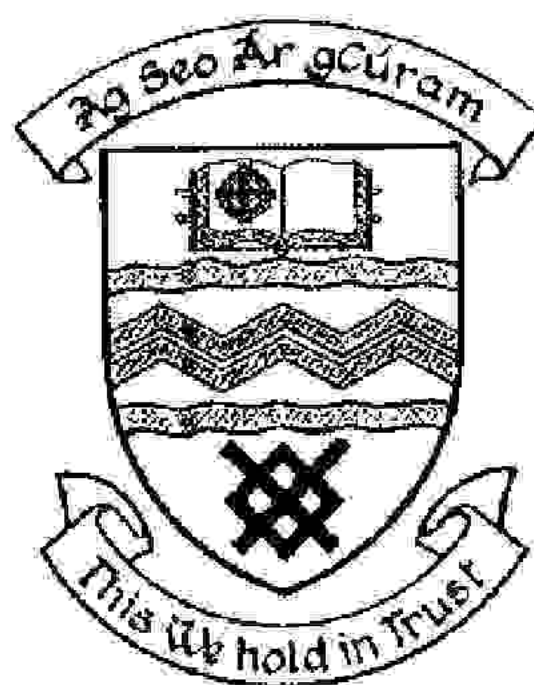


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0559	
1. Location	Side of 2 Ashton Avenue, Knockcullen, Dublin 16.		
2. Development	Detached two storey house to side.		
3. Date of Application	23/08/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 01/02/2002 2.
4. Submitted by	Name: Watson Fitzpatrick & Associates, Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: Mr. Alvan Maidment Address: 2 Ashton Avenue, Knockcullen, Dublin 16.		
6. Decision	O.C.M. No. 0633 Date 27/03/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0976 Date 09/05/2002	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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Watson Fitzpatrick & Associates,
72 Weston Road,
Churchtown,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0976	Date of Final Grant 09/05/2002
Decision Order Number 0633	Date of Decision 27/03/2002
Register Reference S01A/0559	Date 01/02/02

Applicant Mr. Alvan Maidment

Development Detached two storey house to side.

Location Side of 2 Ashton Avenue, Knockcullen, Dublin 16.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /01/02/2002

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

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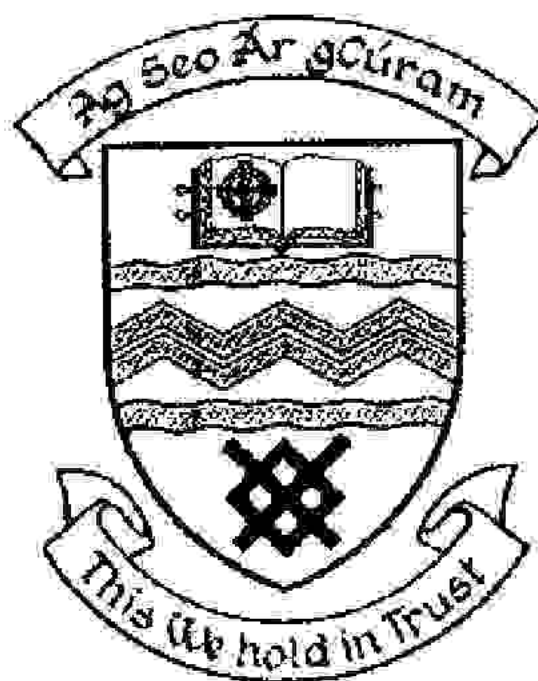
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Conditions and Reasons

- 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 01/02/02, 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 water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council. The following requirements of the Environmental Services Department shall be satisfied.

- (i) The property shall have its own individual service connection to the public watermain and 24hour 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) The applicant shall ensure the full and complete separation of foul and surface water systems.
- (iv) 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:

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

- 5 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.

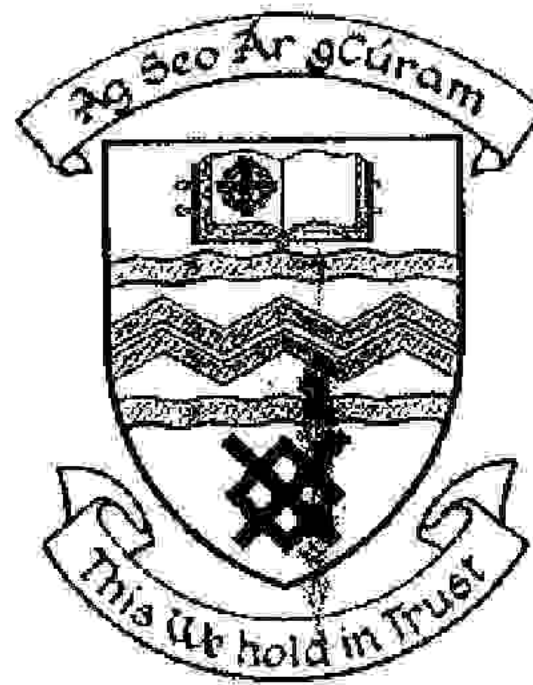
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REG. REF. S01A/0059

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- 6 The side and rear boundary walls shall be 2 metres high of concrete blockwork construction, suitably capped and rendered. Front boundary walls and that portion of the boundary between the existing and proposed houses which is forward of the front building line, shall be lower in height to match those boundaries of adjacent houses in the estate.

REASON:

To protect Residential Amenity.

- 7 Prior to the first occupation of the dwelling, the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

REASON:

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

- 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 applicants own expense.

REASON:

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

- 10 An acceptable house number shall be submitted to and approved by the County Council prior to commencement of development.

REASON:

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

- 11 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.

- 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

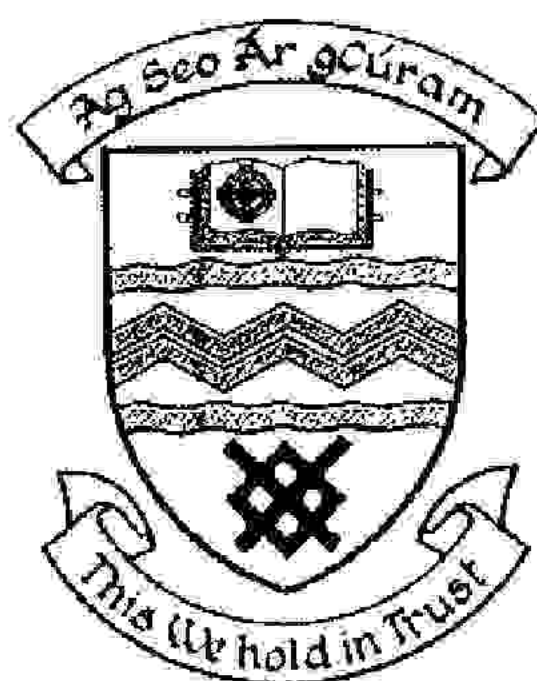
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which facilitate this development; this contribution to be paid before the commencement of development on the site.

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 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.

- 16 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

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REG. REF. SOLA/05/05/01

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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.

- (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.

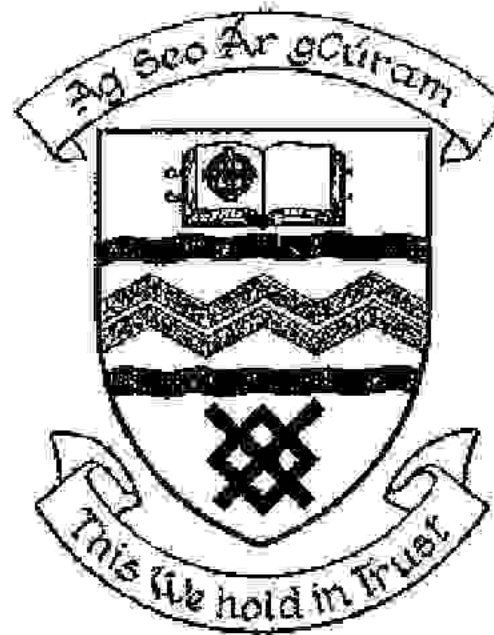
.....10/05/02
for SENIOR ADMINISTRATIVE OFFICER

C

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

Decision Order Number 3200	Date of Decision 19/10/2001
Register Reference S01A/0559	Date: 23/08/01

Applicant Mr. Alvan Maidment
Development Detached two storey house to side.

Location Side of 2 Ashton Avenue, Knockcullen, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/08/01 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:

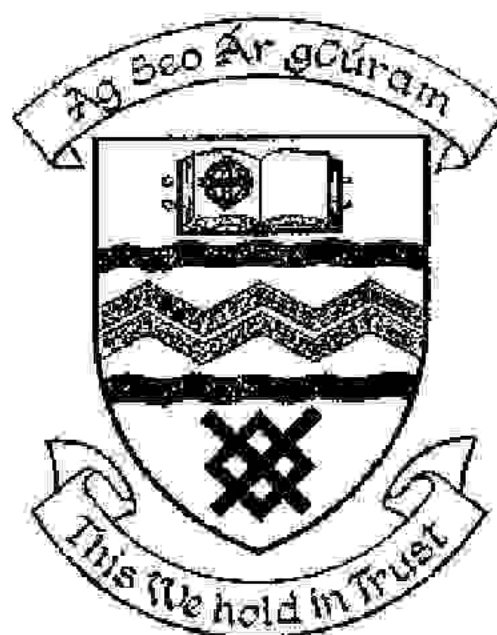
- 1 The applicant is requested to submit revised drawings for the proposed development, omitting the proposed front and rear gables, and replacing them with a pitched roof with side gable walls, so as to mirror the dominant roof styles in the area. The hipped roof over the front extension should also be omitted and replaced with a lean-to roof.
- 2 The location of the foul sewer shown on the site plan is incorrect. The applicant is requested to submit a revised site layout plan clearly showing the location of all public sewers directly adjacent to the development. If the proposed house is between 3 and 5 metres from any sewer the applicant is requested to submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the foul sewer from damage. This shall include constructing the foundations beneath the invert level of the sewer. The applicant is advised to contact the Environmental Services Department in this regard.

Watson Fitzpatrick & Associates,
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REG REF. S01A/0559

NOTE: The applicant is advised that absolutely no building shall be erected within 3 metres of a public sewer.

- 3 The applicant is requested to submit details of proposed site boundary treatment. This shall include details of proposed materials or planting to be used, and details of any new structures to be constructed.
- 4 The applicant is requested to submit a revised site plan clearly showing the relationship between the proposed development and surrounding properties including those to the rear of the existing dwelling.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

19/10/01