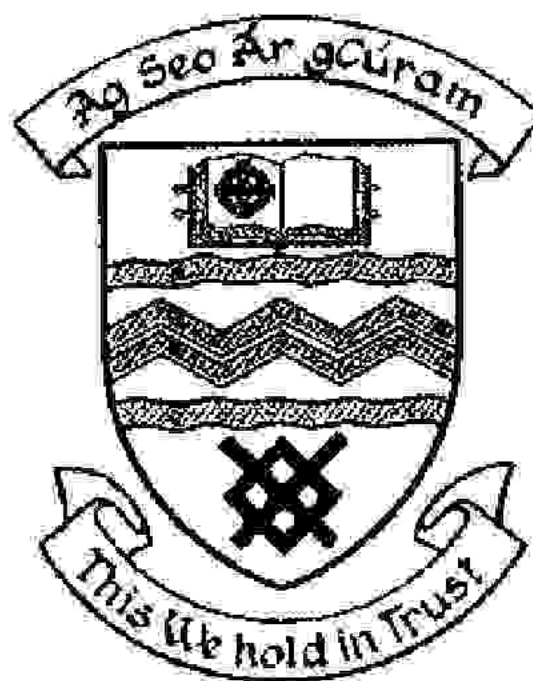


| | | | |
|-----------------------------|--|--|-----------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1) | Plan Register No. S01A/0533 | |
| 1. Location | Site to side of 14 Culmore park, Parmerstown, Dublin 20. | | |
| 2. Development | New driveway to existing dwelling and two storey dwelling, garage and driveway on site to side. | | |
| 3. Date of Application | 10/08/01 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Mr Brian Alcock Address: 3 Garville Avenue, Rathgar, | | |
| 5. Applicant | Name: Mr. Brian Alcock Address: 3 Garville Avenue, Rathgar, Dublin 6. | | |
| 6. Decision | O.C.M. No. 3103 Date 08/10/2001 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 3469 Date 26/11/2001 | 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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Tamhlacht, Baile Átha Cliath 24.

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Mr Brian Alcock
3 Garville Avenue,
Rathgar,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|--------------------------------|
| Final Grant Order Number 3469 | Date of Final Grant 26/11/2001 |
| Decision Order Number 3103 | Date of Decision 08/10/2001 |
| Register Reference S01A/0533 | Date 10/08/01 |

Applicant Mr. Brian Alcock

Development New driveway to existing dwelling and two storey dwelling,
garage and driveway on site to side.

Location Site to side of 14 Culmore park, Parmerstown, Dublin 20.

Floor Area 27.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

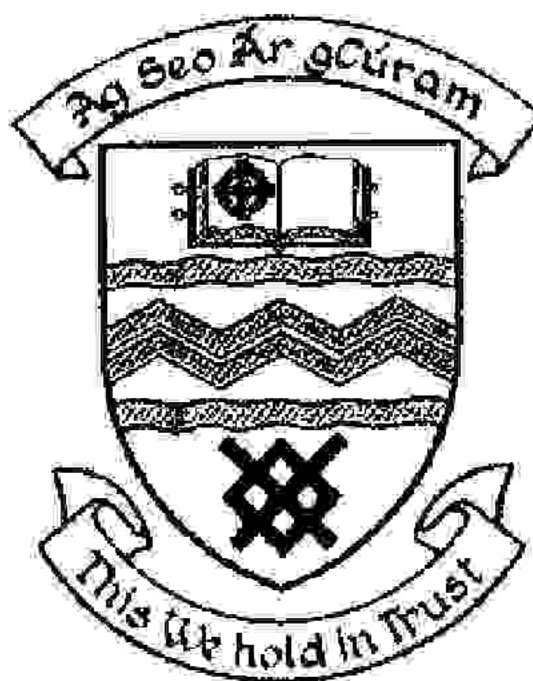
A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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REG REF. S012017 COMHAIRLE 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, 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 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.

REASON:

To prevent unauthorised development.

- 5 That prior to the commencement of the development, the applicant shall submit for the written agreement of the Planning Authority the following details through documents and drawings to include:

a) A central dividing wall built with a separation of 900mm between this wall and the existing house and a separation of 900mm between this wall the proposed new house. (A total separation of 1800mm and the width of the new wall).

b) The relocation of the proposed garage to provide a minimum separation distance of 3 metres between the side wall of the garage and the existing surface water sewer located within the laneway.

c) Details showing the foundations of the external walls adjacent to the public sewers extended below the invert level of the sewers.

d) No buildings (house or garage) to lie within 3 metres of the adjacent public sewers.

REASON:

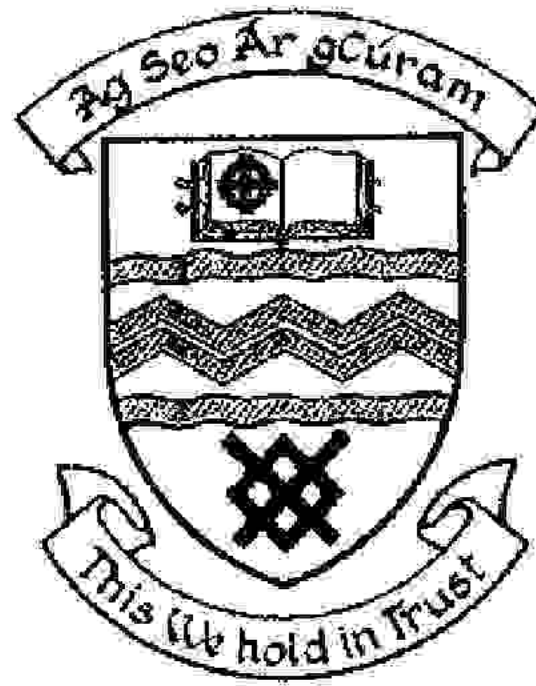
To ensure that the proposed development integrates satisfactorily with existing structures and meets the required set back distances as set out in the interest of public health and the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S012001 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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- 6 The footpath and kerb are to be dished and the new driveway constructed for the existing and the proposed house to the satisfaction of the Area Engineer, Roads Maintenance. The relocation/replacements of the tree is to be at the applicant's own expense.

REASON:

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

- 7 The following requirements of the Environmental Services Department are to be met in full by the applicant:
- a) The applicant is to ensure that there is a full and complete separation of the surface water systems.
 - b) All pipes shall be laid with a minimum cover of 1.2 metres 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.
 - c) The property shall have its own individual service connection to the public watermain and 24 hour storage.
 - d) 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.

- 8 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.

- 9 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.

- 10 That an acceptable house number be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.

REASON:

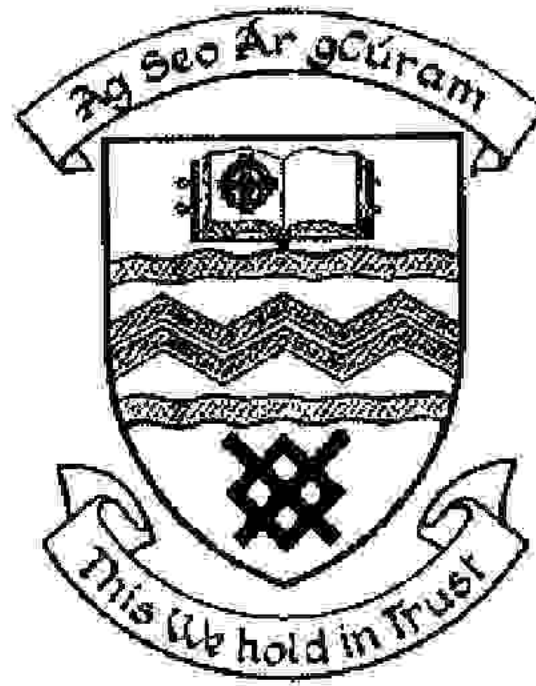
In the interest of the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. SOL 001 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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- 11 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.

- 12 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.

- 13 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.

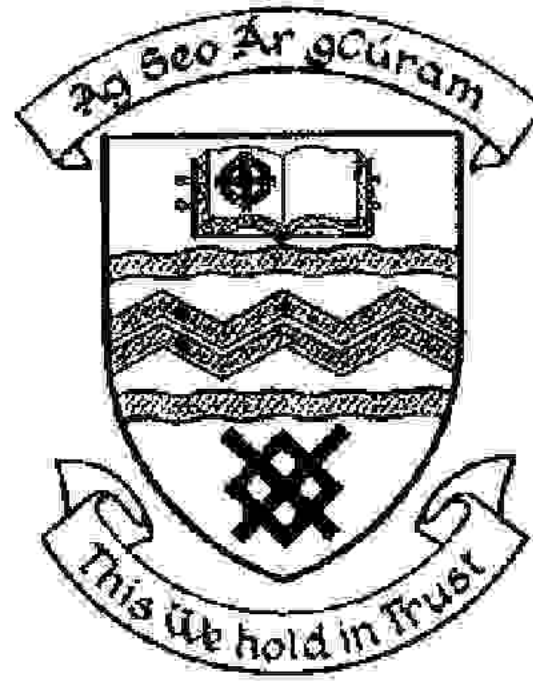
- 14 That a financial contribution in the sum of £400 (four hundred pounds) EUR 507 (five hundred and seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S011011 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 development 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.

26/11/01
for SENIOR ADMINISTRATIVE OFFICER

C

SOUTH DUBLIN COUNTY COUNCIL
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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 3103 | Date of Decision 08/10/2001 |
| Register Reference S01A/0533 | Date: 10/08/01 |

Applicant Mr. Brian Alcock

Development New driveway to existing dwelling and two storey dwelling,
garage and driveway on site to side.

Location Site to side of 14 Culmore park, Farmerstown, Dublin 20.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

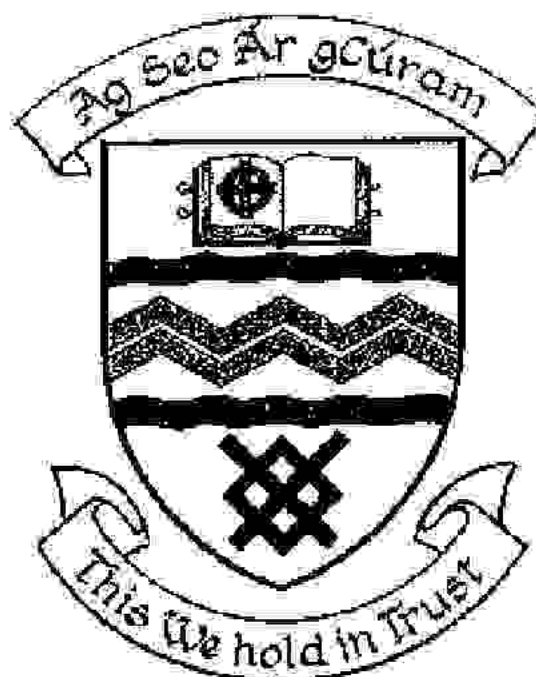
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 09/10/01
for SENIOR ADMINISTRATIVE OFFICER

Mr Brian Alcock
3 Garville Avenue,
Rathgar,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0533

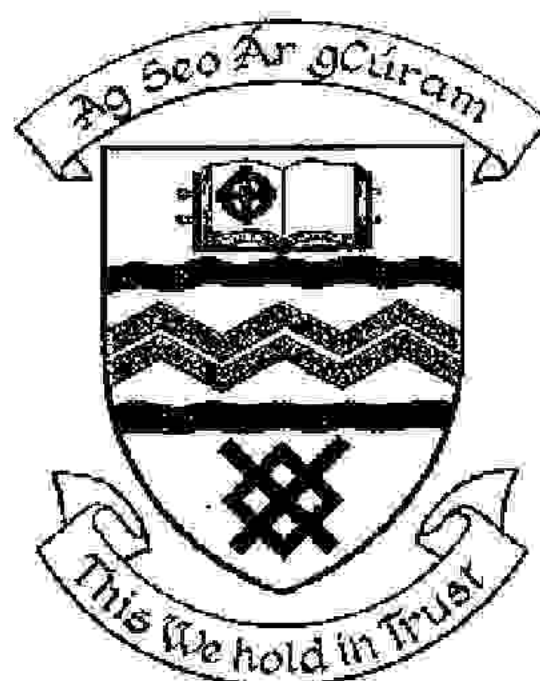
Conditions and Reasons

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REASON:
In the interest of visual amenity.
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REG. REF. S01A/0533

the adjacent public sewers.

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REG REF. S01A/0533

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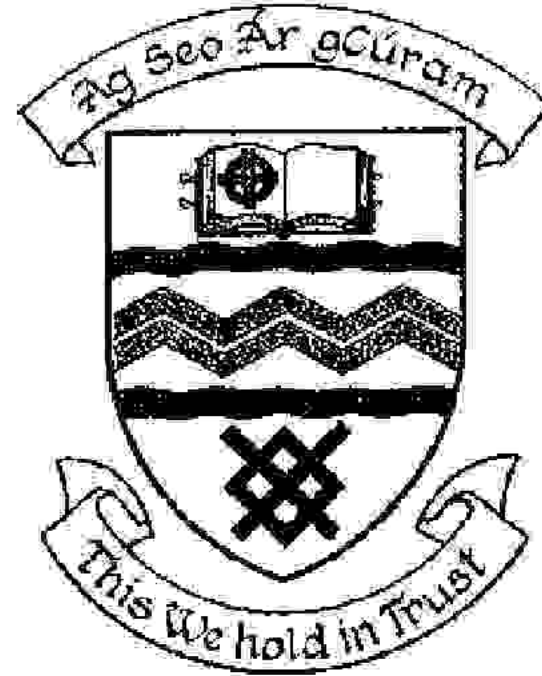
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REG. REF. S01A/0533

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