

	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/0470	
1. Location	12 Parkhill Heights, Kilnamanagh, Dublin 24.		
2. Development	Detached dormer bungalow with attached garage.		
3. Date of Application	18/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Arit Design Services Address: 22 Riversdale Green, Clondalkin,		
5. Applicant	Name: Frank Lee Address: 12 Parkhill Heights, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 2917 Date 12/09/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 3249 Date 25/10/2001	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.	

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Arit Design Services
22 Riversdale Green,
Clondalkin,
Dublin 22.

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 3249	Date of Final Grant 25/10/2001
Decision Order Number 2917	Date of Decision 12/09/2001
Register Reference S01A/0470	Date 18/07/01

Applicant Frank Lee

Development Detached dormer bungalow with attached garage.

Location 12 Parkhill Heights, Kilnamanagh, Dublin 24.

Floor Area 152.00 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 (12) Conditions.

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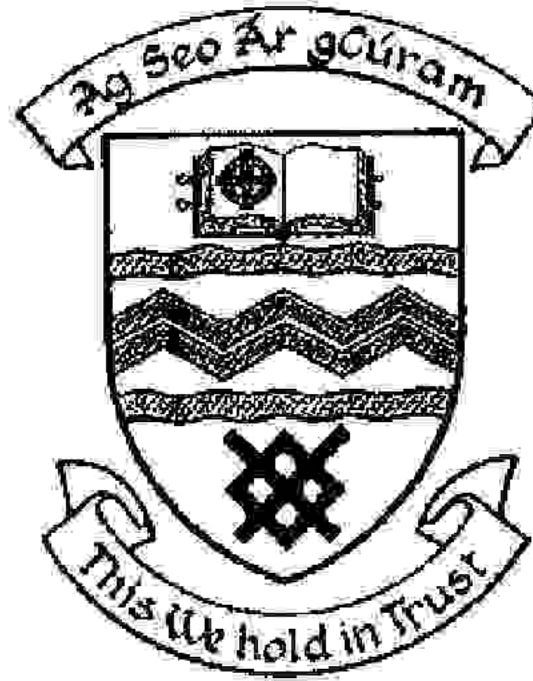
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Conditions and Reasons

- 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 at approval stage.
REASON:
In the interest of the proper planning and development of the area.
- 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this respect:
 - i) Any drains that run under proposed buildings shall be protected in accordance with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal).
 - ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - iii) Applicant to ensure 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.
 - v) With any application for full planning permission, the applicant shall submit written agreement from the Drainage Area Engineer, Deansrath Depot, that there is no objection to the proposed diversion of the public surface water sewer to facilitate the development. The Drainage Area Engineer should also be able to supply a budget price for any such diversion. The applicant shall note that the diversion of the 225mm-diameter public surface water sewer shall be carried out by the County Council at the applicant's prior expense. The diversion shall take place prior to the commencement of development. The diversion shall not result in any loss of capacity in the sewer. No part of any building shall be within 5m of this sewer or any other sewer

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REG. REF. S017/04 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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with the potential to be taken in charge.

vi) With any application for full planning permission, the applicant shall submit written agreement from the Water Area Engineer, Deansrath Depot, that there is no objection to the proposed diversion of the public surface water sewer to facilitate the development. The Water Area Engineer should also be able to supply a budget price for any such diversion. The applicant shall note that the diversion of the 100mm diameter public watermain carried out by the County Council at the applicant's prior expense. The diversion shall take place prior to the commencement of development. The diversion shall not result in any loss of capacity in the watermain. No part of any building shall be within 5m of this watermain or any other watermain with the potential to be taken in charge.

vii) The property shall have its own individual service connection to the public watermain and 24hour storage.

viii) 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.

5 The requirements of the Roads Traffic Department shall be strictly adhered to. In that respect:

i) Footpath and kerb to be dished and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance.

ii) Alteration to manhole cover/frame to be at applicant's own expense.

iii) Footpath and kerb to be dished and the new driveway constructed for proposed house to the satisfaction of the Area Engineer, Roads Maintenance.

Reason: In the interest of traffic safety.

6 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.

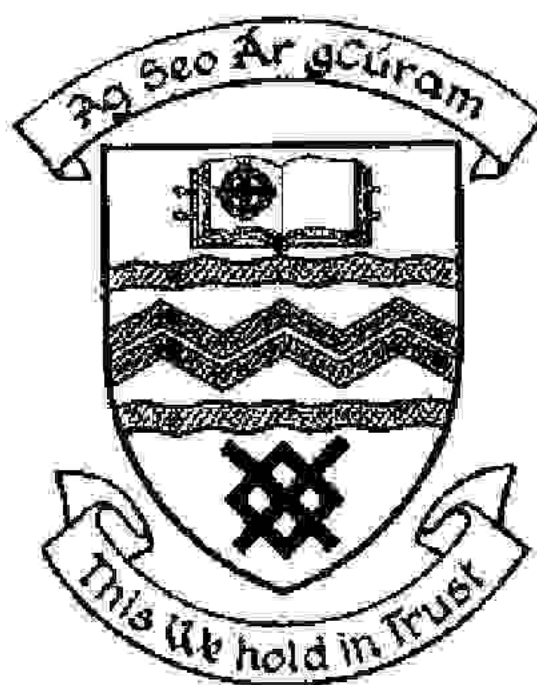
7 The applicant shall submit revised site plan showing a more equal sub-division of the existing site with any application for planning approval/full planning permission.

REASON:

In order to provide adequate curtilage for both the existing and proposed dwellings.

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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 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.

- 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 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.

- 10 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.

- 11 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which

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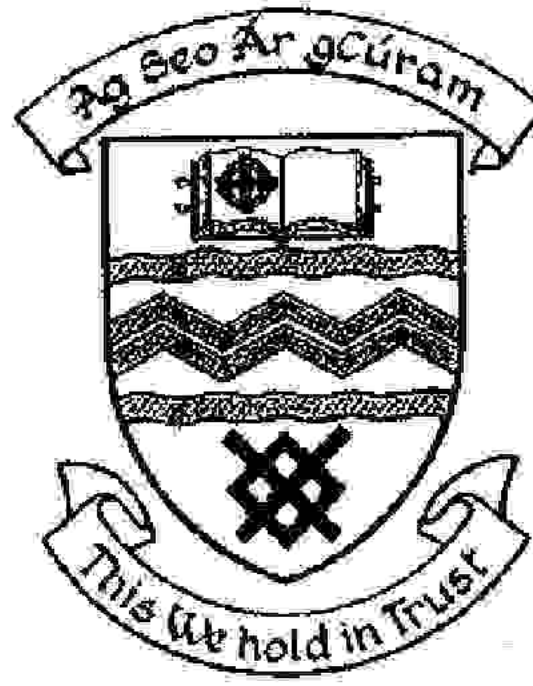
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serves this development.

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.

- 12 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.

 26/10/01
for SENIOR ADMINISTRATIVE OFFICER

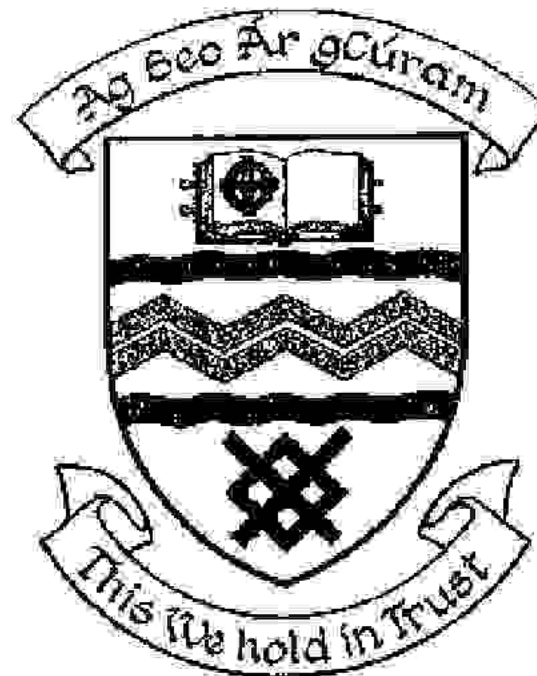
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0470	
1. Location	12 Parkhill Heights, Kilnamanagh, Dublin 24.		
2. Development	Detached dormer bungalow with attached garage.		
3. Date of Application	18/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Arit Design Services Address: 22 Riversdale Green, Clondalkin,		
5. Applicant	Name: Frank Lee Address: 12 Parkhill Heights, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 2917 Date 12/09/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE PERMISSION	
8. Appeal Lodged			
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11. Enforcement		Compensation	Purchase Notice
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**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 2917	Date of Decision 12/09/2001
Register Reference S01A/0470	Date: 18/07/01

Applicant Frank Lee

Development Detached dormer bungalow with attached garage.

Location 12 Parkhill Heights, Kilnamanagh, 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 (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....*MZ*..... 12/09/01
for SENIOR ADMINISTRATIVE OFFICER

Arit Design Services
22 Riversdale Green,
Clondalkin,
Dublin 22.

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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 at approval stage.
REASON:
In the interest of the proper planning and development of the area.
- 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this respect:
 - i) Any drains that run under proposed buildings shall be protected in accordance with the Building Regulations 1997 Technical Guidance Document H (Drainage and Wastewater Disposal).
 - ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - iii) Applicant to ensure 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.
 - v) With any application for full planning permission, the applicant shall submit written agreement from the Drainage Area Engineer, Deansrath Depot, that there is no objection to the proposed diversion of the public surface water sewer to facilitate the development. The Drainage Area Engineer should also be able to supply a budget price for any such

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diversion. The applicant shall note that the diversion of the 225mm-diameter public surface water sewer shall be carried out by the County Council at the applicant's prior expense. The diversion shall take place prior to the commencement of development. The diversion shall not result in any loss of capacity in the sewer. No part of any building shall be within 5m of this sewer or any other sewer with the potential to be taken in charge.

vi) With any application for full planning permission, the applicant shall submit written agreement from the Water Area Engineer, Deansrath Depot, that there is no objection to the proposed diversion of the public surface water sewer to facilitate the development. The Water Area Engineer should also be able to supply a budget price for any such diversion. The applicant shall note that the diversion of the 100mm diameter public watermain carried out by the County Council at the applicant's prior expense. The diversion shall take place prior to the commencement of development. The diversion shall not result in any loss of capacity in the watermain. No part of any building shall be within 5m of this watermain or any other watermain with the potential to be taken in charge.

vii) The property shall have its own individual service connection to the public watermain and 24hour storage.

viii) 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.

5 The requirements of the Roads Traffic Department shall be strictly adhered to. In that respect:

i) Footpath and kerb to be dishd and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance.

ii) Alteration to manhole cover/frame to be at applicant's own expense.

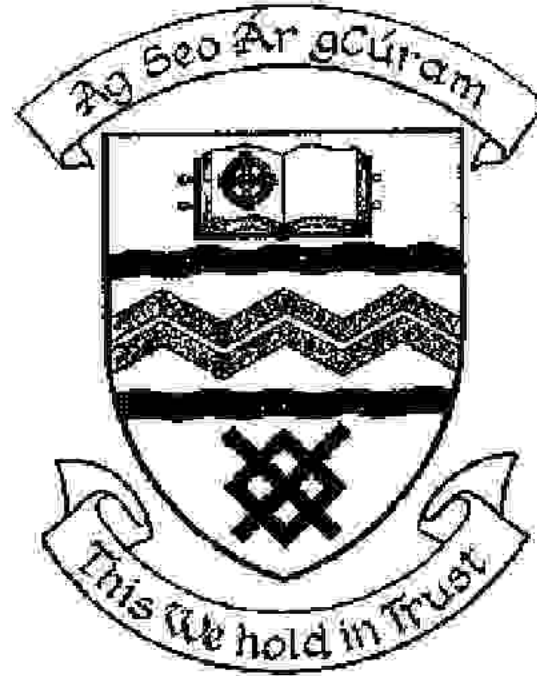
iii) Footpath and kerb to be dishd and the new driveway constructed for proposed house to the satisfaction of the Area Engineer, Roads Maintenance.

Reason: In the interest of traffic safety.

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- 6 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.

- 7 The applicant shall submit revised site plan showing a more equal sub-division of the existing site with any application for planning approval/full planning permission.

REASON:

In order to provide adequate curtilage for both the existing and proposed dwellings.

- 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 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.

- 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 road improvements and traffic management in the area of the proposed development; this contribution to be paid before the commencement of development on site.

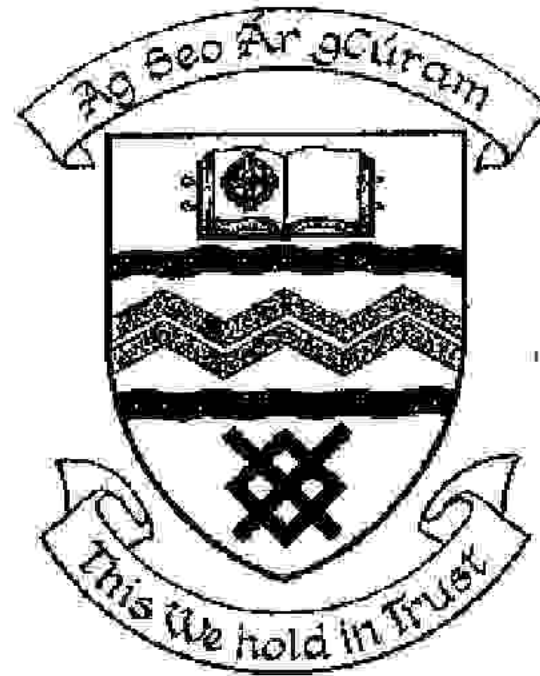
REASON:

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.

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- 10 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.

- 11 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval 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.

- 12 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.