

	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/0413	
1. Location	Edmonstown Park, Dublin 16.		
2. Development	Dormer bungalow, demolition of southern entrance pier and wing wall and reconstruct in new position, part demolition and reduction in height of boundary wall to road south of gate for site line and safety access reasons. The above work effects a Protected Structure.		
3. Date of Application	02/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 30/08/2001 2.	1. 21/09/2001 2.
4. Submitted by	Name: Norman Carroll Address: NA Carroll & Associates, 12 Albany Road,		
5. Applicant	Name: Mr Jeremy Leonard Address: Edmonstown Park, Dublin 16.		
6. Decision	O.C.M. No. 3480 Date 28/11/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0101 Date 14/01/2002	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.

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0101	Date of Final Grant 14/01/2002
Decision Order Number 3480	Date of Decision 28/11/2001
Register Reference S01A/0413	Date 21/09/01

Applicant Mr Jeremy Leonard

Development Dormer bungalow, demolition of southern entrance pier and wing wall and reconstruct in new position, part demolition and reduction in height of boundary wall to road south of gate for site line and safety access reasons. The above work effects a Protected Structure.

Location Edmonstown Park, Dublin 16.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 28/11/2001
Additional Information Requested/Received 30/08/2001 /21/09/2001

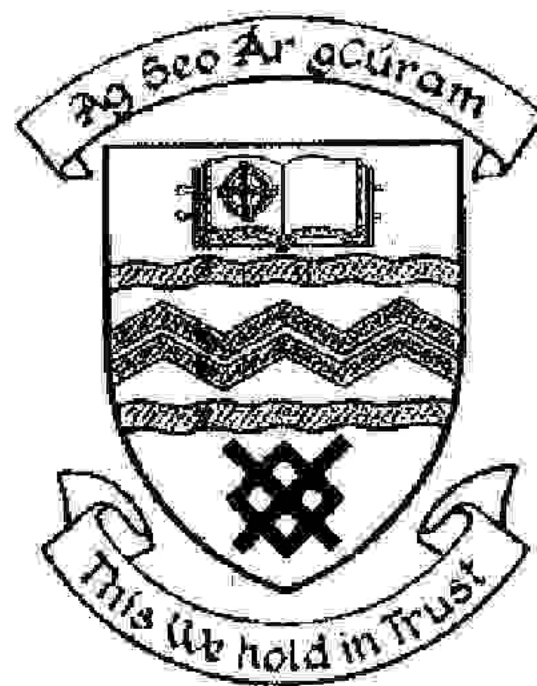
A Permission has been granted for the development described above,
subject to the following (19) Conditions.

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REG REF. S01A/0657 **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 as amended by Additional Information received by the Planning Authority on 21/09/01 and Unsolicited Additional Information received on 20/11/01, 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 The alterations to the front boundary wall to facilitate an entrance for Maria McDonnell as 'shown on drawing received by the Planning Authority on 20/11/01 as Unsolicited Additional Information are not covered by this decision to grant permission and are being considered as part of current application Reg. Ref. S01A/0657.
REASON:
In the interest of clarity.
- 3 The house, when completed, shall be first occupied by the applicant and/or members of his immediate family as a place of permanent residence, for a period of not less than one year.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 Prior to the commencement of development the applicant shall provide clear information relating to how he proposes to ensure the safety of the main entrance gates and piers, and the existing secondary gate piers within the curtilage of the Protected Structure, during the period of construction of the proposed dormer bungalow.
REASON:
To ensure the safety of part of a Protected Structure.
- 6 The materials and finishes for the replacement wing wall shall match the existing. The mortar shall be lime based to match existing. Details of the render and mortar mix shall be submitted to and approved by the Conservation Officer of the Planning Authority prior to the commencement of development.

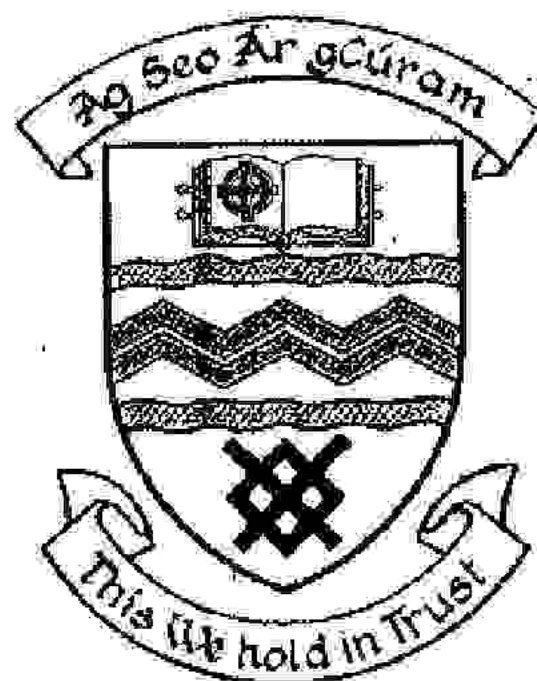
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REG. REF. SOL/01/01

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REASON:

To ensure proper repair and use of materials.

- 7 Prior to the commencement of development on site, the exact location of the water main and foul water sewer connection to be routed through the stand of trees to the west of the proposed dwelling shall be marked out on site and agreed with the Parks Department, so as to minimise damage to trees which could result from excavation works.

REASON:

To preserve and protect trees in this location, in accordance with the 1998 Development Plan.

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In particular, the following requirements shall be satisfied:-
- (i) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (ii) The applicant shall ensure the full and complete separation of foul and surface water systems.
 - (iii) 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.
 - (iv) The surface water run-off from the proposed bungalow shall drain to soakage areas designed and constructed in accordance with BRE digest 365, with certification of compliance by an Engineer to be submitted.
 - (v) Soakage areas to meet the requirements of the Environmental Health Officer.
 - (vi) The property shall have its own individual service connection to the public watermain and 24 hour storage.
 - (vii) All service connection over 90m in length shall be metered at the applicants expense.
 - (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.

- 9 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.

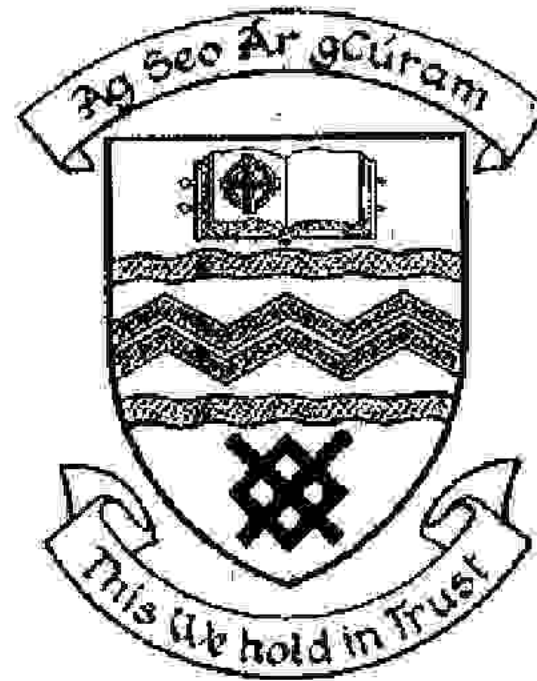
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REG. REF. S0117/09/11

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- 15 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.

- 16 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.

- 17 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) 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.

- 18 That a financial contribution in the sum of £1,143 (one thousand one hundred and forty three euros) EUR 1,451 (one thousand four hundred and fifty one euros) 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

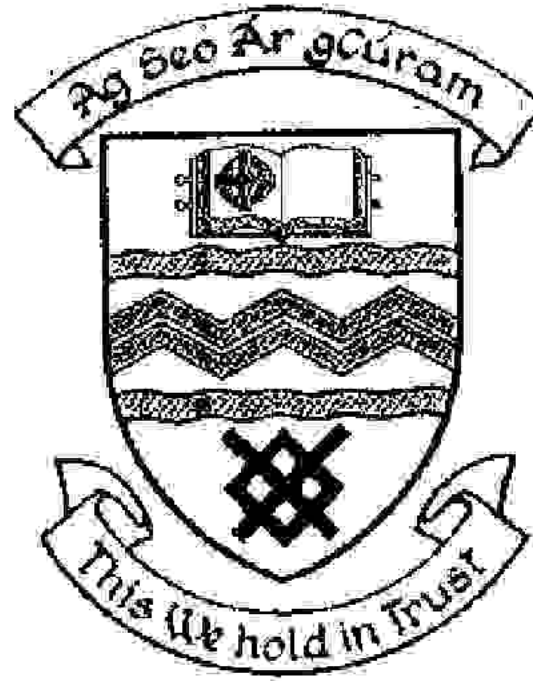
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REG REF. S018700

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- 19 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.

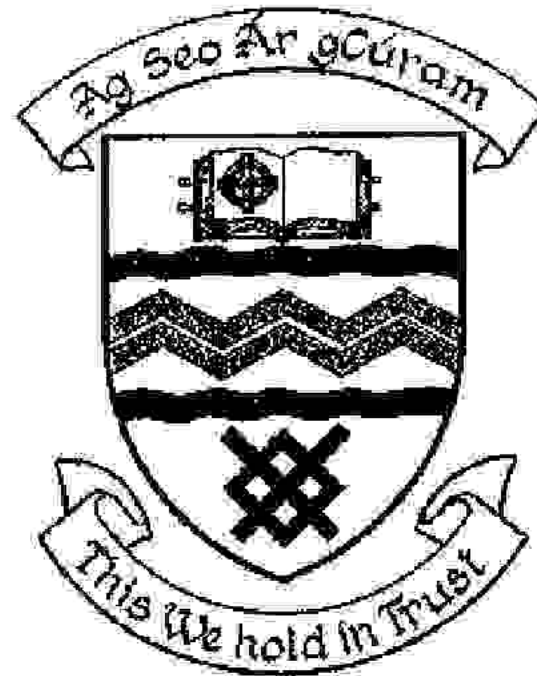
.....*acs*.....14/01/02
for SENIOR ADMINISTRATIVE OFFICER

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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 3480	Date of Decision 28/11/2001
Register Reference S01A/0413	Date: 02/07/01

Applicant Mr Jeremy Leonard

Development Dormer bungalow, demolition of southern entrance pier and wing wall and reconstruct in new position, part demolition and reduction in height of boundary wall to road south of gate for site line and safety access reasons. The above work effects a Protected Structure.

Location Edmonstown Park, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including 28/11/2001

Additional Information Requested/Received 30/08/2001 /21/09/2001

Clarification of Additional Information Requested/Received /

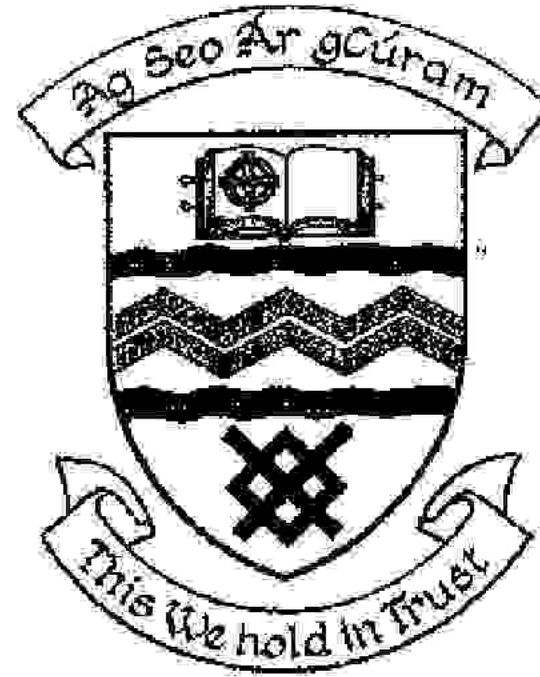
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (19) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 28/11/01
for SENIOR ADMINISTRATIVE OFFICER

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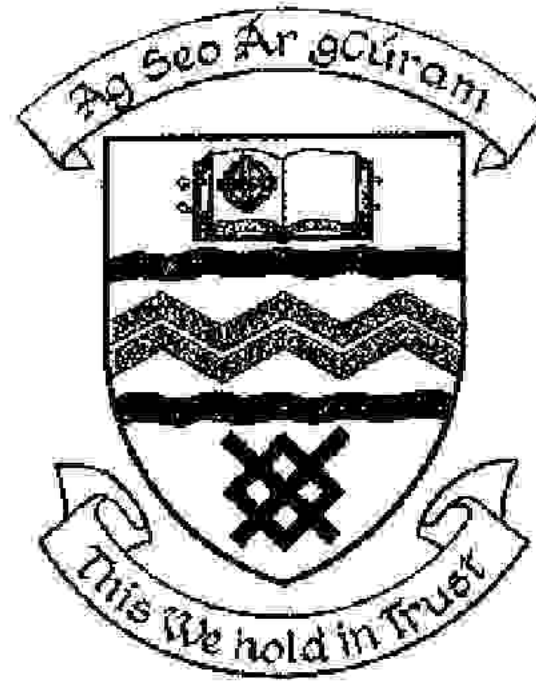
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Conditions and Reasons

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REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The alterations to the front boundary wall to facilitate an entrance for Maria McDonnell as 'shown on drawing received by the Planning Authority on 20/11/01 as Unsolicited Additional Information are not covered by this decision to grant permission and are being considered as part of current application Reg. Ref. S01A/0657.
REASON:
In the interest of clarity.
- 3 The house, when completed, shall be first occupied by the applicant and/or members of his immediate family as a place of permanent residence, for a period of not less than one year.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 Prior to the commencement of development the applicant shall provide clear information relating to how he proposes to ensure the safety of the main entrance gates and piers, and the existing secondary gate piers within the curtilage of the Protected Structure, during the period of construction of the proposed dormer bungalow.
REASON:
To ensure the safety of part of a Protected Structure.

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- 6 The materials and finishes for the replacement wing wall shall match the existing. The mortar shall be lime based to match existing. Details of the render and mortar mix shall be submitted to and approved by the Conservation Officer of the Planning Authority prior to the commencement of development.

REASON:

To ensure proper repair and use of materials.

- 7 Prior to the commencement of development on site, the exact location of the water main and foul water sewer connection to be routed through the stand of trees to the west of the proposed dwelling shall be marked out on site and agreed with the Parks Department, so as to minimise damage to trees which could result from excavation works.

REASON:

To preserve and protect trees in this location, in accordance with the 1998 Development Plan.

- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In particular, the following requirements shall be satisfied:-

- (i) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (ii) The applicant shall ensure the full and complete separation of foul and surface water systems.
- (iii) 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.
- (iv) The surface water run-off from the proposed bungalow shall drain to soakage areas designed and constructed in accordance with BRE digest 365, with certification of compliance by an Engineer to be submitted.
- (v) Soakage areas to meet the requirements of the Environmental Health Officer.
- (vi) The property shall have its own individual service connection to the public watermain and 24 hour storage.

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- (vii) All service connection over 90m in length shall be metered at the applicants expense.
- (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.

- 9 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.

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

- (i) All stormwater shall be disposed of to soakpit or natural watercourse within the site and shall not discharge onto the public road.
- (ii) The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.

REASON:

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

- 11 Roofing materials shall consist of blue/black natural or artificial slate and walls shall be finished in pale-coloured render.

REASON:

In the interest of visual amenity.

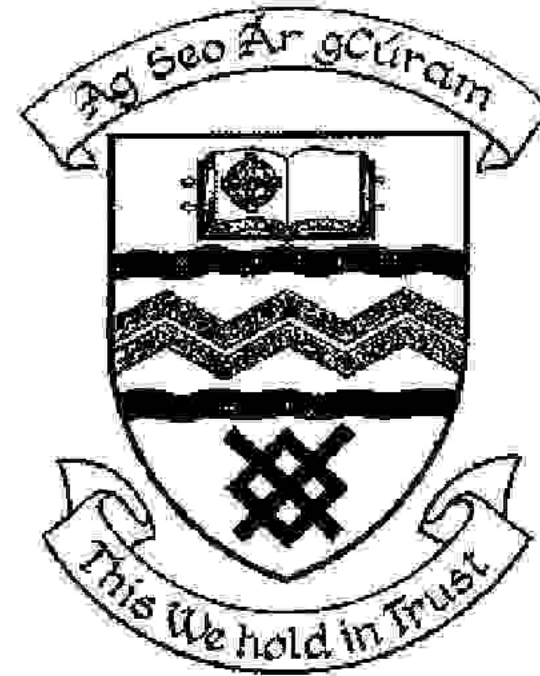
- 12 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 13 That an acceptable house name/number be submitted to and approved by the County Council before any constructional

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REG. REF. S01A/0413

work takes place on the proposed houses.

REASON:

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

- 14 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.

- 15 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.

- 16 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

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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.

- 17 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) 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.

- 18 That a financial contribution in the sum of £1,143 (one thousand one hundred and forty three euros) EUR 1,451 (one thousand four hundred and fifty one euros) 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.

- 19 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.

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

Decision Order Number 2809	Date of Decision 30/08/2001
Register Reference S01A/0413	Date: 02/07/01

Applicant Mr Jeremy Leonard
Development Dormer bungalow.

Location Edmonstown Park, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 02/07/01 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:

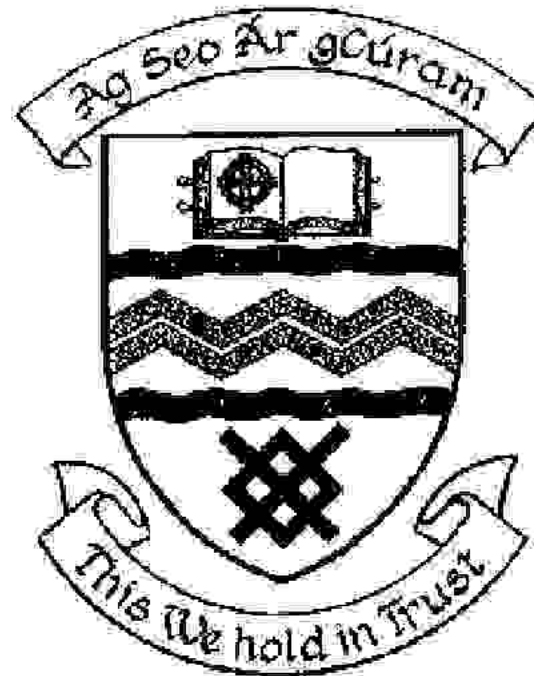
- 1 Section 2.3.1ii of the South Dublin County Development Plan, 1998 states that 'Within areas designated with Zoning Objective 'B' ("to protect and improve rural amenity and to provide for the development of agriculture"), dwellings will only be permitted on suitable sites where applicants can establish a genuine need to reside in proximity to their employment, (such employment being related to the rural community), or applicants have close family ties with the rural community'. The applicant is requested to submit documentary evidence to demonstrate that he meets the requirements of the above policy. In particular, evidence in support of the applicant's claim to have lived all his life in the area is required.
- 2 It is the view of the Roads Department that the existing entrance off the Edmondstown Road is inadequate as visibility is severely substandard on the left hand side when exiting due to the position and height of the pier and front boundary. Accordingly, the Roads Department require

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REG REF. S01A/0413

the proposal to be revised to show the left hand pier, wing wall and boundary wall nearest the road set back and/or lowered in order to accommodate a 3x90m visibility splay. However, the Conservation Officer has indicated that the requirements of the Roads Department as set out above would not be acceptable having regard to their impact on an element of the protected structure (i.e. the boundary wall and pier). The applicant is therefore requested to submit revised proposals which would attempt to satisfy the issues raised above. The applicant is advised to consult with the Roads Department and Conservation Officer prior to re-submission. As any revised proposal may affect protected trees, consultation with the Parks Department is also advisable.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

30/08/01