

	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/0373	
1. Location	21 Forest Close, Kingswood, Dublin 24.			
2. Development	Two-storey house and entrance beside			
3. Date of Application	20/06/01	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: H.K. O'Daly & Associates			
	Address: Kingswood, Naas Road,			
5. Applicant	Name: Mr M Maguire			
	Address: 21 Forest Close, Kingswood, Dublin 24.			
6. Decision	O.C.M. No. 2670	Effect		
	Date 16/08/2001	AP GRANT PERMISSION		
7. Grant	O.C.M. No. 3009	Effect		
	Date 26/09/2001	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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H.K. O'Daly & Associates  
Kingswood,  
Naas Road,  
Clondalkin,  
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3009	Date of Final Grant 26/09/2001
Decision Order Number 2670	Date of Decision 16/08/2001
Register Reference S01A/0373	Date 20/06/01

Applicant Mr M Maguire  
Development Two-storey house and entrance beside  
Location 21 Forest Close, Kingswood, Dublin 24.  
Floor Area 92.82 Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received /

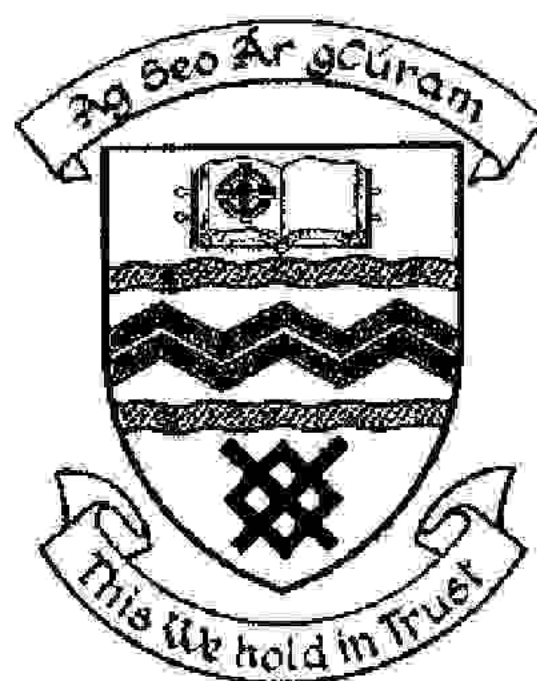
A Permission has been granted for the development described above,  
subject to the following (10) Conditions.

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## Conditions and Reasons

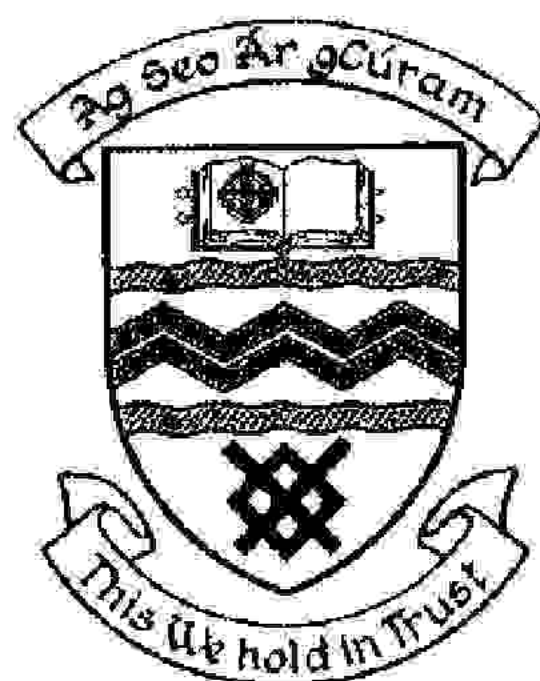
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
  - (i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (ii) Applicant shall ensure 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 property shall have its own individual service connection to the public watermain and 24hour storage.
  - (v) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
  - (vi) As a 100mm diameter public watermain is within 5m (approx. 4m) of the proposed house prior to the commencement of development the applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the public watermain from damage. These shall include constructing the foundations beneath the invert level of the watermain.REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.

# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S012/01 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 5 The requirements of the Roads Traffic Department shall be strictly adhered to. In this respect:
- (i) Footpath and kerb shall be dished and the new driveway shall be constructed to the satisfaction of the Area Engineer, Roads Maintenance.
  - (ii) Alterations to manhole cover/frame shall be at applicant's own expense.

REASON:

In the interest of traffic safety.

- 6 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 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.

- 8 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.

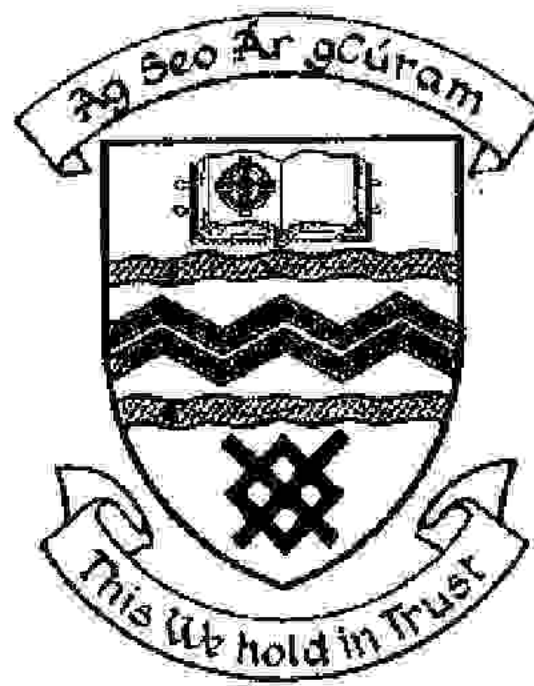
- 9 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed

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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.

- 10 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.

  
.....27/09/01  
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/0373
1. Location	21 Forest Close, Kingswood, Dublin 24.	
2. Development	Two-storey house and entrance beside	
3. Date of Application	20/06/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: H.K. O'Daly & Associates Address: Kingswood, Naas Road,	
5. Applicant	Name: Mr M Maguire Address: 21 Forest Close, Kingswood, Dublin 24.	
6. Decision	O.C.M. No. 2670  Date 16/08/2001	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION
8. Appeal Lodged		
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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 2670.	Date of Decision 16/08/2001
Register Reference S01A/0373	Date: 20/06/01

Applicant                      Mr M Maguire

Development                      Two-storey house and entrance beside

Location                          21 Forest Close, Kingswood, 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 PERMISSION in respect of the above proposal.

Subject to the conditions ( 10 ) on the attached Numbered Pages.  
 Signed on behalf of the South Dublin County Council.

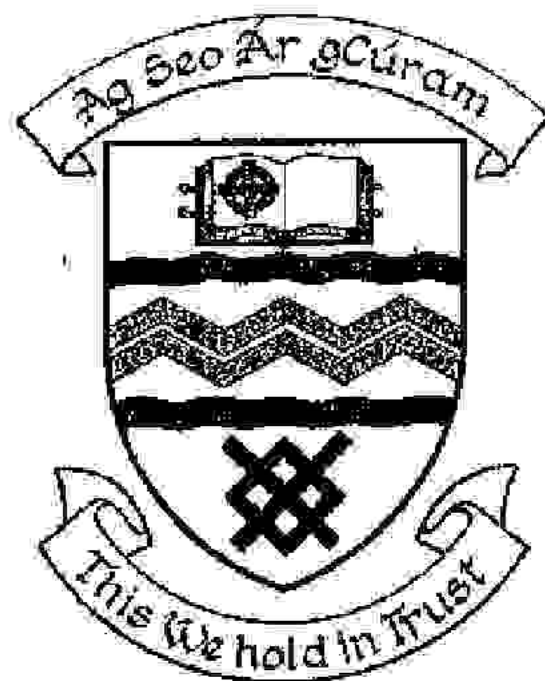
..... 16/08/01  
 for SENIOR ADMINISTRATIVE OFFICER

H.K. O'Daly & Associates  
 Kingswood,  
 Naas Road,  
 Clondalkin,  
 Dublin 22.

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REG REF. S01A/0373

Conditions and Reasons

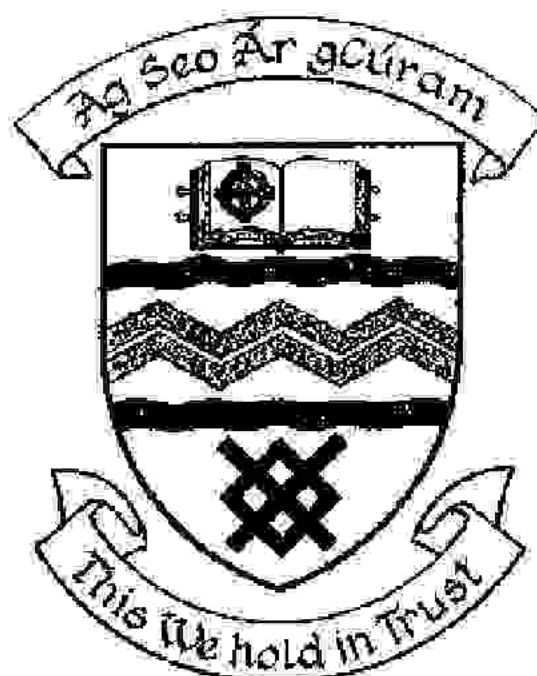
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details of how it is proposed to protect the public watermain from damage. These shall include constructing the foundations beneath the invert level of the watermain.

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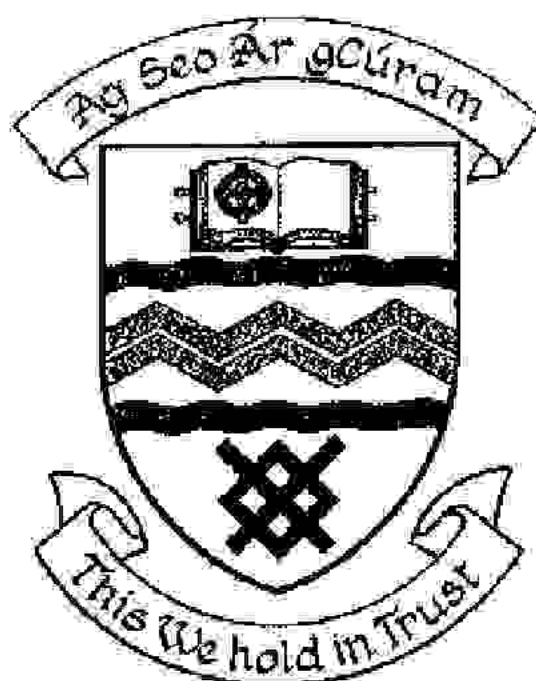
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development on the site.

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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.

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