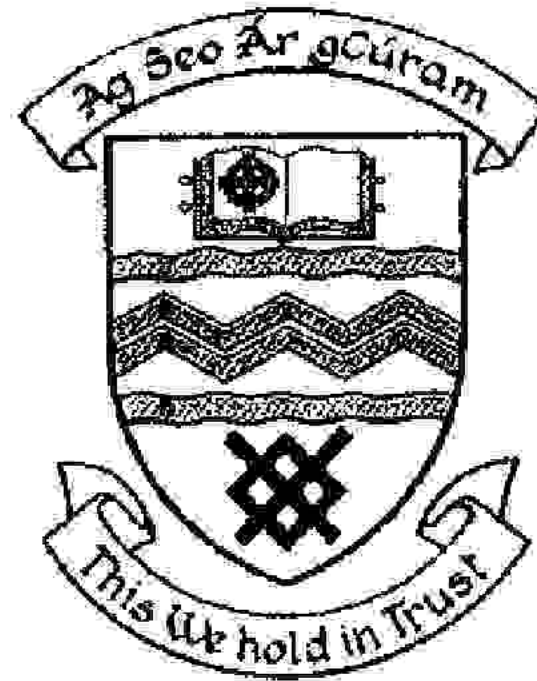


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0299	
1. Location	side of 15 Willington Park, Templeogue, Dublin 6W.		
2. Development	Two storey house and associated entrance/pavement dish and demolition of existing garage/store to		
3. Date of Application	17/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 28/08/2001 2.
4. Submitted by	Name: -A-S-L- Address: Architectural Services, 159 Rathmines Road Lower, Dublin 6.		
5. Applicant	Name: Mr Frank Byrne Address: 15 Willington Park, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 3252 Date 26/10/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3717 Date 17/12/2001	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
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-A-S-L-
Architectural Services,
159 Rathmines Road Lower,
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 3717	Date of Final Grant 17/12/2001
Decision Order Number 3252	Date of Decision 26/10/2001
Register Reference S01A/0299	Date 28/08/01

Applicant Mr Frank Byrne

Development Two storey house and associated entrance/pavement dish and
demolition of existing garage/store to

Location side of 15 Willington Park, Templeogue, Dublin 6W.

Floor Area 77.50 Sq Metres

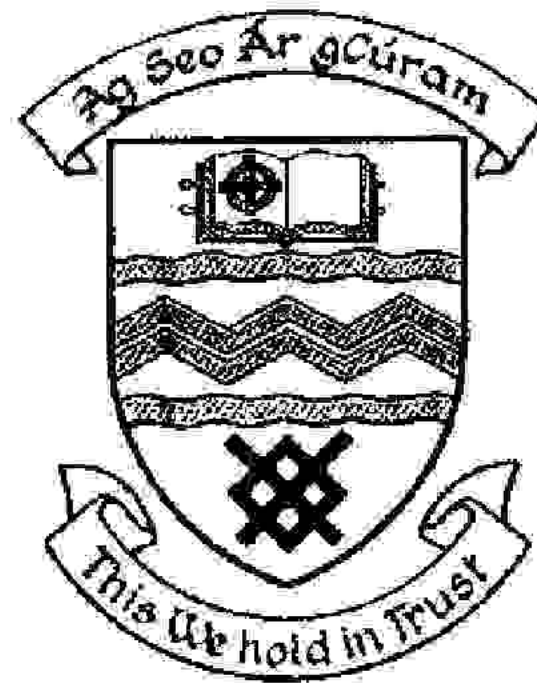
Time extension(s) up to and including

Additional Information Requested/Received /28/08/2001

A Permission has been granted for the development described above,
subject to the following (12) Conditions.

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Conditions and Reasons

- 1 The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by the Additional Information received on 28/08/2001 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 following shall be required of both the existing and proposed dwellings:
 - (a) retention of at least one third of the front garden area as landscaped or grassed area
 - (b) the provision of vehicular entrance of a maximum of 3 metres and maintenance of existing garden walls
 - (c) provision of front garden gates of cast iron/ metal which open inwards
 - (d) provision of fixed capped garden gate pillarsReason: In the interest of the protection of residential amenity and the maintenance of visual amenity.
- 3 The kerbs at the vehicle entrances shall be dished to the requirements of Area Roads Engineer, South Dublin County Council, at applicants expense.
Reason: In the interest of the proper planning and development of the area.
- 4 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council.
 - (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (b) Applicant to ensure full and complete separation of foul and surface water systems.
 - (c) 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.
 - (d) As a 100mm diameter public watermain is within 5m (approx. 3m) 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 watermain from damage. These shall include constructing the foundations

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beneath the invert level of the watermain.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 5 The entire premises shall be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 6 All external finishes shall harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 7 Screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, shall be provided at the necessary locations so as to screen rear gardens from public view. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 8 The new house number shall be 15A.

REASON:

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

- 9 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.

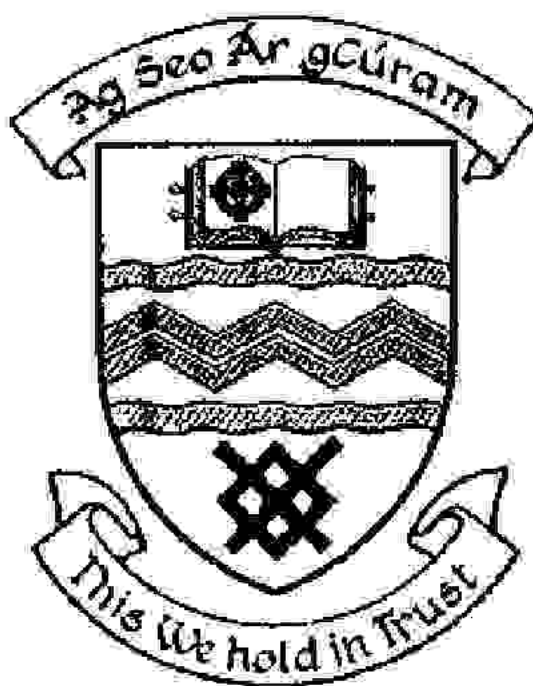
- 10 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development 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

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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.

- 11 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.

- 12 That a financial contribution in the sum of £1,143 (one thousand one hundred and forty three pounds) 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.

- (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.

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gk
.....18/12/01
for SENIOR ADMINISTRATIVE OFFICER

M

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

Decision Order Number 2401	Date of Decision 16/07/2001
Register Reference S01A/0299	Date: 17/05/01

Applicant Mr Frank Byrne
Development Two storey house and associated entrance/pavement dish and demolition of existing garage/store to
Location side of 15 Willington Park, Templeogue, Dublin 6W.
App. Type Permission

Dear Sir/Madam,

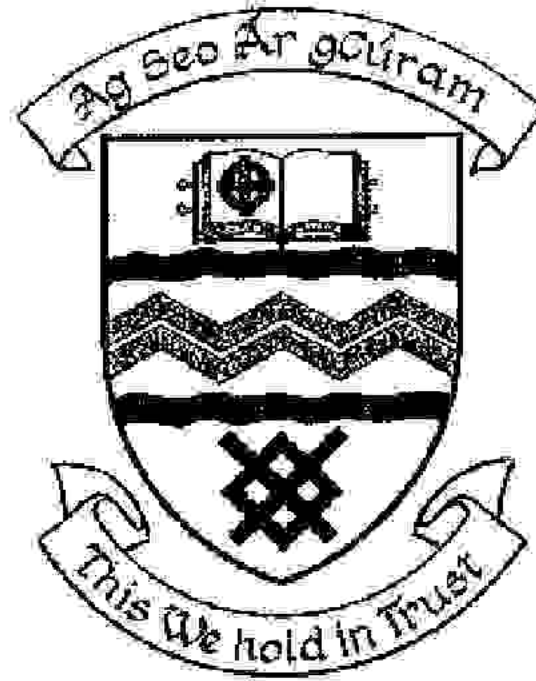
With reference to your planning application, received on 17/05/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant shall submit revised plans particulars and details of an attached dwelling which conforms with the requirements of Environmental Services Department, South Dublin County Council, for a set back from a 100mm diameter public watermain. The applicant is requested to contact Environmental Services with regard to the setback prior to the submission of Additional Information.
- 2 The applicant is requested to submit revised plans, particulars and details of a revised development that conforms with the requirements of the South Dublin County Development Plan 1998 with regard to Private Open Space, separation between dwellings and the established pattern of development at Willington Park. The applicant is advised that a dwelling attached to no. 15 Willington Park, which conforms with the established building line, of similar proportions may be able to meet these requirements. The

Mr Frank Byrne
15 Willington Park,
Templeogue,
Dublin 6W.

Mr. Wick
17/05/01
10/05/01
10/05/01

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0299

applicant is requested to contact the Planning Department
prior to the submission of Additional Information.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

16/07/01