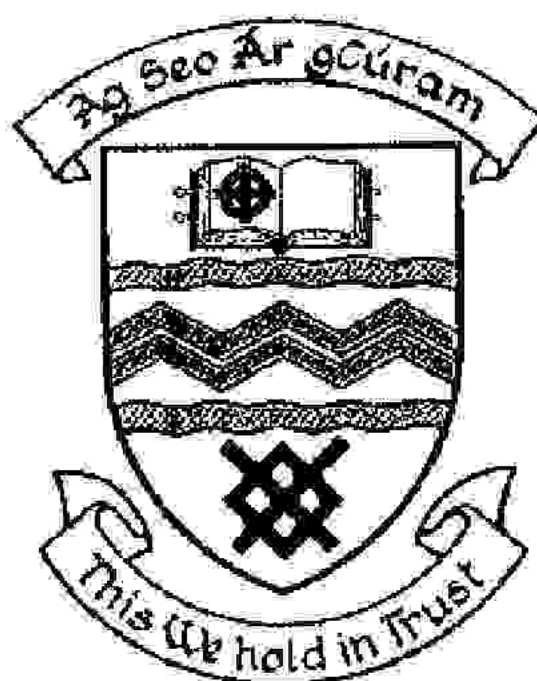


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0222	
1. Location	120 Allenton Drive, Tallaght, Dublin 24.		
2. Development	Two-storey detached dwelling at side.		
3. Date of Application	17/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Eamon Weber, Architect, Address: 180 Rathgar Road, Dublin 6.		
5. Applicant	Name: P. & C. McDermott, Address: 120 Allenton Drive, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2159 Date 14/06/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 2511 Date 26/07/2001	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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Eamon Weber, Architect,
180 Rathgar Road,
Dublin 6.

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 2511	Date of Final Grant 26/07/2001
Decision Order Number 2159	Date of Decision 14/06/2001
Register Reference S01A/0222	Date 17/04/01

Applicant P. & C. McDermott,

Development Two-storey detached dwelling at side.

Location 120 Allenton Drive, Tallaght, Dublin 24.

Floor Area 35.52 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 (14) Conditions.

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REG REF. S01A/031

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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 before any works are begun.
REASON:
In the interest of the proper planning and development of the area.
- 2 No part of the proposed development shall lie within 5 metres of a public foul sewer, public surface water sewer or public watermain.
REASON:
In the interests of public health.
- 3 A minimum distance of 2.3 metres is required between the flank walls of the existing and proposed dwellings. A minimum distance of 2 metres is required between the back of the public pathway and the proposed development.
REASON:
In the interest of the proper planning and development of the area, and to allow for essential maintenance on public services.
- 4 Two off-street car parking spaces shall be provided for both the existing and proposed dwellings on site. The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
REASON:
In the interest of the proper planning and development of the area.
- 5 An acceptable house number be submitted to and approved by the Planning Authority before constructional works take place on the proposed house.
REASON:
In the interests of the proper planning and development of the area.
- 6 The design of the proposed dwelling shall integrate with the style of the adjoining properties. The building shall not project forward of the existing building line along Allenton Drive.
REASON:
In the interests of visual and residential amenity.
- 7 The existing hedgerow between the subject site and the Bohernabreena Road shall be retained and shall not be

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REG. REF. S01A/03

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uprooted as a result of the construction of the dwelling.

REASON:

In the interests of visual amenity.

- 8 A minimum distance of 22 metres is required between directly opposing first floor rear windows.

REASON:

IN the interests of the proper planning and development of the area.

- 9 A minimum area of 60sq.m. of private open space behind the front building line shall be provided.

REASON:

In the interest of residential amenity.

- 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 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.

- 11 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.

- 12 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

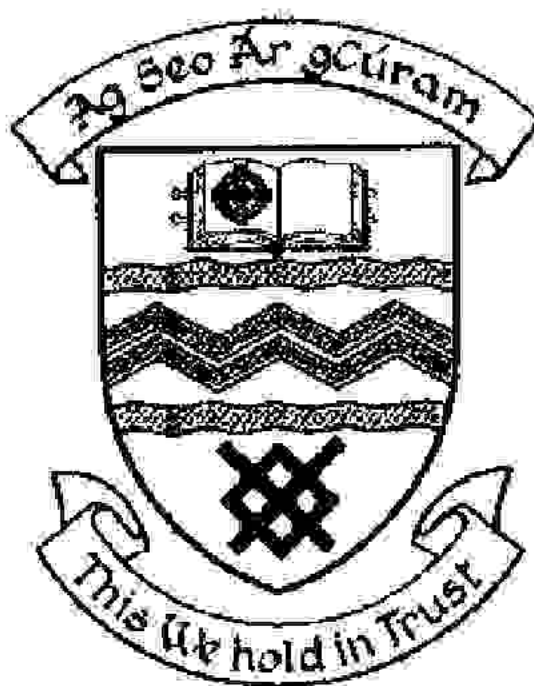
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REG REF. S01A/00

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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.

- 13 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 the Boherboy Water Supply Scheme 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 provision of services in the area which will facilitate the proposed development.

- 14 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 the Dodder Valley Catchment Drainage Improvement Works 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 provision of services in the area which will facilitate the proposed development.

- (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.

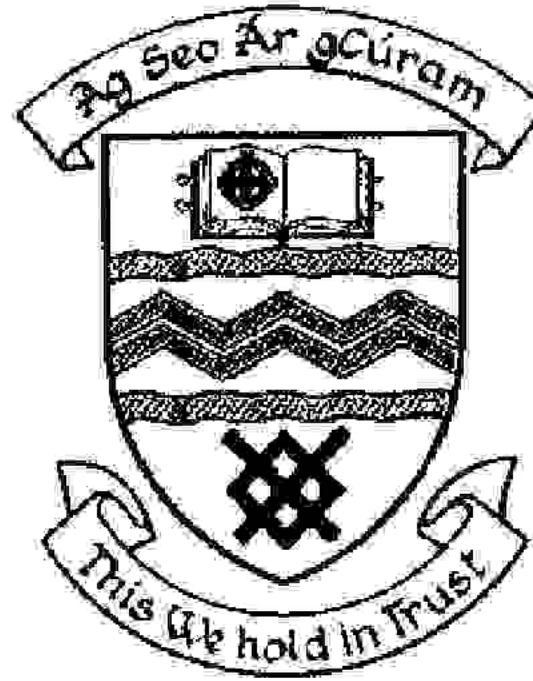
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- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

...*gfk*.....26/07/01
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/0222	
1. Location	120 Allenton Drive, Tallaght, Dublin 24.		
2. Development	Two-storey detached dwelling at side.		
3. Date of Application	17/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Eamon Weber, Architect, Address: 180 Rathgar Road, Dublin 6.		
5. Applicant	Name: P. & C. McDermott, Address: 120 Allenton Drive, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2159 Date 14/06/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	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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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 2159	Date of Decision 14/06/2001
Register Reference S01A/0222	Date: 17/04/01

Applicant P. & C. McDermott,
Development Two-storey detached dwelling at side.
Location 120 Allenton Drive, Tallaght, 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 (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

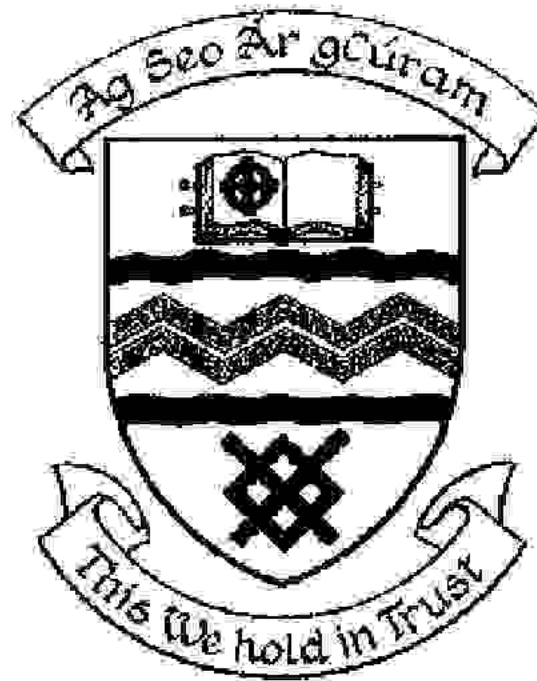
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..... 14/06/01
for SENIOR ADMINISTRATIVE OFFICER

Eamon Weber, Architect,
180 Rathgar Road,
Dublin 6.

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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 before any works are begun.
REASON:
In the interest of the proper planning and development of the area.
- 2 No part of the proposed development shall lie within 5 metres of a public foul sewer, public surface water sewer or public watermain.
REASON:
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- 3 A minimum distance of 2.3 metres is required between the flank walls of the existing and proposed dwellings. A minimum distance of 2 metres is required between the back of the public pathway and the proposed development.
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- 5 An acceptable house number be submitted to and approved by the Planning Authority before constructional works take place on the proposed house.
REASON:
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- 6 The design of the proposed dwelling shall integrate with the style of the adjoining properties. The building shall not

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project forward of the existing building line along Allenton Drive.

REASON:

In the interests of visual and residential amenity.

- 7 The existing hedgerow between the subject site and the Bohernabreena Road shall be retained and shall not be uprooted as a result of the construction of the dwelling.

REASON:

In the interests of visual amenity.

- 8 A minimum distance of 22 metres is required between directly opposing first floor rear windows.

REASON:

IN the interests of the proper planning and development of the area.

- 9 A minimum area of 60sq.m. of private open space behind the front building line shall be provided.

REASON:

In the interest of residential amenity.

- 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 of public services in the area of the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

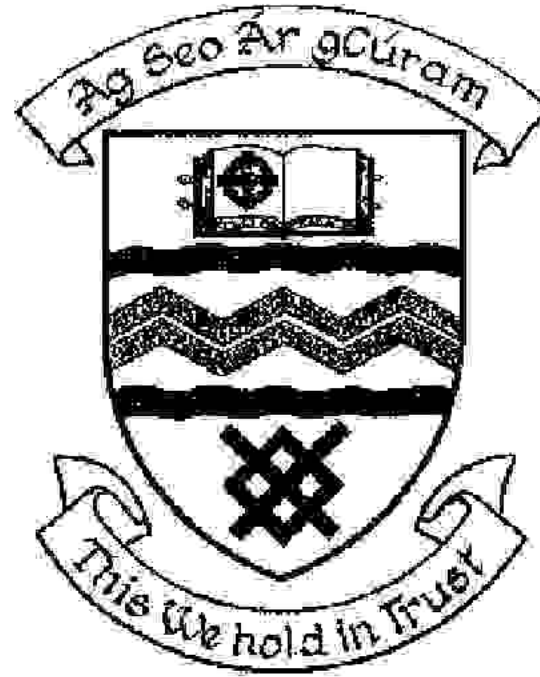
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- 11 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this contribution to be paid before the commencement of

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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.

- 12 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.

- 13 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 the Boherboy Water Supply Scheme in the area of the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

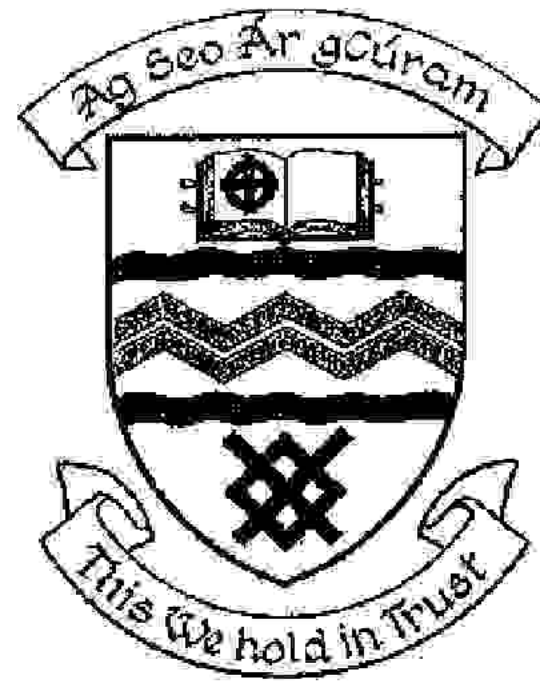
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- 14 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of the Dodder Valley Catchment Drainage Improvement Works in the

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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 provision of services in the area which will facilitate the proposed development.