

	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/0202
1. Location	Side of 16 Kilmashogue Drive, Greenpark, Dublin 12	
2. Development	1,386 square ft. 2 storey house on subdivided site	
3. Date of Application	06/04/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Approval	1. 2.
4. Submitted by	Name: Mrs Anita Barker Address: 16 Kilmashogue Drive Greenpark,	
5. Applicant	Name: Mrs Anita Barker Address: 16 Kilmashogue Drive, Greenpark, Dublin 12	
6. Decision	O.C.M. No. 2081 Date 01/06/2001	Effect AA GRANT APPROVAL
7. Grant	O.C.M. No. Date	Effect AA GRANT APPROVAL
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

M

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Lár an Bhaile, Tamhlacht,
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NOTIFICATION OF DECISION TO GRANT APPROVAL
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2081	Date of Decision 01/06/2001
Register Reference S01A/0202	Date: 06/04/01

Applicant Mrs Anita Barker

Development 1,386 square ft. 2 storey house on subdivided site

Location Side of 16 Kilmashogue Drive, Greenpark, Dublin 12

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 APPROVAL in respect of the above proposal.

Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

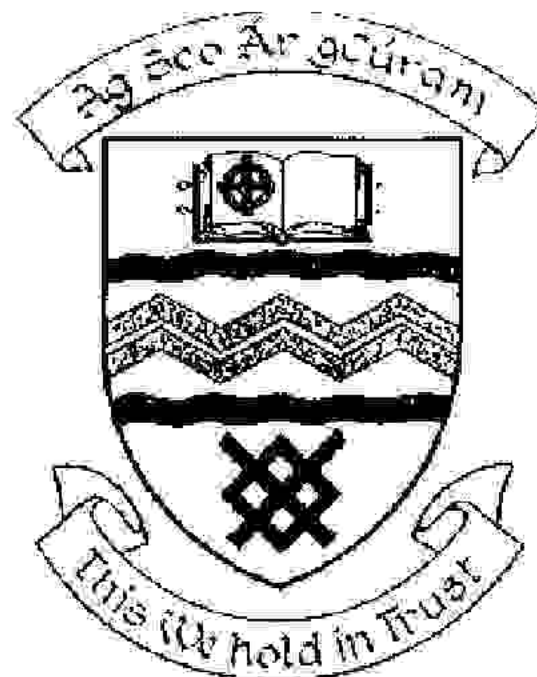
..... M? 01/06/01
for SENIOR ADMINISTRATIVE OFFICER

Mrs Anita Barker
16 Kilmashogue Drive
Greenpark,
Dublin 12

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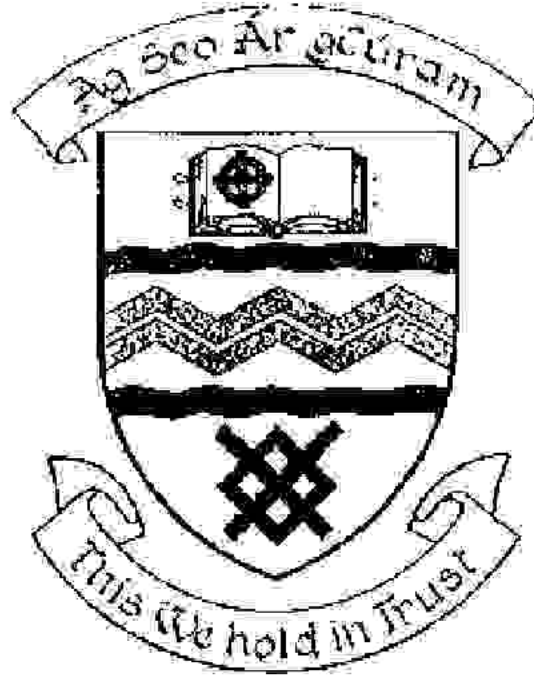
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REG REF. S01A/0202

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 each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 That the dwellinghouse shall not be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
(a) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

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REG. REF. S01A/0202

- (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) No buildings shall be erected within 5 metres of a public watermain or any watermain with the potential to be taken in charge.
- (e) The property shall have its own individual service connection to the public watermain and 24 hour storage.
- (f) 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.

- 7 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 8 Whilst providing a driveway and parking space the applicant shall retain one third of the existing front garden area as a green surfaced/landscaped open area.

REASON:

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

- 9 The footpath and kerb for both the existing and proposed dwelling shall be dished to the requirements of the Area Engineer, Road Maintenance Department, at the applicants own expense. Any such dishing shall not exceed the width of the vehicular entrance.

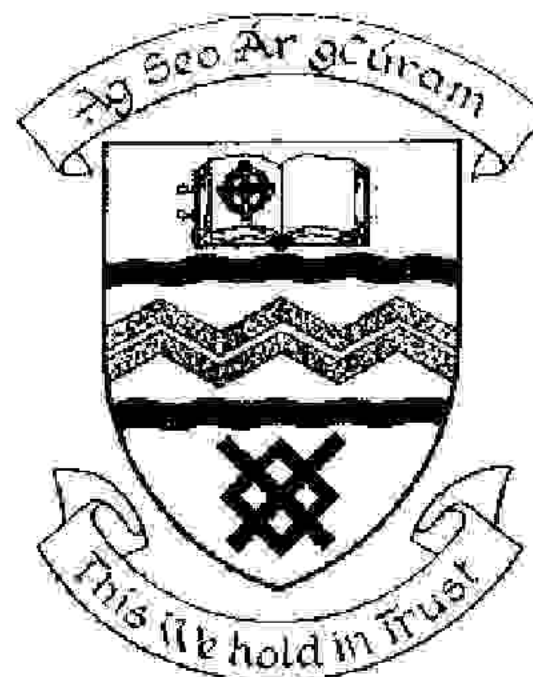
REASON:

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

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REG REF. S01A/0202

- 10 Provision of 2 off street car parking spaces shall be provided for.

REASON:

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

- 11 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes of the existing building along Kilmashogue Drive.

REASON:

In the interest of visual amenity.

- 12 Prior to the first occupation of the dwelling the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

REASON:

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

- 13 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:

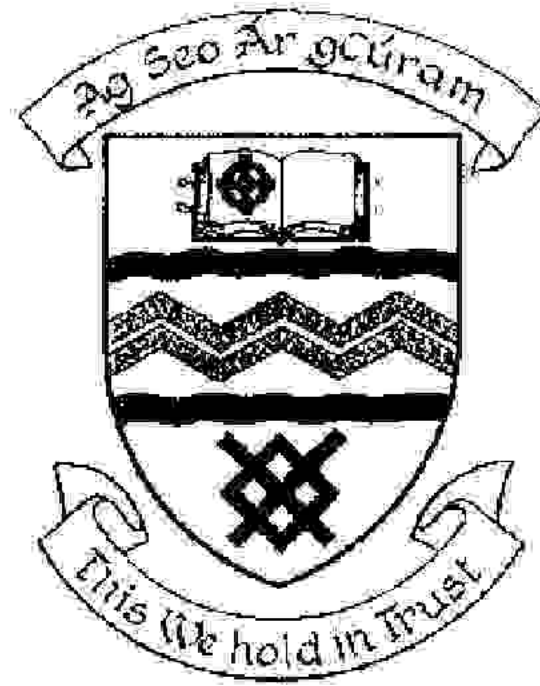
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 14 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.

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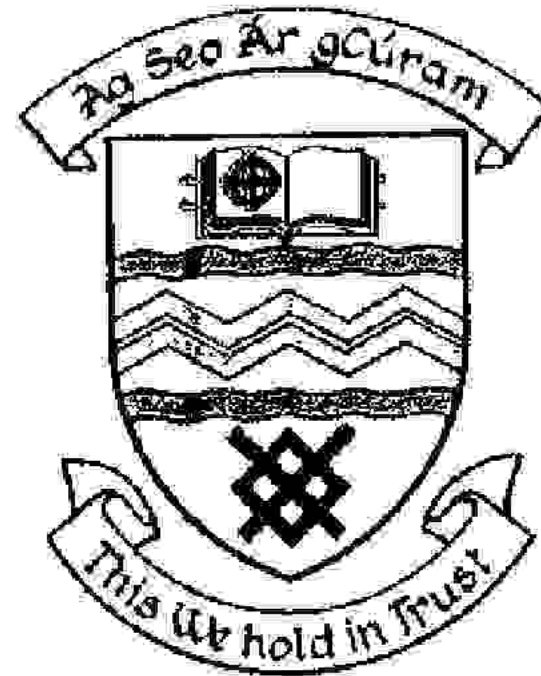
That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which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

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1. Location	Side of 16 Kilmashogue Drive, Greenpark, Dublin 12		
2. Development	1,386 square ft. 2 storey house on subdivided site		
3. Date of Application	06/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 2.	1. 2.
4. Submitted by	Name: Mrs Anita Barker Address: 16 Kilmashogue Drive Greenpark,		
5. Applicant	Name: Mrs Anita Barker Address: 16 Kilmashogue Drive, Greenpark, Dublin 12		
6. Decision	O.C.M. No. 2081 Date 01/06/2001	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 2409 Date 16/07/2001	Effect AA GRANT APPROVAL	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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Mrs Anita Barker
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Dublin 12

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 2409	Date of Final Grant 16/07/2001
Decision Order Number 2081	Date of Decision 01/06/2001
Register Reference S01A/0202	Date 06/04/01

Applicant Mrs Anita Barker

Development 1,386 square ft. 2 storey house on subdivided site

Location Side of 16 Kilmashogue Drive, Greenpark, Dublin 12

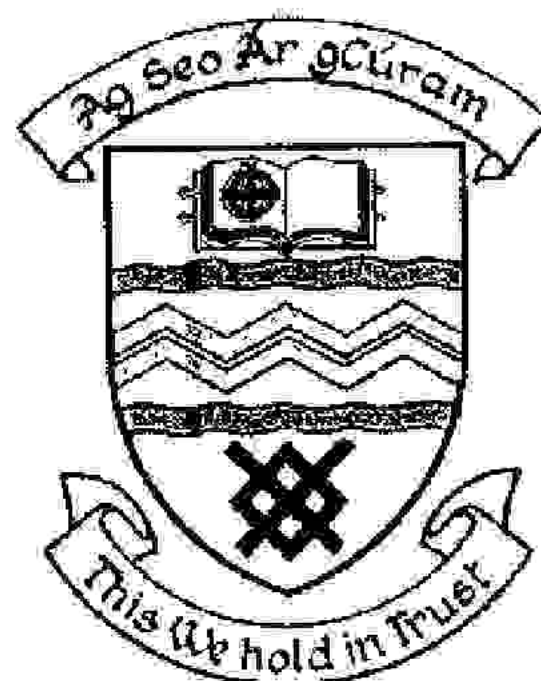
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Approval has been granted for the development described above,
subject to the following (15) Conditions.

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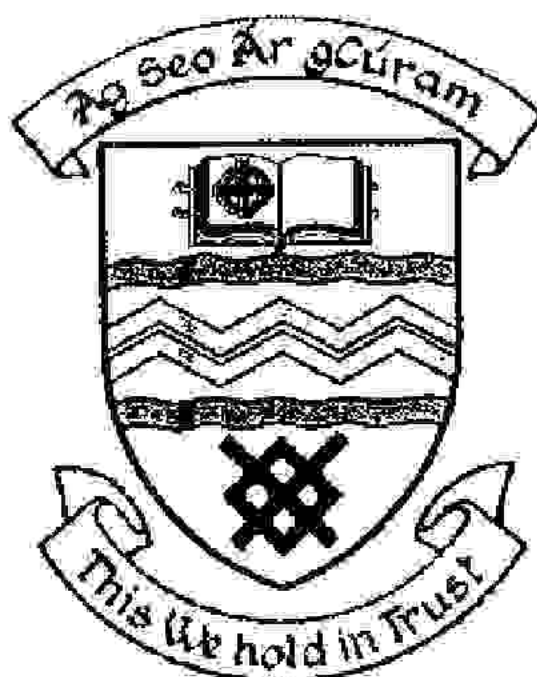
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Conditions and Reasons

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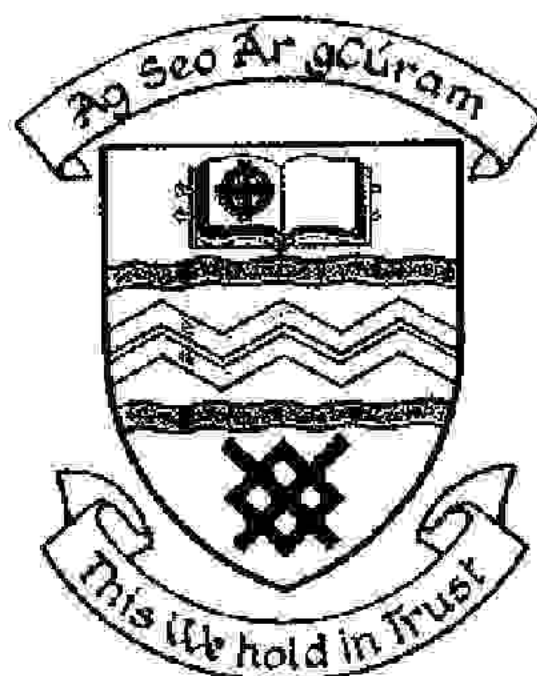
REASON:

In the interest of visual amenity.

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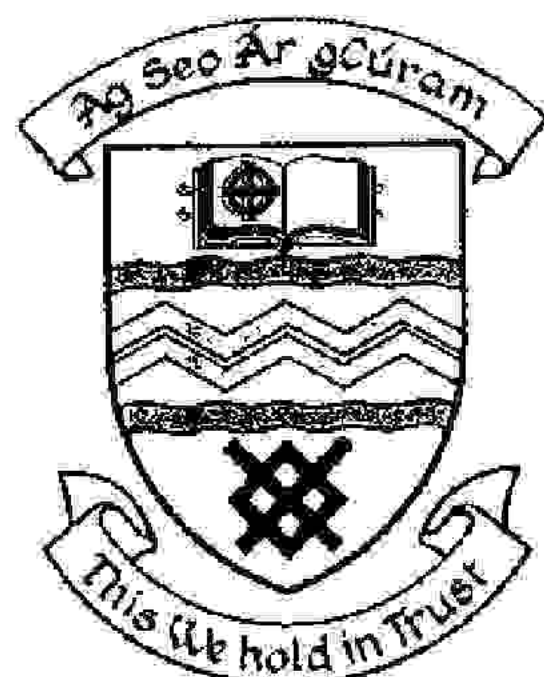


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development and improvement of amenity lands in the area
 which will facilitate the proposed development.

- (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.
- (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.

17/07/01
 for SENIOR ADMINISTRATIVE OFFICER