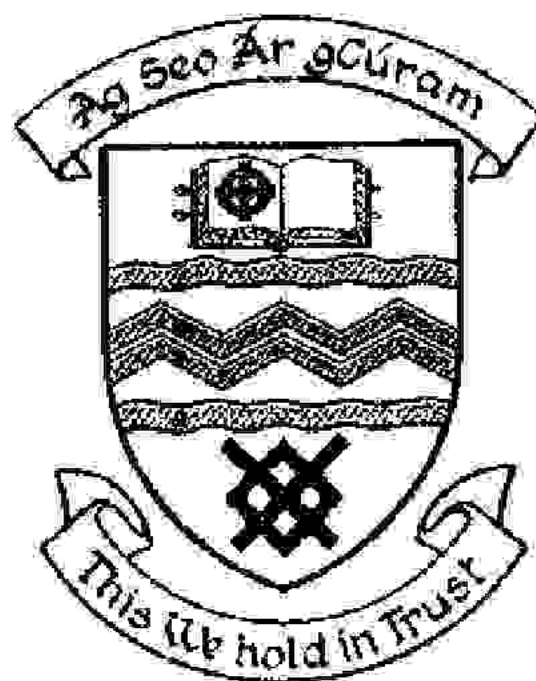


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)		Plan Register No. S01A/0162	
1. Location	8 Colberts Fort Cottages, Dublin 24.			
2. Development	Attached 3 bed dormer bungalow to side			
3. Date of Application	20/03/01	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 17/05/2001 2.	1. 22/06/2001 2.	
4. Submitted by	Name: A. J. Whittaker & Associates Address: Lynwood House, Ballinteer Road,			
5. Applicant	Name: Pat Rice & Denise Brady Address: 8 Colberts Fort Cottages, Dublin 24.			
6. Decision	O.C.M. No. 2937 Date 17/09/2001	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 3325 Date 05/11/2001	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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A. J. Whittaker & Associates
Lynwood House,
Ballinteer Road,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3325	Date of Final Grant 05/11/2001
Decision Order Number 2937	Date of Decision 17/09/2001
Register Reference S01A/0162	Date 22/06/01

Applicant Pat Rice & Denise Brady
Development Attached 3 bed dormer bungalow to side
Location 8 Colberts Fort Cottages, Dublin 24.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 19/09/2001
Additional Information Requested/Received 17/05/2001 /22/06/2001

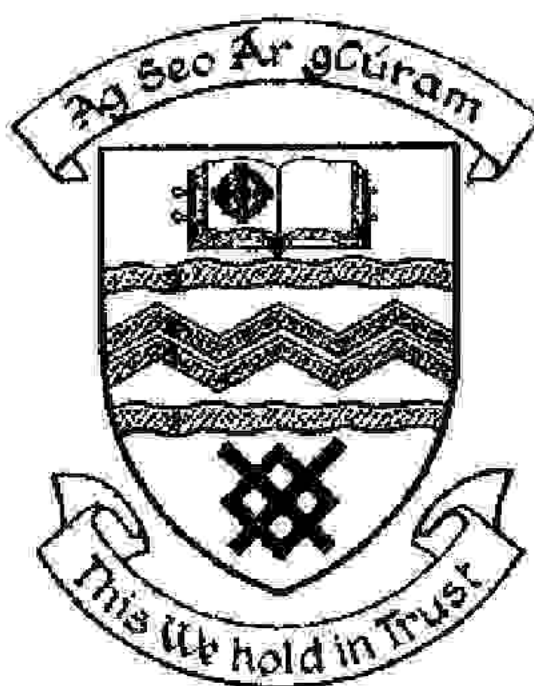
A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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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, as amended by additional information received by the Planning Authority on 22/06/2001 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 That each premises be used as single dwelling units.

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 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council. The following requirements of the Environmental Services Department shall also 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 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.

REASON:

In the interests of public safety and in order to comply with the Sanitary Services Acts, 1878-1964.

- 5 The applicant shall satisfy the following requirements of the Environmental Health Officer.

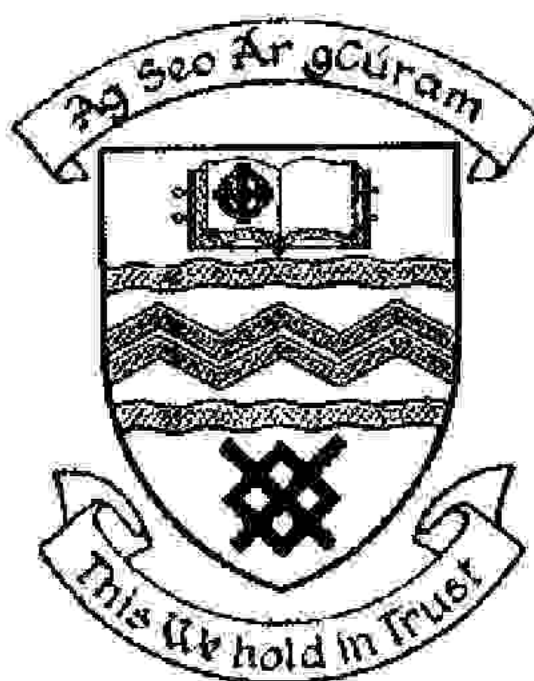
(i) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A0104 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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dust being omitted from the site. This shall include skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.

(ii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8.00 Hours on weekdays and 9.00 Hours on Saturdays nor after 18.00 Hours on weekdays and 13.00 Hours on Saturdays nor at any time on Sundays, Bank Holidays or Public Holidays.

REASON:

In the interest of public health and safety.

- 6 Two off-street car parking spaces shall be provided, as per revised block plan submitted as Additional Information on 28/06/2001.

REASON:

In the interest of public safety.

- 7 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.

- 8 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.

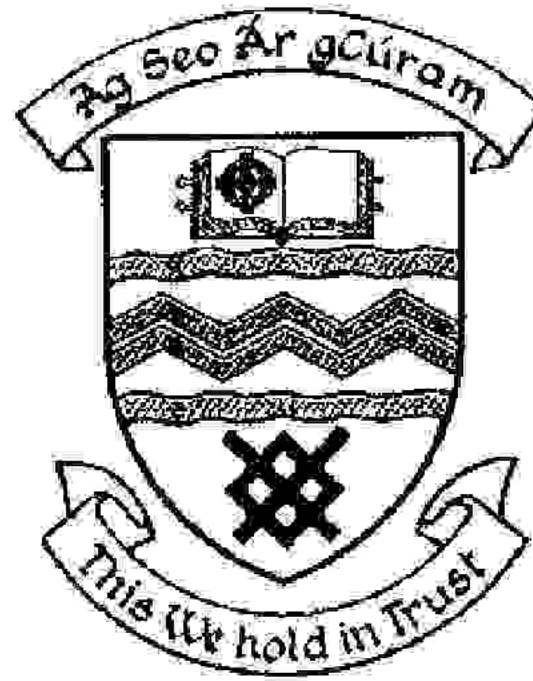
- 9 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development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

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0104 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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.

- 10 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.

- 11 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.

SOUTH DUBLIN COUNTY COUNCIL

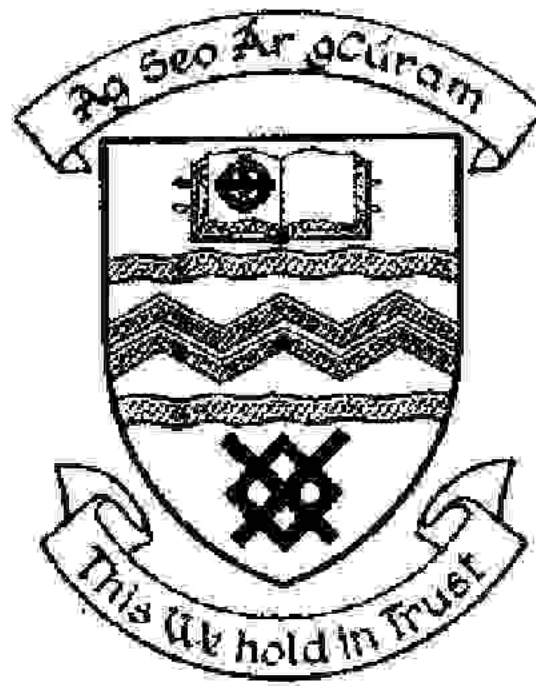
REG. REF. S01A

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MC07/11/01
for SENIOR ADMINISTRATIVE OFFICER

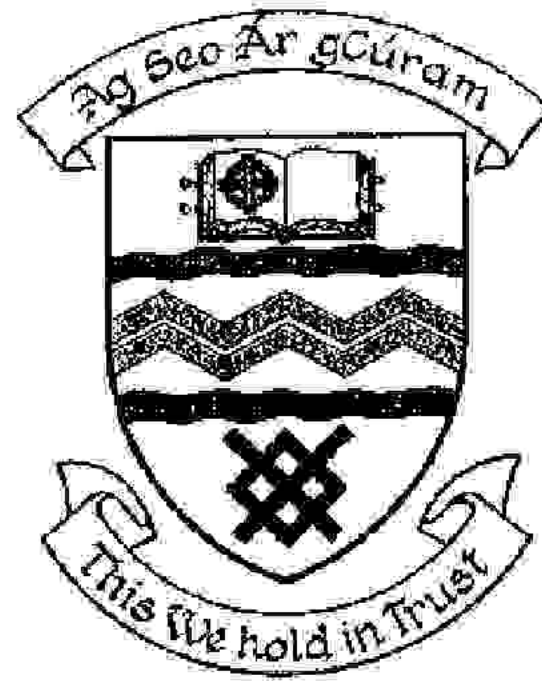
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0162	
1. Location	8 Colberts Fort Cottages, Dublin 24.		
2. Development	Attached 3 bed dormer bungalow to side		
3. Date of Application	20/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/05/2001 2.	1. 22/06/2001 2.
4. Submitted by	Name: A. J. Whittaker & Associates Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Pat Rice & Denise Brady Address: 8 Colberts Fort Cottages, Dublin 24.		
6. Decision	O.C.M. No. 2937 Date 17/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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.	

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 2937	Date of Decision 17/09/2001
Register Reference S01A/0162	Date: 20/03/01

Applicant Pat Rice & Denise Brady

Development Attached 3 bed dormer bungalow to side

Location 8 Colberts Fort Cottages, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including 19/09/2001

Additional Information Requested/Received 17/05/2001 /22/06/2001

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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

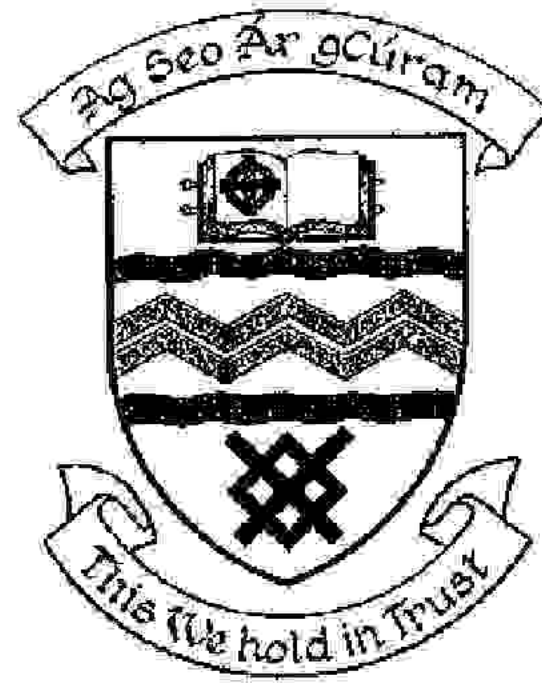
..... M7 17/09/01
for SENIOR ADMINISTRATIVE OFFICER

A. J. Whittaker & Associates
Lynwood House,
Ballinteer Road,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0162

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 22/06/2001 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 That each premises be used as single dwelling units.

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 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council. The following requirements of the Environmental Services Department shall also 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 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.

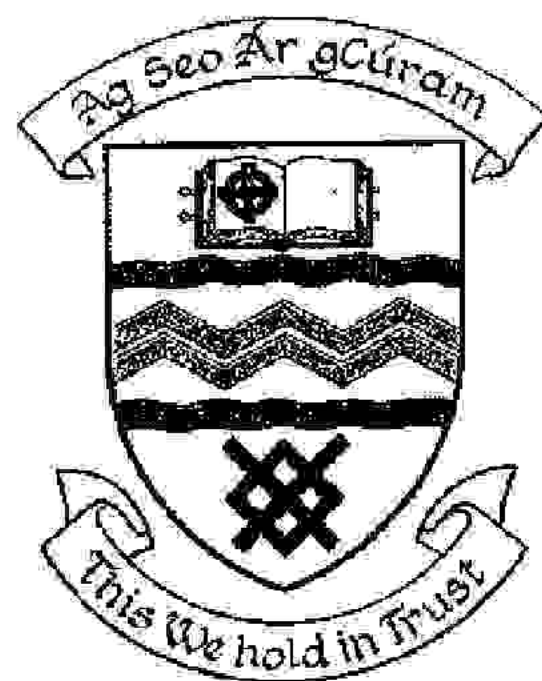
(v) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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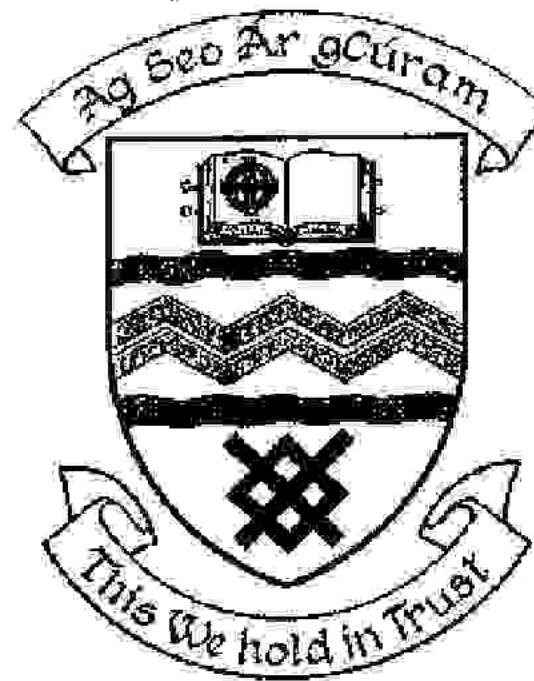
In the interests of public safety and in order to comply with the Sanitary Services Acts, 1878-1964.

- 5 The applicant shall satisfy the following requirements of the Environmental Health Officer.
- (i) During the construction phase of the development, Best Practicable Means shall be employed to minimise air blown dust being omitted from the site. This shall include skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open sites.
- (ii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8.00 Hours on weekdays and 9.00 Hours on Saturdays nor after 18.00 Hours on weekdays and 13.00 Hours on Saturdays nor at any time on Sundays, Bank Holidays or Public Holidays.
- REASON:
In the interest of public health and safety.
- 6 Two off-street car parking spaces shall be provided, as per revised block plan submitted as Additional Information on 28/06/2001.
- REASON:
In the interest of public safety.
- 7 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.
- 8 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.

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REG REF. S01A/0162

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.

- 9 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.

- 10 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.

- 11 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.

	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/0162
1. Location	8 Colberts Fort Cottages, Dublin 24.	
2. Development	Attached 3 bed dormer bungalow to side	
3. Date of Application	20/03/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 17/05/2001 1. 22/06/2001 2. 2.
4. Submitted by	Name: A. J. Whittaker & Associates Address: Lynwood House, Ballinteer Road,	
5. Applicant	Name: Pat Rice & Denise Brady Address: 8 Colberts Fort Cottages, Dublin 24.	
6. Decision	O.C.M. No. 1056 Date	Effect FI REQUEST ADDITIONAL INFORMATION
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION
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.

M

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

Decision Order Number 1056	Date of Decision 17/05/2001
Register Reference S01A/0162	Date: 20/03/01

Applicant Development Pat Rice & Denise Brady
 Detached 3 bed dormer bungalow to side

Location 8 Colberts Fort Cottages, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 20/03/01 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 design of the proposed dwelling does not accord with the character of the dwellings within the vicinity in that:
 - (i) it would be gable-ended to the road,
 - (ii) the roof ridgeline would be perpendicular to the ridgeline of the existing dwellings,
 - (iii) the ridge-height exceeds that of the existing dwelling by approximately 0.75-metres in height,
 - (vi) it would be a chalet style dwelling,
 - (v) the fenestration pattern would not conform to the existing,
 - (vi) the location of the proposed chimney stack would be to the side rather than at the ridgeline,
 - (vii) and the existing building line would be broken.

The applicant is requested to submit, in quadruplicate, revised drawings addressing the said issues.

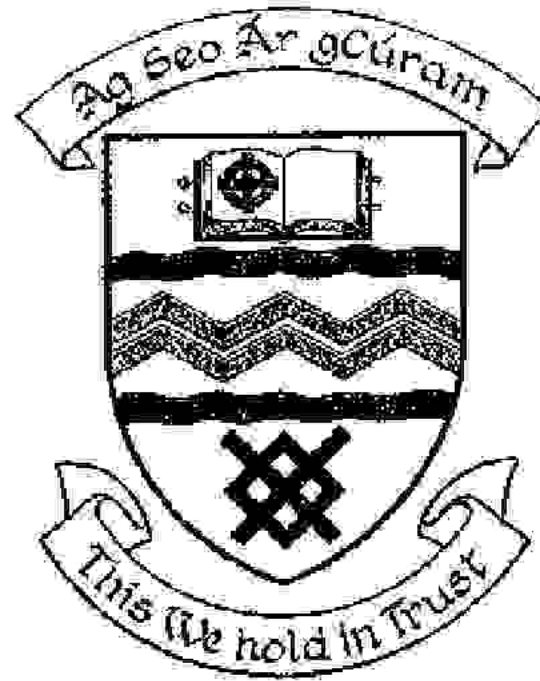
The applicant should note that if an application is for a detached dwelling, a separation distance of 2.3-metres from

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 Ballinteer Road,
 Dublin 16.

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REG REF. S01A/0162

the flank walls of the adjoining house shall be provided, as required under paragraph 3.4.19.i, 'Separation between dwellings', of the South Dublin County Development Plan, 1998. Alternatively, the proposed dwelling could be amended so as to be attached to the existing dwelling.

- 2 The applicant is requested to submit, in quadruplicate, a revised site layout map in complete accordance with article 23(1)(a) of the Local Government (Planning and Development) Regulations, 1994.

The applicant should note that, according to paragraph 3.4.16 - Private Open Space of the Development Plan, all houses should have an area of private open space behind the front building line of not less than 60sq.m.

- 3 If revised plans are submitted for an attached rather than detached dwelling, revised public notice procedures must be carried out (press notice and site notice) and the necessary evidence submitted to the Planning Authority.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

18/05/01