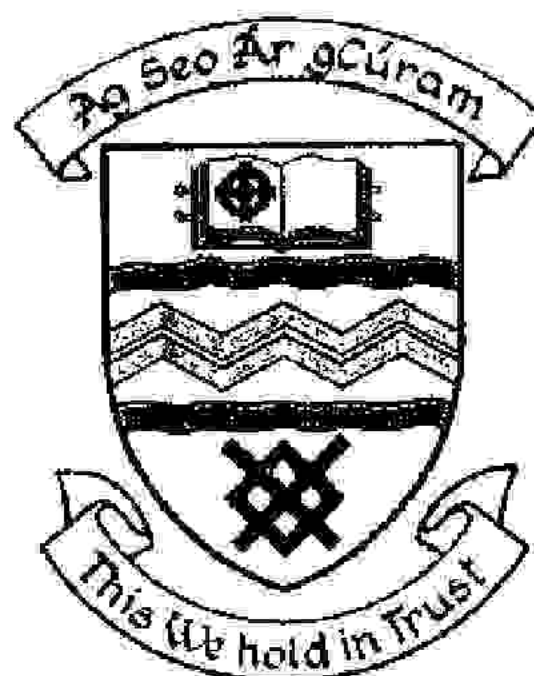


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0035	
1. Location	20A, Old Court Cottages, Old Court Rd, Tallaght, D. 24.		
2. Development	Bungalow at rear.		
3. Date of Application	25/01/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/03/2001 2.	1. 29/03/2001 2.
4. Submitted by	Name: Patrick & Sylvia Healy Address: Mount Pelier, Bohernabreena,		
5. Applicant	Name: Patrick & Sylvia Healy Address: Mount Pelier, Bohernabreena, Dublin 24.		
6. Decision	O.C.M. No. 2011 Date 25/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2327 Date 05/07/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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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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Patrick & Sylvia Healy
Mount Pelier,
Bohernabreena,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2327	Date of Final Grant 05/07/2001
Decision Order Number 2011	Date of Decision 25/05/2001
Register Reference S01A/0035	Date 29/03/01

Applicant Patrick & Sylvia Healy

Development Bungalow at rear.

Location 20A, Old Court Cottages, Old Court Rd, Tallaght, D. 24.

Floor Area 104.70 Sq Metres

Time extension(s) up to and including

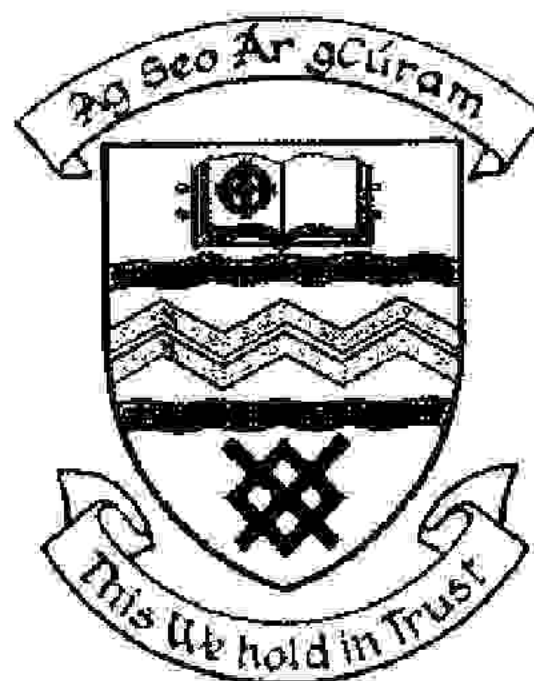
Additional Information Requested/Received 22/03/2001 /29/03/2001

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

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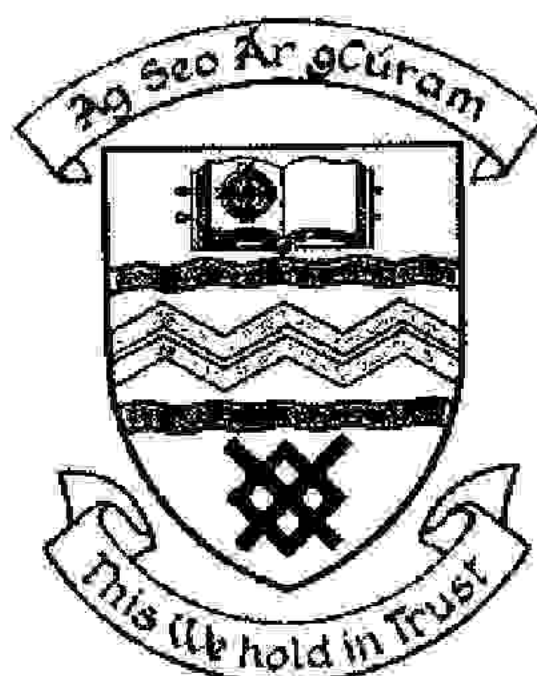
P.O. Box 4122
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and Additional Information received on 29/03/2001 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 the entire premises be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 3 Details of boundary treatment including the proposed entrance and landscaping/planting shall be submitted to and approved by the Planning Authority before commencement of development. In particular, where adequate screening is not provided by existing trees and bushes, a 2 metre high timber screen fence or a 2 metre high block wall rendered both sides and capped shall be provided along the portion of the boundary which adjoins the southern and western elevations of the proposed bungalow. It shall be endeavoured to retain all trees, shrubs and bushes on the site.
 REASON:
 In the interest of residential amenity.
- 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 an acceptable house number be submitted to and approved by the 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.
- 6 That 2 no. off-street car parking spaces each be provided for the existing and proposed houses as shown on the site layout plan received as additional information on 29/03/2001.
 REASON:
 In the interest of the proper planning and development of the area.

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- 7 With respect to water supply and drainage arrangements, the following requirements of the Environmental Service Department shall be adhered to:

- (a) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (b) Applicant shall 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) The following requirements will be adhered to in relation to the proposed surface water outfall to the stream.
 - (i) There shall only be one surface water outfall point to the stream.
 - (ii) The invert level of the outfall shall be 200mm above the normal water levels.
 - (iii) The outfall shall be so formed as to avoid, or provide against, local erosion and should be so angled as to discharge in the direction of flow of the watercourse.
- (e) The property shall have its own individual service connection to the public watermain and 24hour 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 the interest of public health.

- 8 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.

- 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.

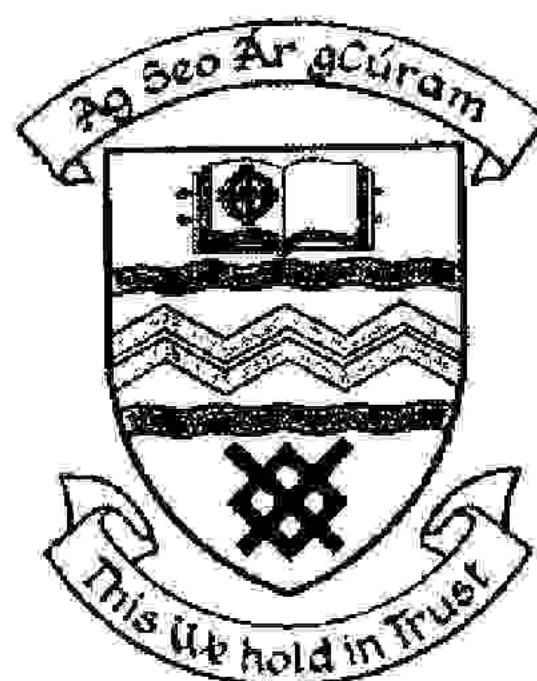
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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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 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 £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

REASON:

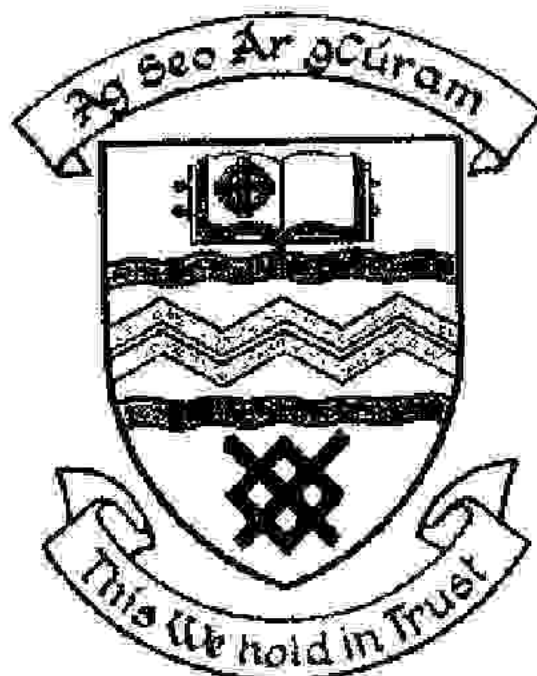
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.

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- (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.

.....*gk*.....06/07/01
for SENIOR ADMINISTRATIVE OFFICER

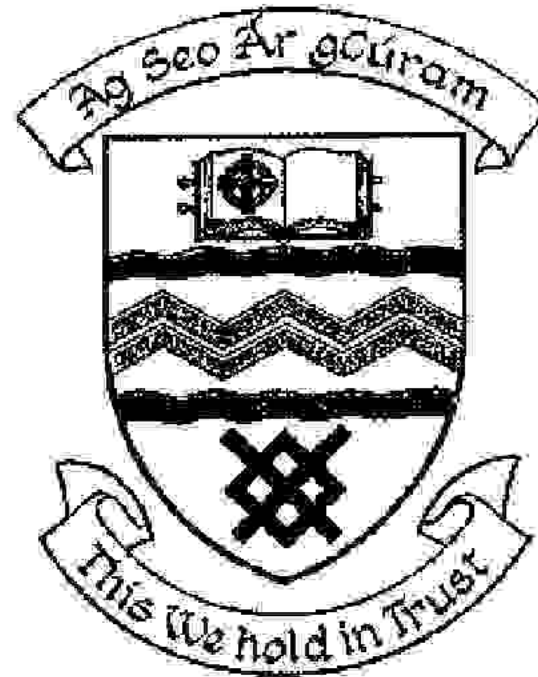
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0035	
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5. Applicant	Name: Patrick & Sylvia Healy Address: Mount Pelier, Bohernabreena, Dublin 24.		
6. Decision	O.C.M. No. 2011 Date 25/05/2001	Effect AP GRANT PERMISSION	
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0587	Date of Decision 22/03/2001
Register Reference S01A/0035	Date: 25/01/01

Applicant Patrick & Sylvia Healy
Development Bungalow at rear.

Location 20A, Old Court Cottages, Old Court Rd, Tallaght, D. 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 25/01/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The proposed development constitutes the sub-division of the existing site area of the house at no. 20 Oldcourt Cottages. The proposal includes the deletion of the existing vehicular access and car parking to no. 20 which is not acceptable to the Roads Department. The Roads Department recommends refusal of permission unless alternative arrangements are made to provide off-street parking for 2 no. car spaces to the existing house.

The applicants are requested to indicate how they can satisfy the requirements of the Roads Department in this regard.

A revised site plan and site location map are to be submitted as necessary.

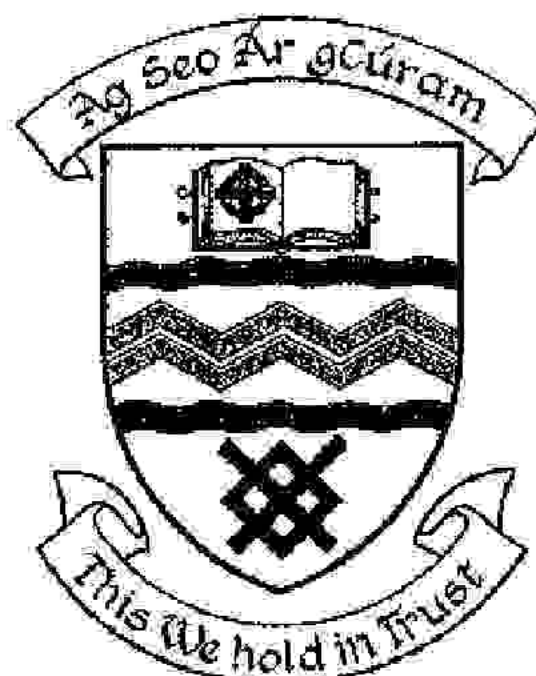
In this regard the applicants shall provide documentary evidence of their legal interest in the entire existing site area of no. 20 Oldcourt Cottages.

Patrick & Sylvia Healy
Mount Pelier,
Bohernabreena,
Dublin 24.

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REG REF. S01A/0035

- 2 The applicants are requested to submit revised public notices and a new application form if a new and separate vehicular access is proposed for the existing house at no. 20 Oldcourt Cottages to comply with the Additional Information request no. 1.
- 3 The proposal to set back the existing vehicular entrance by circa 1m behind the front site boundary line is considered to be visually inappropriate. The applicants are requested to submit a revised block plan in this regard.
- 4 The Environmental Services Department reports that no public surface water sewers exist in the area and requests the following Additional Information:-
 - (i) Clarification of how surface water run-off from the existing cottages is disposed of.
 - (ii) Soakaways are to be located at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.
 - (iii) Soakaways are to be located at least 10m from the nearest road boundary and not within 3m of the boundary of the adjoining sites.
 - (iv) Soakaways must be designed in accordance with the requirements of BRE. Digest 365. Soakaway design and certification to that effect is required.
 - (v) Report on suitability of soil for soakage to be submitted.
 - (vi) Soakage area to meet the requirements of the Environmental Health Officer.

A revised site plan is to be submitted in this regard.

- 5 The applicants are requested to submit boundary treatment proposals for the south-western site boundary. This shall include details of a 2m high wall properly capped and finished on both sides or a 2m high screen fence along the portion of this boundary which adjoins the southern elevation of the proposed bungalow.

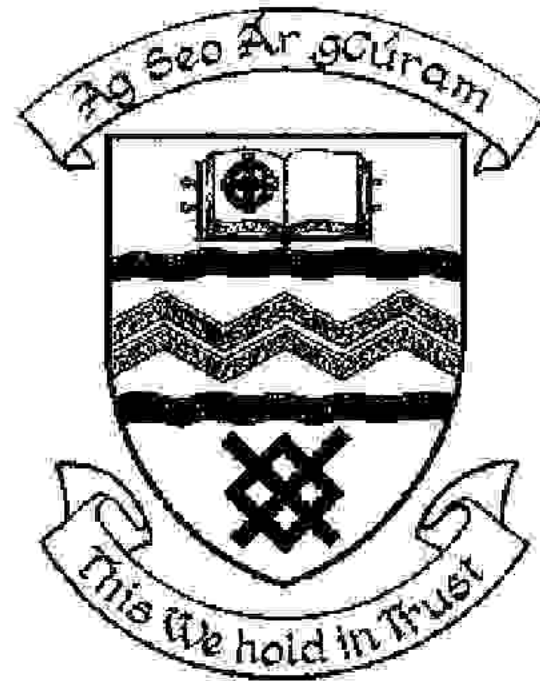
NOTE:

The applicants are advised to consult with the Planning Department prior to re-submission.

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REG. REF. S01A/0035
Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

22/03/01