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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1) | Plan Register No. S00A/0860/C1 | |
| 1. Location | site adjoining Ballyroan Lodge, Knocklyon Road, Dublin 16. | | |
| 2. Development | Proposed detached house Condition No's. 5; 6 & 7(d). | | |
| 3. Date of Application | 16/07/01 | Date Further Particulars No. (a) Requested (b) Received | |
| 3a. Type of Application | Compliance with Conditions | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Mark Brennan Address: Ballyroan Lodge, Knocklyon Road, | | |
| 5. Applicant | Name: Mark Brennan Address: Ballyroan Lodge, Knocklyon Road, Dublin 16. | | |
| 6. Decision | O.C.M. No. Date | Effect | |
| 7. Grant | O.C.M. No. Date | Effect | |
| 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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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Mark Brennan
Ballyroan Lodge,
Knocklyon 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 2409 | Date of Final Grant 16/07/2001 |
| Decision Order Number 2076 | Date of Decision 01/06/2001 |
| Register Reference S00A/0860 | Date 04/04/01 |

Applicant Mark Brennan

Development Proposed detached house

Location site adjoining Ballyroan Lodge, Knocklyon Road, Dublin 16.

Floor Area 149.00 Sq Metres

Time extension(s) up to and including

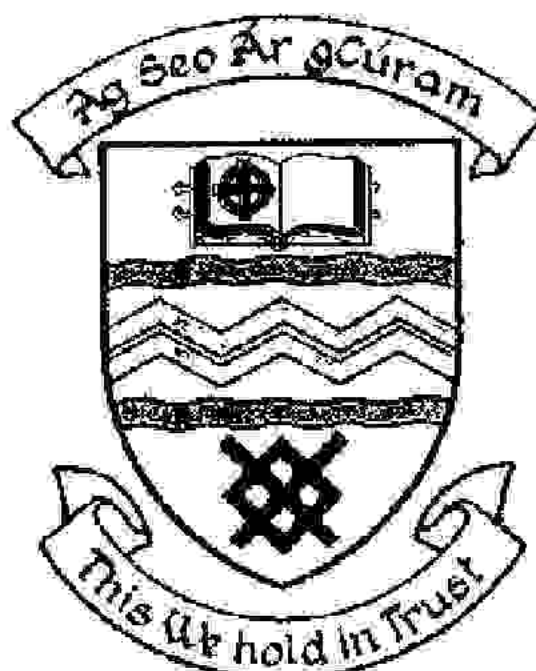
Additional Information Requested/Received 08/02/2001 /04/04/2001

A Permission has been granted for the development described above,
subject to the following (8) 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, Additional Information received on 04/04/2001 and Unsolicited Additional Information received on 10/05/2001 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 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:

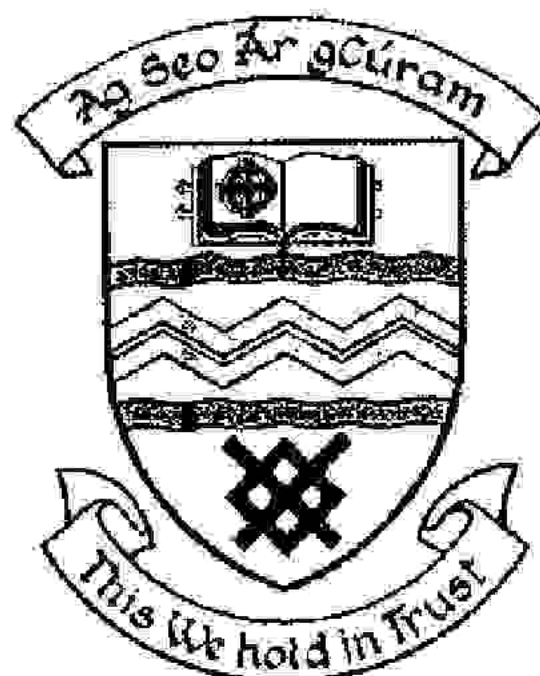
In the interest of amenity.

- 5 The following requirements of the Parks and Landscape Services Department shall be met:

(a) The entrance gates and drive shall be relocated so as to have minimal impact on the existing trees on the southern boundary of the site. Details of revisions shall be submitted to and approved by the Parks and Landscape Services Department prior to the commencement of development.

(b) A detailed tree survey shall be submitted showing the precise location of the existing trees on site, in relation to the proposed development, and indicating proposals for retention/removal or remedial tree surgery works, where deemed necessary. The trees to be retained on site shall be protected by post and rail fencing to enclose at least the area covered by the crown spread. This shall be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to development works commencing on site.

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REASON:

In the interest of residential amenity.

- 6 That the boundary wall of Ballyroan Lodge fronting Knocklyon Road shall be set back as shown on drawings lodged as Unsolicited Additional Information on the 10/05/2001 and the resulting area of land ceded free of charge to South Dublin County Council. In this regard the following requirements of the Roads Department shall be met:
 The proposed line of the new wall shall be set out on site and agreed in writing before the commencement of development. The new wall shall match existing in height and finish.

REASON:

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

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council. In particular, the following requirements shall be met:
 (a) The applicant shall ensure full and complete separation of foul and surface water systems.
 (b) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 (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 applicant shall submit appropriate written evidence of permission to discharge into the privately owned drain.
 (e) No building shall lie within 5 metres of a watermain.
 (f) Connections, swabbing, chlorination and tapping of watermain by South Dublin County Council personnel shall be at Applicants prior expense.
 (g) 24-hour storage shall be provided.

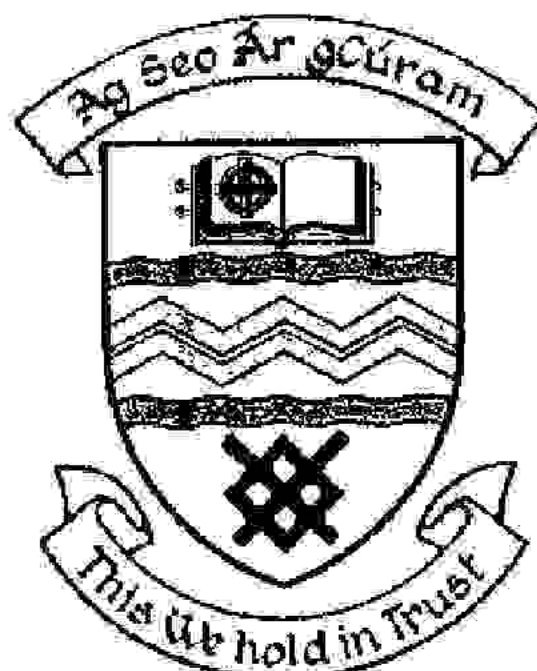
REASON:

In the interest of public health.

- 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:

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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 and one hundred pounds) EUR 2,666 (two thousand and six hundred and sixty 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. 50% of the agreed cost of the works done to satisfy condition no. 6 can be offset against this financial contribution.

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:

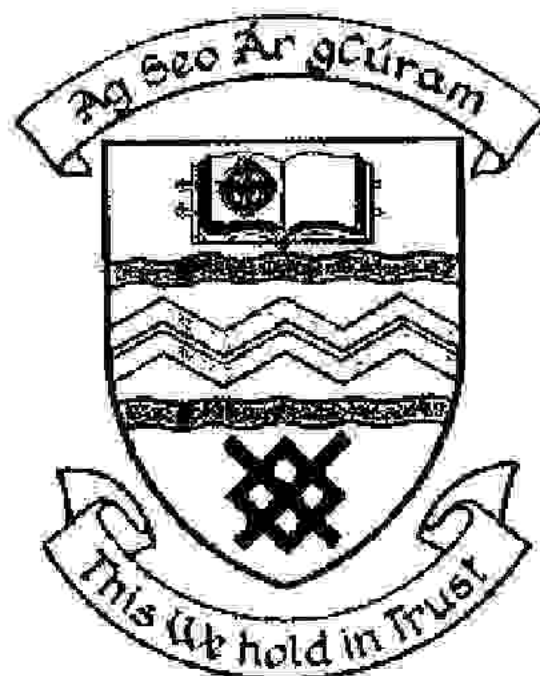
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- (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.


.....17/07/01
for SENIOR ADMINISTRATIVE OFFICER

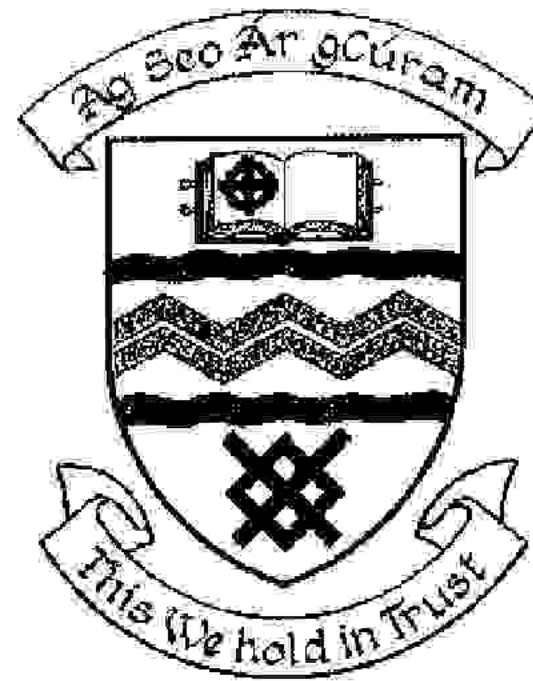
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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1) | Plan Register No. S00A/0860 | |
| 1. Location | site adjoining Ballyroan Lodge, Knocklyon Road, Dublin 16. | | |
| 2. Development | Proposed detached house | | |
| 3. Date of Application | 15/12/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 08/02/2001 2. | 1. 04/04/2001 2. |
| 4. Submitted by | Name: Mark Brennan Address: Ballyroan Lodge, Knocklyon Road, | | |
| 5. Applicant | Name: Mark Brennan Address: Ballyroan Lodge, Knocklyon Road, Dublin 16. | | |
| 6. Decision | O.C.M. No. 2076 Date 01/06/2001 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect AP GRANT PERMISSION | |
| 8. Appeal Lodged | | | |
| 9. Appeal Decision | | | |
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| 14. Registrar | Date | Receipt No. | |

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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 2076 | Date of Decision 01/06/2001 |
| Register Reference S00A/0860 | Date: 15/12/00 |

Applicant Mark Brennan

Development Proposed detached house

Location site adjoining Ballyroan Lodge, Knocklyon Road, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/02/2001 /04/04/2001

Clarification of Additional Information Requested/Received /

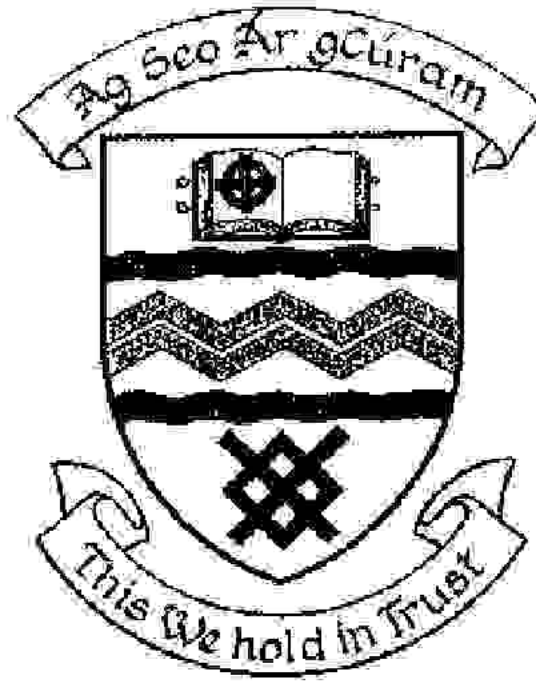
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....M7..... 01/06/01
for SENIOR ADMINISTRATIVE OFFICER

Mark Brennan
Ballyroan Lodge,
Knocklyon Road,
Dublin 16.

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retention/removal or remedial tree surgery works, where deemed necessary. The trees to be retained on site shall be protected by post and rail fencing to enclose at least the area covered by the crown spread. This shall be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to development works commencing on site.

REASON:

In the interest of residential amenity.

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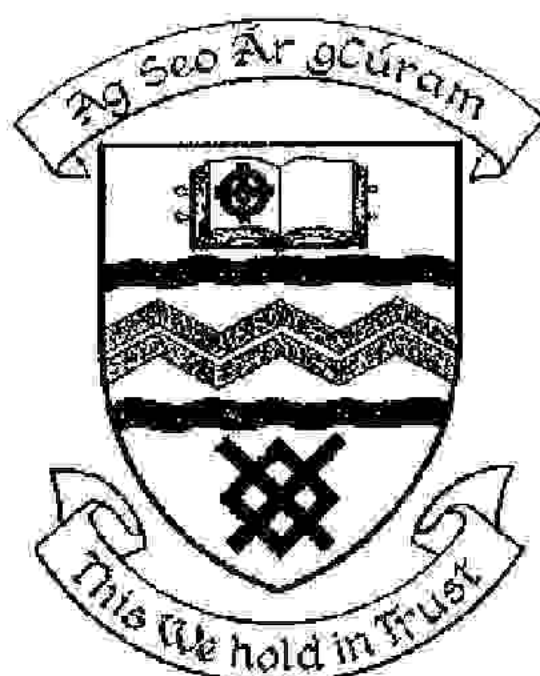
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at Applicants prior expense.

(g) 24-hour storage shall be provided.

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REASON:

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REASON:

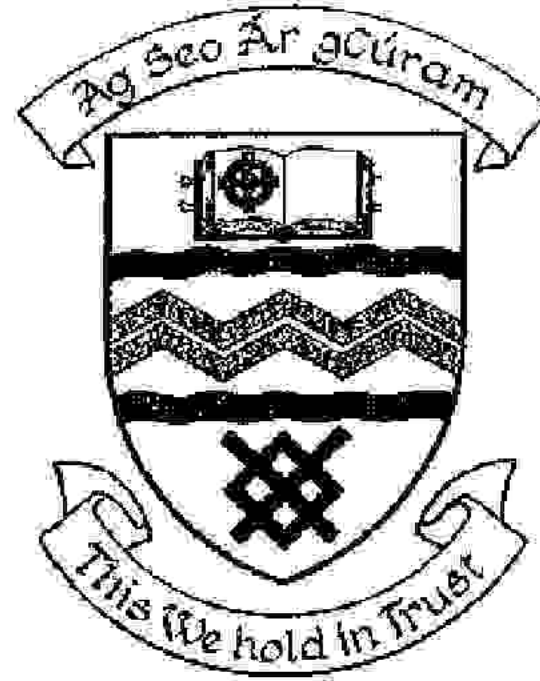
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REASON:

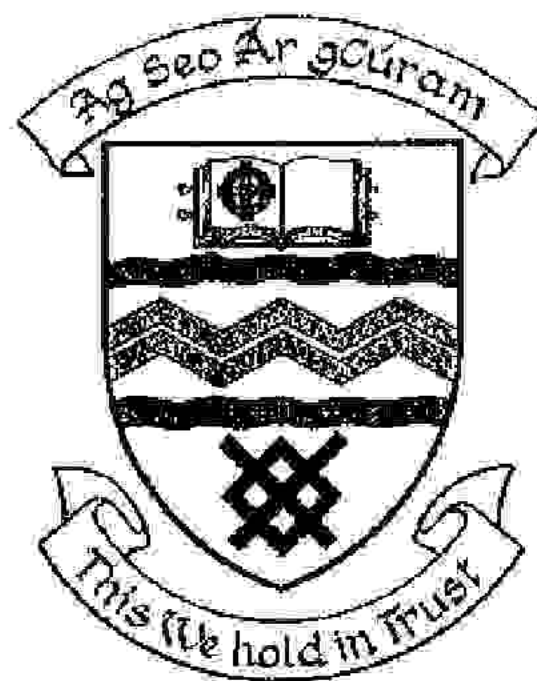
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| 1. Location | site adjoining Ballyroan Lodge, Knocklyon Road, Dublin 16. | | |
| 2. Development | Proposed detached house | | |
| 3. Date of Application | 15/12/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 08/02/2001 2. | 1. 04/04/2001 2. |
| 4. Submitted by | Name: Mark Brennan Address: Ballyroan Lodge, Knocklyon Road, | | |
| 5. Applicant | Name: Mark Brennan Address: Ballyroan Lodge, Knocklyon Road, Dublin 16. | | |
| 6. Decision | O.C.M. No. 2076 Date 01/06/2001 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect AP GRANT PERMISSION | |
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| 10. Material Contravention | | | |
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| 13. E.I.S. Requested | E.I.S. Received | E.I.S. Appeal | |
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|-----------------------------|
| Decision Order Number 0298 | Date of Decision 08/02/2001 |
| Register Reference S00A/0860 | Date: 15/12/00 |

Applicant Mark Brennan
Development Proposed detached house

Location site adjoining Ballyroan Lodge, Knocklyon Road, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 15/12/00 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 Roads Engineer reports that the visibility splay on the right hand side (when exiting) at the junction of the private laneway with Knocklyon Road is severely substandard and requires the Knocklyon Road boundary wall of Ballyroan Lodge to be set back to improve the vision splay and to increase the width of the footpath at Knocklyon Road.

The applicant is requested to consult with the Roads Department and to submit a revised block plan to a minimum scale 1:500 clearly showing the Knocklyon Road site boundary of Ballyroan Lodge set back to the requirements of the Roads Department.

- 2 The applicant is to submit side elevations of the proposed house to scale 1:50.

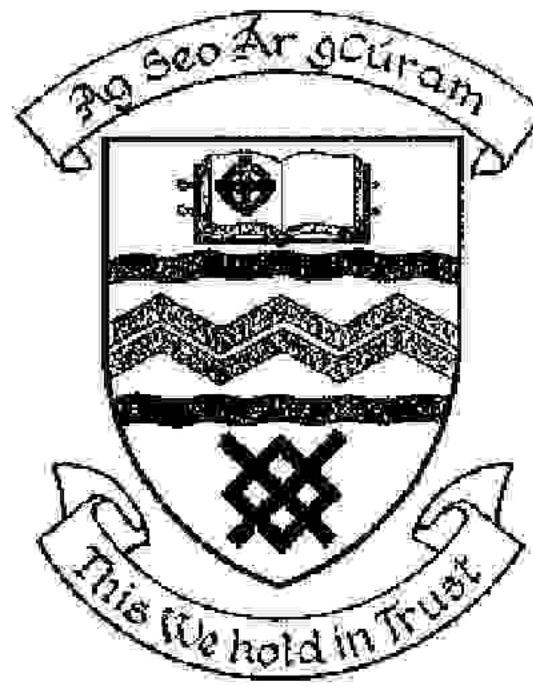
Signed on behalf of South Dublin County Council

Mark Brennan
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m7
.....
for Senior Administrative Officer

08/02/01