

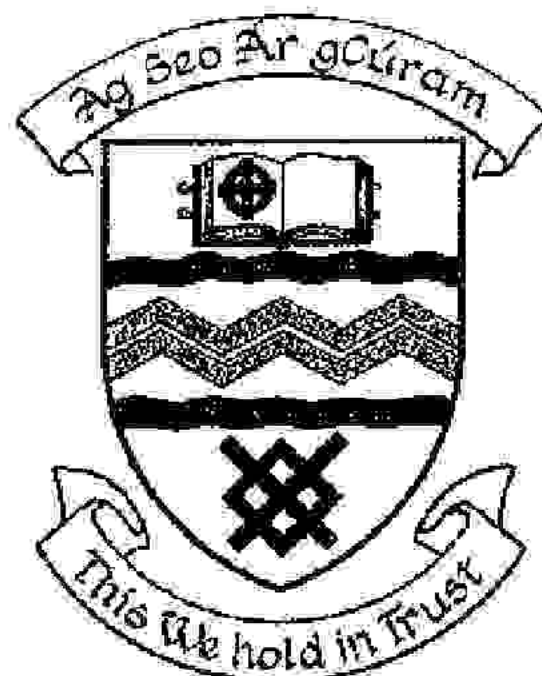
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0815	
1. Location	44 St. Josephs Road, Greenhills, Dublin 12.		
2. Development	2 storey detached house on site.		
3. Date of Application	27/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/03/2001 2.	1. 03/04/2001 2.
4. Submitted by	Name: J. Furlong R.I.B.A, Address: 42 Grange Park Road, Raheny,		
5. Applicant	Name: Mr Mark Hoare, Address: 44 St. Josephs Road, Greenhills, Dublin 12.		
6. Decision	O.C.M. No. 2058  Date 31/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2409  Date 16/07/2001	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.	

M

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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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 2058	Date of Decision 31/05/2001
Register Reference S00A/0815	Date: 27/11/00

Applicant Mr Mark Hoare,

Development 2 storey detached house on site.

Location 44 St. Josephs Road, Greenhills, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 27/03/2001 /03/04/2001

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

.....M7..... 31/05/01  
for SENIOR ADMINISTRATIVE OFFICER

J. Furlong R.I.B.A.,  
42 Grange Park Road,  
Raheny,  
Dublin 5.

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Conditions and Reasons

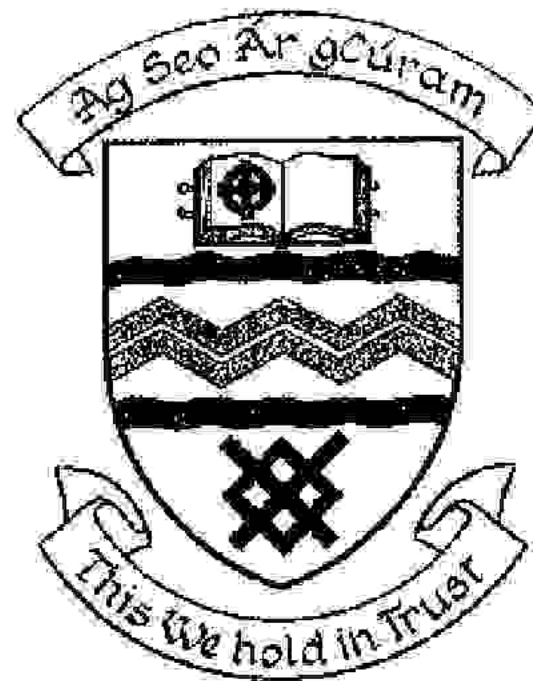
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Additional Information received 03/04/2001 save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.  
REASON:  
In the interest of visual amenity.
- 3 That the entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 5 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.
- 6 The proposed development be carried out to the requirements of the Roads Department, South Dublin County Council with regard to the following  
(a) Footpath and kerb to be dished and the new driveway



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constructed for existing house to the satisfaction of the  
Area Engineer, Roads Maintenance.

(b) Relocation/replacement of street tree to be at  
applicant's own expense if necessary.

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

7 The proposed development be carried out to the requirements  
of the Environmental Services Department with regard to the  
following

- (a) No buildings shall be erected within 5 metres of a  
public sewer or any sewer with the potential to be  
taken in charge.
- (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) As a 100mm diameter public watermain is within 5m  
(approx. 4m) of the proposed house prior to the  
commencement of development the applicant shall  
submit a detailed method statement for the  
construction of the house including full details of  
how it is proposed to protect the public watermain  
from damage. These shall include constructing the  
foundations beneath the invert level of the  
watermain.
- (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 watermain  
shall be carried out by South Dublin County Council  
personnel at the applicant's prior expense.

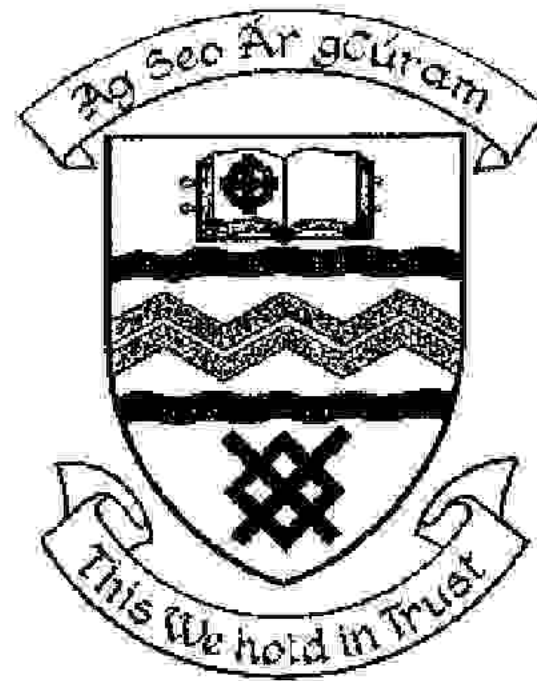
**REASON:**

In order to comply with the Sanitary Services Acts,  
1879-1964 and in the interest of public health and the  
proper planning and development of the area.

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- 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 and 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:**

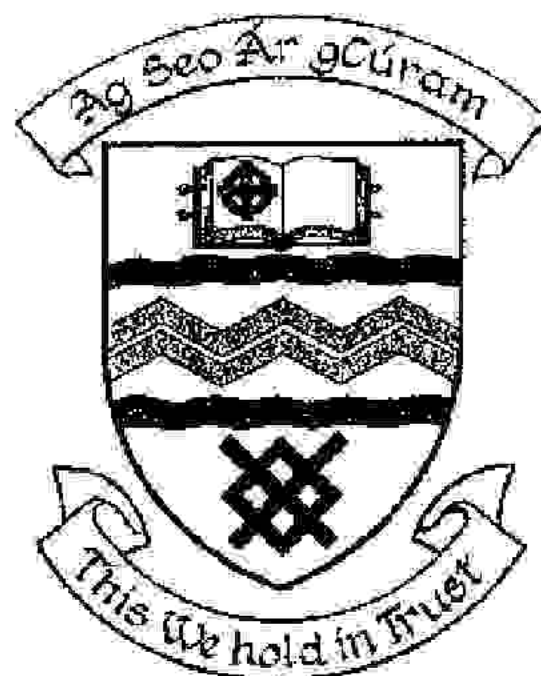
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.



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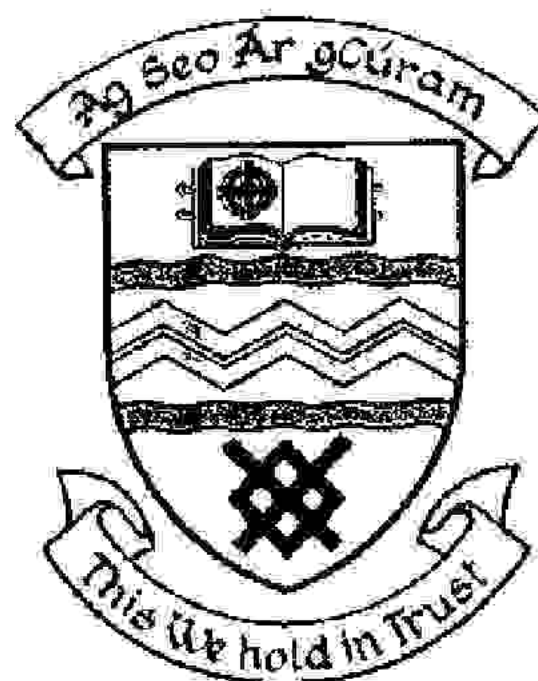
- 11 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

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.  S00A/0815	
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5. Applicant	Name: Mr Mark Hoare, Address: 44 St. Josephs Road, Greenhills, Dublin 12.		
6. Decision	O.C.M. No. 2058  Date 31/05/2001	Effect AP GRANT PERMISSION	
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14. Registrar	Date	Receipt No.	

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J. Furlong R.I.B.A.,  
42 Grange Park Road,  
Raheny,  
Dublin 5.

**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 2058	Date of Decision 31/05/2001
Register Reference S00A/0815	Date 03/04/01

**Applicant** Mr Mark Hoare,

**Development** 2 storey detached house on site.

**Location** 44 St. Josephs Road, Greenhills, Dublin 12.

**Floor Area** 0.00 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 27/03/2001 /03/04/2001

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



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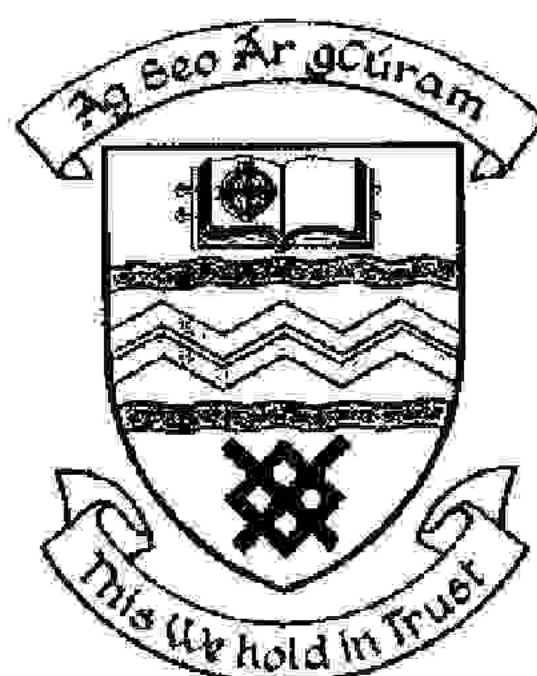
**Conditions and Reasons**

- 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 03/04/2001 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 screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.  
**REASON:**  
 In the interest of visual amenity.
- 3 That the entire premises be used as a single dwelling unit.  
**REASON:**  
 To prevent unauthorised development.
- 4 That all external finishes harmonise in colour and texture with the existing premises.  
**REASON:**  
 In the interest of visual amenity.
- 5 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.
- 6 The proposed development be carried out to the requirements of the Roads Department, South Dublin County Council with regard to the following
  - (a) Footpath and kerb to be dished and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance.
  - (b) Relocation/replacement of street tree to be at applicant's own expense if necessary.  
**Reason:** In the interest of the proper planning and development of the area.

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7 The proposed development be carried out to the requirements of the Environmental Services Department with regard to the following

- (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (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) As a 100mm diameter public watermain is within 5m (approx. 4m) of the proposed house prior to the commencement of development the applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the public watermain from damage. These shall include constructing the foundations beneath the invert level of the watermain.
- (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 order to comply with the Sanitary Services Acts, 1879-1964 and in the interest of public health and the proper planning and development 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.

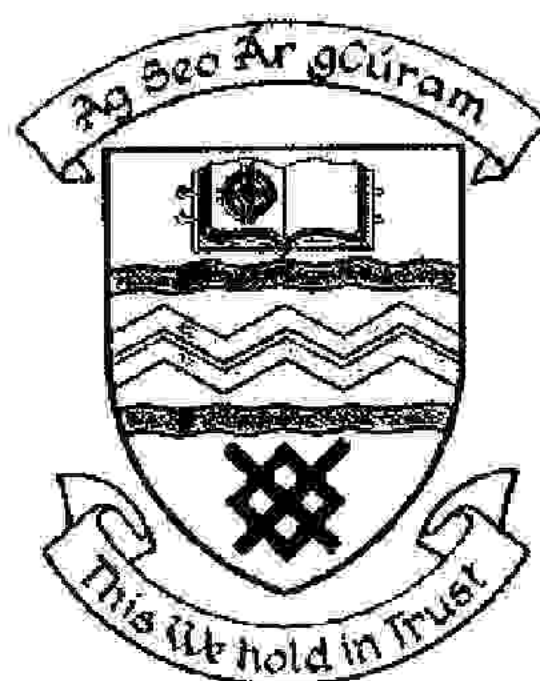
**REASON:**

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**REASON:**

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**REASON:**

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- 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.

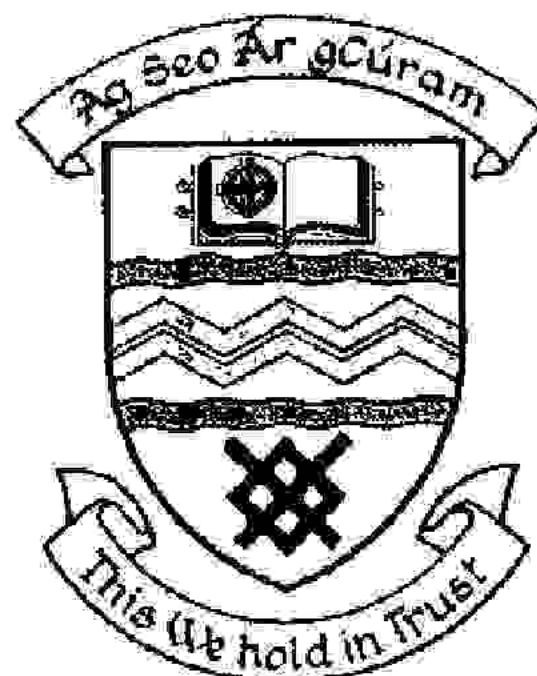
**REASON:**

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.



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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.

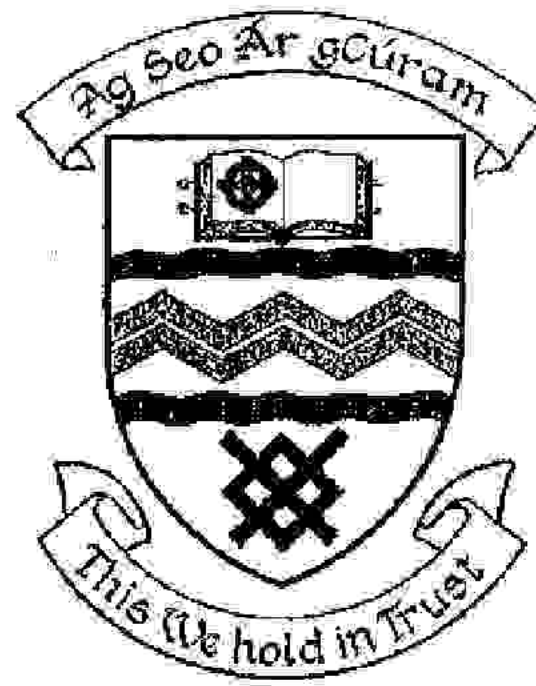
.....17/07/01  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0815	
1. Location	44 St. Josephs Road, Greenhills, Dublin 12.		
2. Development	2 storey detached house on site.		
3. Date of Application	27/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: J. Furlong R.I.B.A, Address: 42 Grange Park Road, Raheny,		
5. Applicant	Name: Mr Mark Hoare, Address: 44 St. Josephs Road, Greenhills, Dublin 12.		
6. Decision	O.C.M. No. 0178  Date 25/01/2001	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			
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14. .... Registrar	..... Date	..... Receipt No.	

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0178	Date of Decision 25/01/2001
Register Reference S00A/0815	Date: 27/11/00

Applicant                Mr Mark Hoare,  
Development            2 storey detached house on site.  
  
Location                44 St. Josephs Road, Greenhills, Dublin 12.  
  
App. Type                Permission

Dear Sir/Madam,

With reference to your planning application, received on 27/11/00 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 site layout plan does not show any off street parking for either the existing or proposed house. The applicant is requested to submit revised site layout plan to show off-street parking for both existing and proposed house.
- 2     There is a 100mm diameter watermain adjacent to the proposed development. The proposed building is 3 metres from this public watermain whereas it is a requirement of the Sanitary Authority that a building be no closer than 5 metres to a public watermain. The design of the proposed development is to be revised so that no building is within 5 metres of this watermain.
- 3     Applicant to ensure full and complete separation of foul and surface water systems.
- 4     The applicant is requested to submit plans, particulars and details of a revised development that conforms with the established pattern, character and materials of development in the vicinity. The applicant is advised that the Planning Authority consider that the proposed development should be

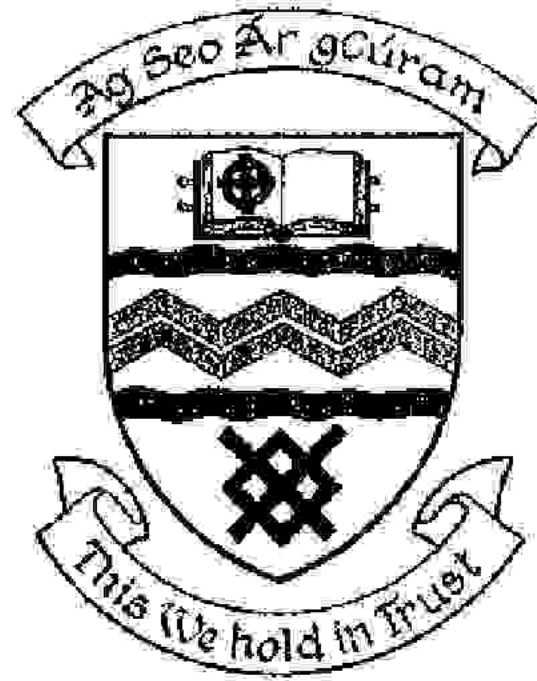
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- . attached to the gable of no. 44 St. Joseph's Road to form part of the terraced block.
- . the gable end shall match the gables of adjoining blocks.
- . design and materials shall match existing development in the vicinity.

Signed on behalf of South Dublin County Council

*M7*  
.....  
for Senior Administrative Officer

25/01/01