

	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/0786	
1. Location	2 Tamarisk Close, Kilnarnagh, Tallaght, Dublin 24.		
2. Development	Two-storey house and entrance at side.		
3. Date of Application	15/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: H.K.O'Daly & Associates, Address: Kingswood, Naas Road,		
5. Applicant	Name: Mr Brendan Mohan, Address: 2 Tamarisk Close, Kilnarnagh, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0336 Date 14/02/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0693 Date 03/04/2001	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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Baile Átha Cliath 24

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H.K.O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0693	Date of Final Grant 03/04/2001
Decision Order Number 0336	Date of Decision 14/02/2001
Register Reference S00A/0786	Date 15/11/00

Applicant Mr Brendan Mohan,

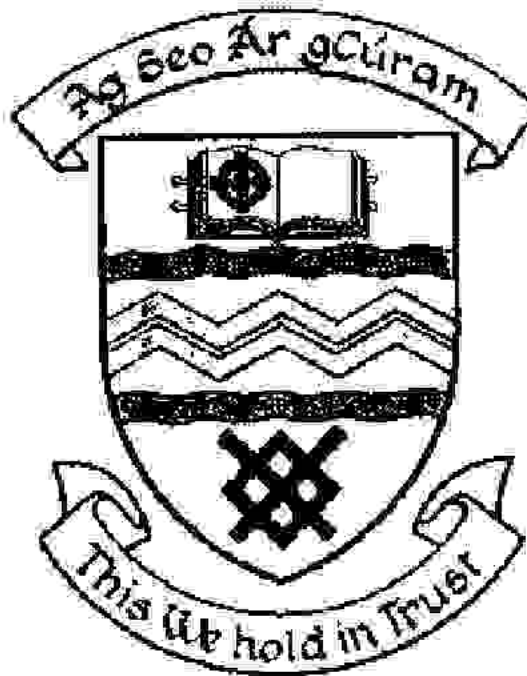
Development Two-storey house and entrance at side.

Location 2 Tamarisk Close, Kilnamanagh, Tallaght, Dublin 24.

Floor Area 89.04 Sq Metres
Time extension(s) up to and including 15/02/2001
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (10) Conditions.

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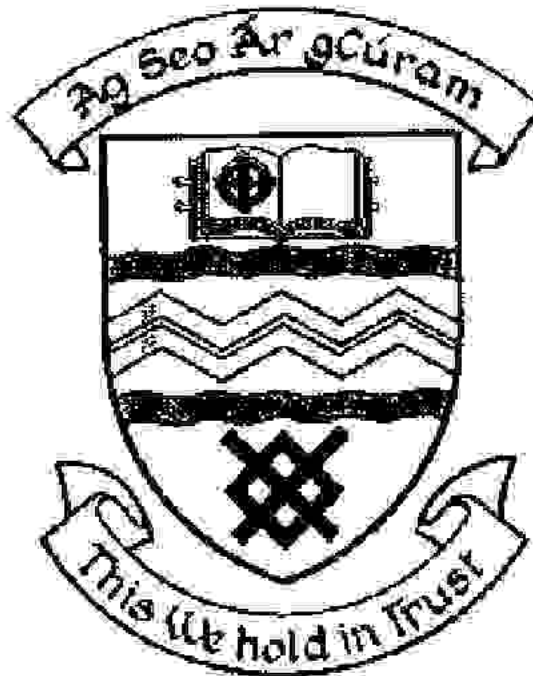
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Unsolicited Additional Information received on the 31/01/2001, 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 The first floor level gable window to the landing shall be obscure-glazed.
 REASON:
 To protect the residential amenity of adjoining properties.
- 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 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
 REASON:
 In the interests of public safety.
- 6 The following requirements of the Environmental Services Department shall be satisfied:
 - (i) No building shall lie within 5 metres of adjacent public foul sewer, surface water drain or public watermain, or any watermain with the potential to be taken in charge.
 - (ii) The applicant shall ensure the full and complete separation of foul and surface water systems.
 - (iii) Drains which run under the proposed building shall comply with the Building Regulations 1997 Technical Guidance Document H (Drainage and Waste Water Disposal).
 - (iv) 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 120mm thick.
 - (v) A separate water supply connection is required for

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the proposed development. The connection and tapping of the Council's watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant is required to provide 24 hour water storage.

REASON:

In the interests of public health.

- 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 development on the site.

REASON:

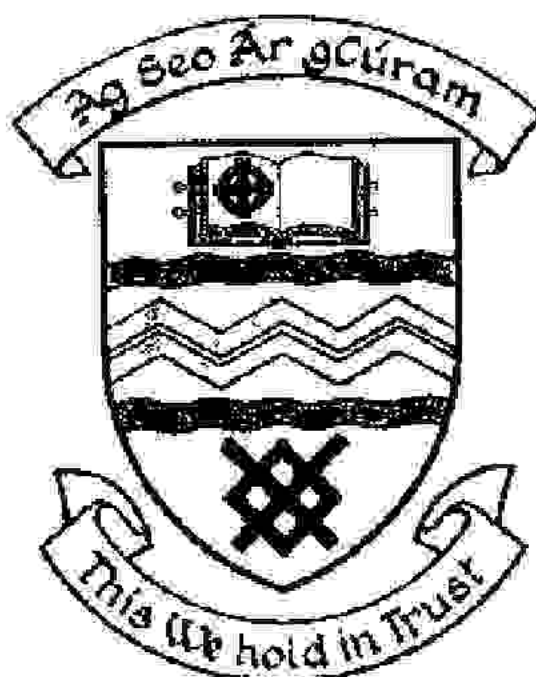
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 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

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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.

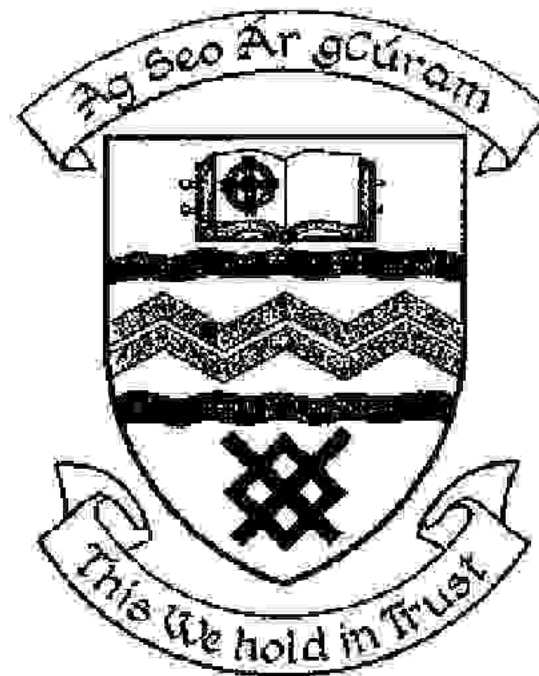
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (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.

g.k.05/04/01
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0215	Date of Decision 30/01/2001
Register Reference S00A/0786	Date 15/11/00

Applicant Mr Brendan Mohan,
App. Type Permission
Development Two-storey house and entrance at side.

Location 2 Tamrisk Close, Kilnarnagh, Tallaght, Dublin 24.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 15/02/2001

Yours faithfully

.....*MZ*..... 30/01/01
for SENIOR ADMINISTRATIVE OFFICER

H.K.O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.