

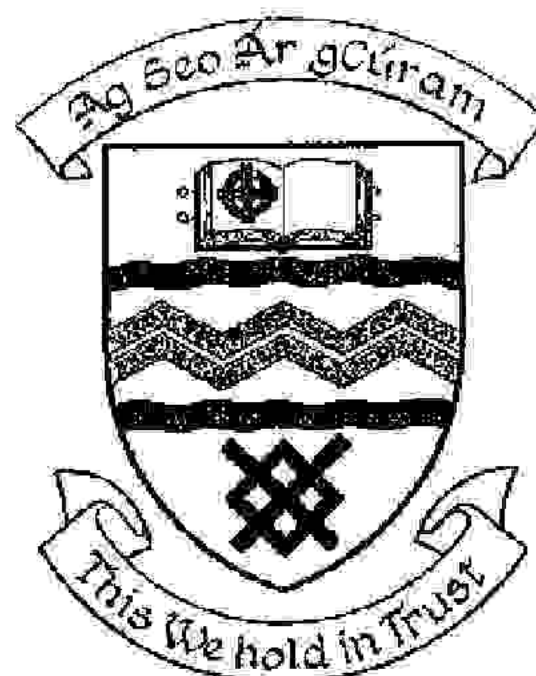
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0769	
1. Location	junction of Templeville Drive and Cypress Grove Road		
2. Development	Build a two storey 2/3 bedroom semi detached house on a corner site		
3. Date of Application	10/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/01/2001 2.	1. 01/05/2001 2.
4. Submitted by	Name: Mr. P.F. Burns Address: 10 Cypress Grove Road, Templeogue,		
5. Applicant	Name: Mr. P.F. Burns Address: 10 Cypress Grove Road, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 2250 Date 27/06/2001	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.	

M,

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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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2250	Date of Decision 27/06/2001
Register Reference S00A/0769	Date: 10/11/00

Applicant Mr. P.F. Burns

Development Build a two storey 2/3 bedroom semi detached house
on a corner site

Location junction of Templeville Drive and Cypress Grove Road

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/01/2001 /01/05/2001

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..... 28/06/01
for SENIOR ADMINISTRATIVE OFFICER

Mr. P.F. Burns
10 Cypress Grove Road,
Templeogue,
Dublin 6W.

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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 as amended by Additional Information submitted on 01/05/2001 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 The applicant shall comply with the requirements of the Environmental Services Department, South Dublin County Council with regards to the following.

- . Applicant shall ensure full and complete separation of foul and surface water systems.
- . 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.
- . Prior to commencement of work applicant shall submit details of proposed drainage up to and including connection to public sewer. Details to indicate complete separation of foul and surface water systems.
- . Separate water supply is required for each dwelling.
- . Tapping of mains by South Dublin County Council personnel shall be carried out at Applicants prior expense.
- . 24-hour water supply storage to be provided to each unit to allow for temporary shutdown of water supply for essential maintenance/repair works.

REASON;

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

- 3 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

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REG. REF. S00A/0769

- 4 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.

- 5 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. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 6 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 7 The applicant shall comply with the requirements of the Planning Authority with regard to the following:
. The boundary wall shall be finished in render, externally and internally, to match existing boundary walls in the vicinity. Exposed block walls internally or externally are not acceptable.

■ The front garden wall separating the existing house and the proposed dwelling shall be of block construction one metre in height and suitably capped and rendered.

■ The vehicular entrance to the proposed development shall have fixed gates of wrought iron or metal which open inwards only.

Reason: In the interest of visual amenity and the protection of residential amenity

- 8 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:

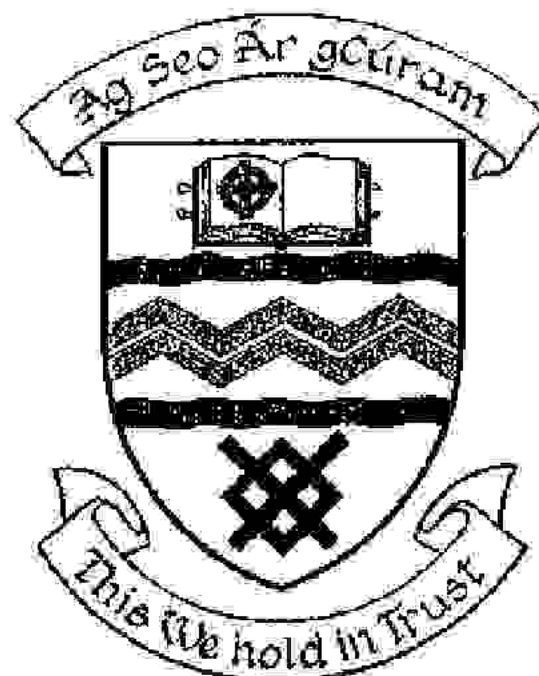
In the interest of the proper planning and development of the area.

- 9 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty

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REG REF. S00A/0769

two euros) 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.

- 10 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.

- 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:

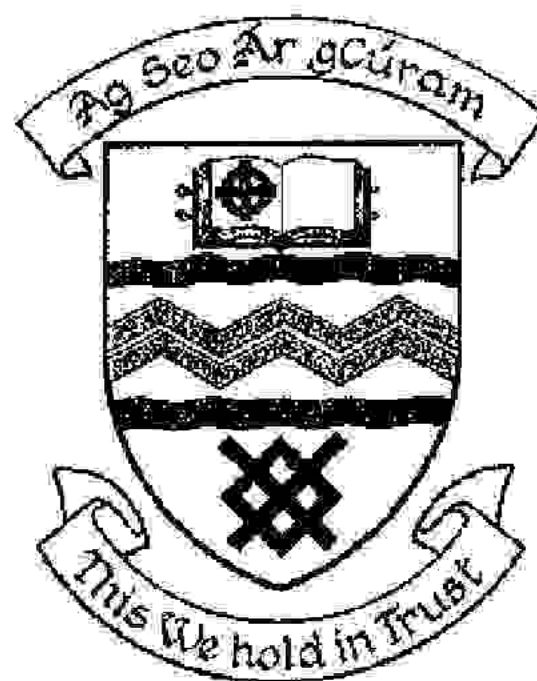
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0769	
1. Location	junction of Templeville Drive and Cypress Grove Road		
2. Development	Build a two storey 2/3 bedroom semi detached house on a corner site		
3. Date of Application	10/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/01/2001 2.	1. 2.
4. Submitted by	Name: Mr. P.F. Burns Address: 10 Cypress Grove Road, Templeogue,		
5. Applicant	Name: Mr. P.F. Burns Address: 10 Cypress Grove Road, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 0020 Date 08/01/2001	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			
11. Enforcement		Compensation	Purchase Notice
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0020	Date of Decision 08/01/2001
Register Reference S00A/0769	Date: 10/11/00

Applicant Mr. P.F. Burns
Development Build a two storey 2/3 bedroom semi detached house
 on a corner site

Location junction of Templeville Drive and Cypress Grove Road

App. Type Permission

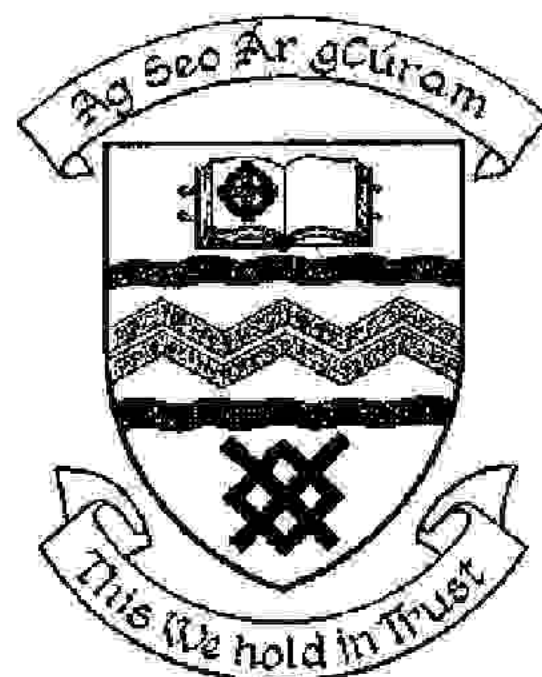
Dear Sir/Madam,

With reference to your planning application, received on 10/11/00 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 applicant is requested to submit revised plans, particulars and details of the proposed development which sets the proposed development back from the site boundary. The applicant is advised that the Planning Authority will require amendments to the proposal as follows:-
 - . that the proposed single storey element be omitted,
 - . that a minimum of 1 metre separation between boundary wall and gable wall of the development be created,
 - . that the front entrance be located within the front elevation,
 - . that the fenestration matches adjoining property,
 - . that a revised landscaping scheme to the side of proposed development be submitted,
 - . that the chimney be located on roof ridge on line between existing and proposed development to match existing brick roof ridge chimneys,
 - . that the standard hipped gable as proposed be maintained.

Mr. P.F. Burns
10 Cypress Grove Road,
Templeogue,
Dublin 6W.

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that the gable end elevation have windows at ground
and first floor level.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

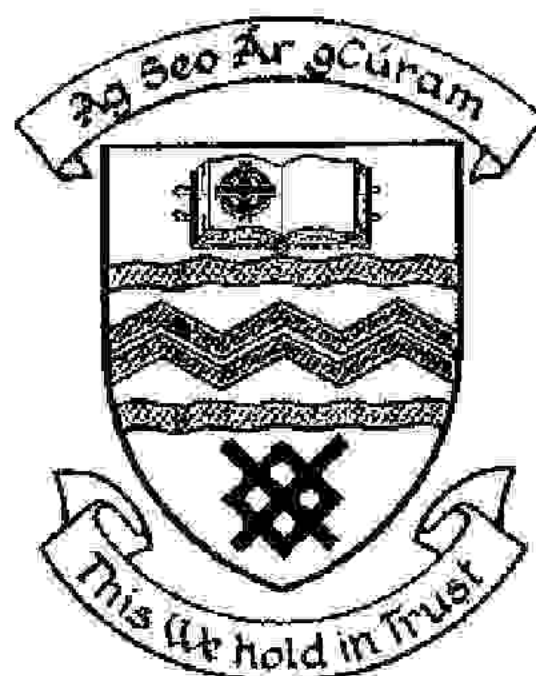
08/01/01

	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/0769	
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4. Submitted by	Name: Mr. P.F. Burns Address: 10 Cypress Grove Road, Templeogue,		
5. Applicant	Name: Mr. P.F. Burns Address: 10 Cypress Grove Road, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 2250 Date 27/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2656 Date 14/08/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
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14. Registrar Date Receipt No.			

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Mr. P.F. Burns
10 Cypress Grove Road,
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Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2656	Date of Final Grant 14/08/2001
Decision Order Number 2250	Date of Decision 27/06/2001
Register Reference S00A/0769	Date 01/05/01

Applicant Mr. P.F. Burns

Development Build a two storey 2/3 bedroom semi detached house
on a corner site

Location junction of Templeville Drive and Cypress Grove Road

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/01/2001 /01/05/2001

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

SOUTH DUBLIN COUNTY COUNCIL

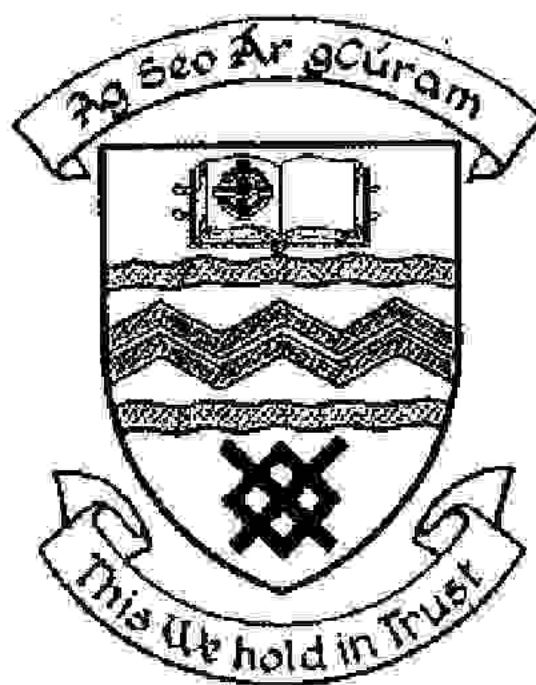
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Additional Information submitted on 01/05/2001 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 The applicant shall comply with the requirements of the Environmental Services Department, South Dublin County Council with regards to the following.

- . Applicant shall ensure full and complete separation of foul and surface water systems.
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- . Tapping of mains by South Dublin County Council personnel shall be carried out at Applicants prior expense.
- . 24-hour water supply storage to be provided to each unit to allow for temporary shutdown of water supply for essential maintenance/repair works.

REASON;

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

- 3 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 4 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.

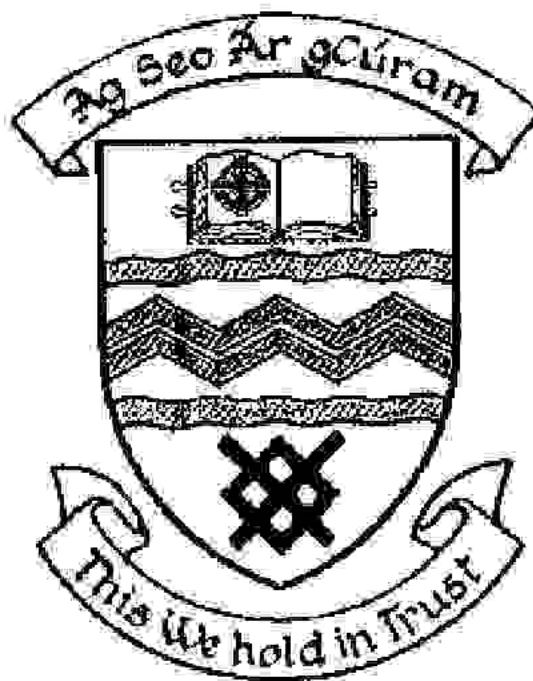
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- 5 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. Timber fencing is not acceptable.
REASON:
In the interest of visual amenity.
- 6 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 7 The applicant shall comply with the requirements of the Planning Authority with regard to the following:
. The boundary wall shall be finished in render, externally and internally, to match existing boundary walls in the vicinity. Exposed block walls internally or externally are not acceptable.
■ The front garden wall separating the existing house and the proposed dwelling shall be of block construction one metre in height and suitably capped and rendered.
■ The vehicular entrance to the proposed development shall have fixed gates of wrought iron or metal which open inwards only.
Reason: In the interest of visual amenity and the protection of residential amenity
- 8 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.
- 9 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) 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.

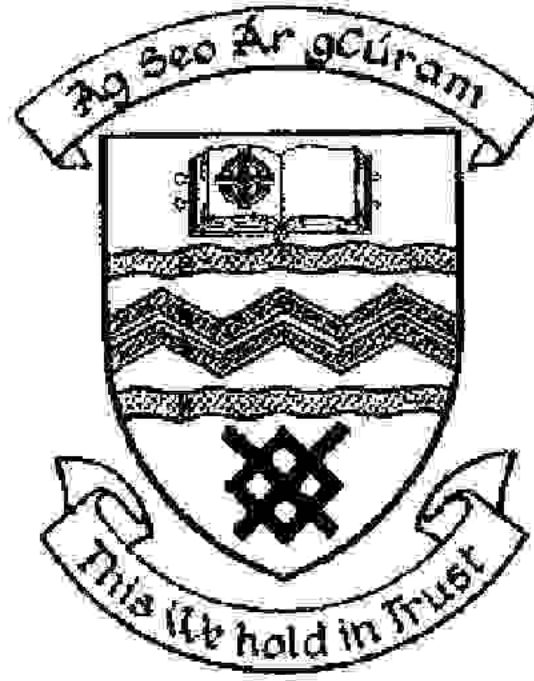
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REG REF. S00A/0009

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- 10 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.

- 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.

- (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.

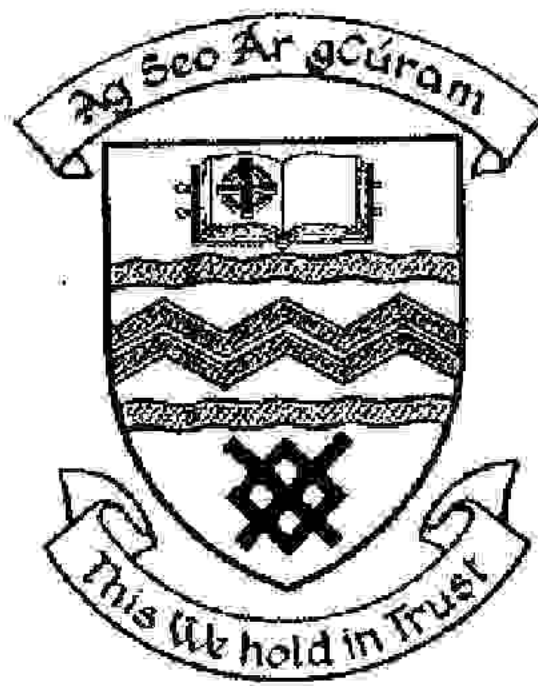
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REG. REF. S00A/0764

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.....14/08/01
for SENIOR ADMINISTRATIVE OFFICER