

	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/0649	
1. Location	1, Green Acre Court, Knocklyon, Dublin 16.		
2. Development	removal of single storey extension to side and provision of a 4 bedroom detached dwelling with off street parking to side with new entrance.		
3. Date of Application	14/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 10/11/2000 2.	1. 01/12/2000 2.
4. Submitted by	Name: Stephen Molloy Architects Address: 12 Castleknock Green, Dublin 15.		
5. Applicant	Name: Raymond Mellon Address: 1, Green Acre Court, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 0223 Date 30/01/2001	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 0606 Date 26/03/2001	Effect AA GRANT APPROVAL	
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
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NOTIFICATION OF DECISION TO GRANT APPROVAL
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0223	Date of Decision 30/01/2001
Register Reference S00A/0649	Date: 14/09/00

Applicant Raymond Mellon

Development removal of single storey extension to side
and provision of a 4 bedroom detached dwelling
with off street parking to side with new entrance.

Location 1, Green Acre Court, Knocklyon, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 10/11/2000 /01/12/2000

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 APPROVAL in respect of the above proposal.

Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

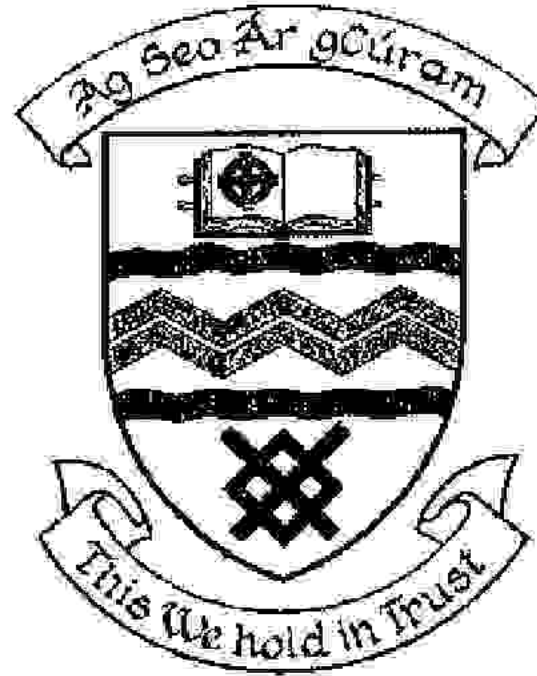
..... M7 30/01/01
for SENIOR ADMINISTRATIVE OFFICER

Stephen Molloy Architects
12 Castleknock Green,
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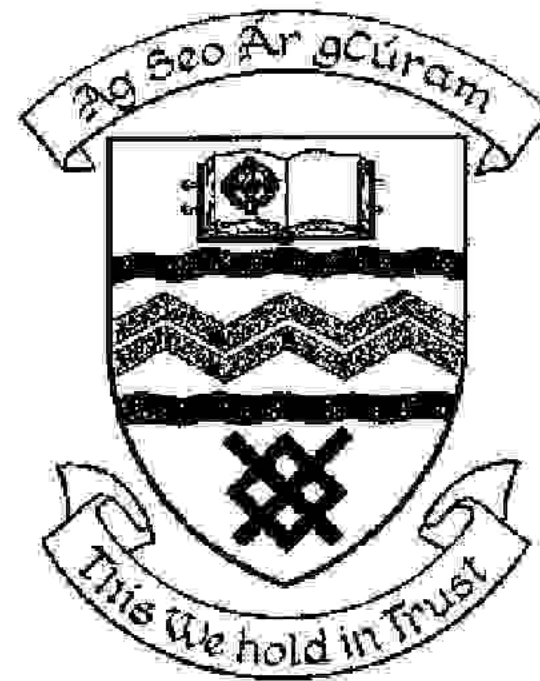
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on 1st December 2000, 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 the external finishes of the proposed house shall be submitted to and agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of visual amenity.
- 4 The main front building line of the proposed house shall be the same as that of the existing house on the site and the bay windows shall not project forward of this line by more than 1.5 metres. Revised plans, sections and elevations to a scale of 1:50 shall be submitted to and agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 5 A minimum separation of 2.3 metres shall be provided between the flank walls of the existing and proposed dwelling and the proposed dwelling shall be set back a minimum of 2 metres from the back of the public footpath as shown on the revised site plan submitted with Additional Information on 1/12/2000.
REASON:
To provide for the proper planning and development of the area.

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

Decision Order Number 0223	Date of Decision 30/01/2001
Register Reference S00A/0649	Date: 14/09/00

Applicant Raymond Mellon

Development removal of single storey extension to side
and provision of a 4 bedroom detached dwelling
with off street parking to side with new entrance.

Location 1, Green Acre Court, Knocklyon, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 10/11/2000 /01/12/2000

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 APPROVAL** in respect of the above proposal.

Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

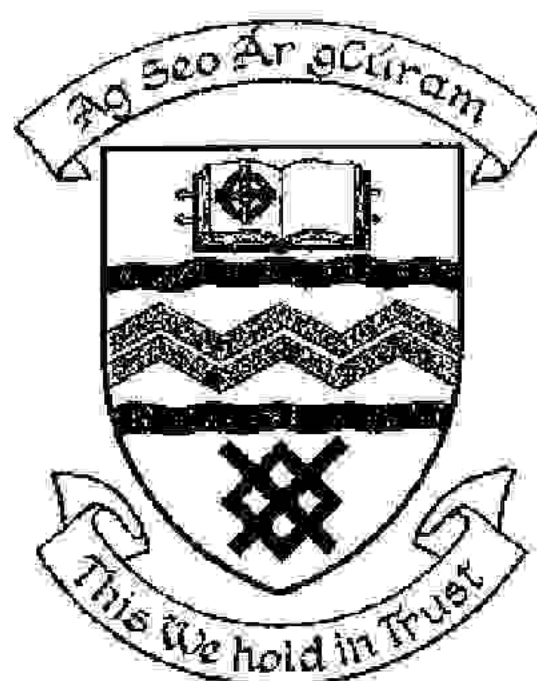
..... *m7* 30/01/01
for SENIOR ADMINISTRATIVE OFFICER

Stephen Molloy Architects
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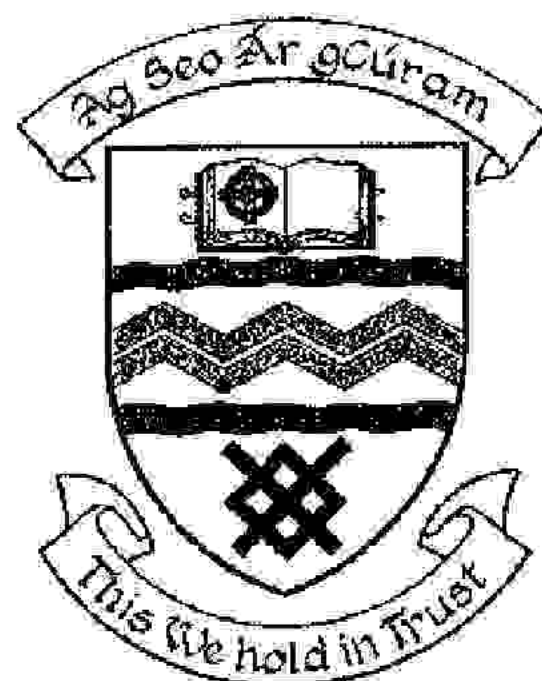
Conditions and Reasons

- 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 on 1st December 2000, 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 the external finishes of the proposed house shall be submitted to and agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of visual amenity.
- 4 The main front building line of the proposed house shall be the same as that of the existing house on the site and the bay windows shall not project forward of this line by more than 1.5 metres. Revised plans, sections and elevations to a scale of 1:50 shall be submitted to and agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 5 A minimum separation of 2.3 metres shall be provided between the flank walls of the existing and proposed dwelling and the proposed dwelling shall be set back a minimum of 2 metres from the back of the public footpath as shown on the revised site plan submitted with Additional Information on 1/12/2000.
REASON:
To provide for the proper planning and development of the area.

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- 6 With respect to foul and surface water drainage the applicant shall ensure the following:
- (i) Full and complete separation of foul and surface water systems.
 - (ii) 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.

REASON:

In order to comply with the Sanitary Services Acts 1878 - 1964.

- 7 With respect to water supply, the applicant shall meet the following requirements:
- (i) Separate connection is required for the dwelling.
 - (ii) All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
 - (iii) Applicant to provide 24 hour storage.
 - (iv) No building shall be within 5 metres of the watermain adjacent to the site.

REASON:

In order to comply with the Sanitary Services Acts 1878 to 1964.

- 8 The footpath and kerb shall be dished and the new driveway shall be constructed at the applicant's expense, to the satisfaction of the Area Engineer, Roads Maintenance, as is the dishing of the high lip on the existing entrance for the proposed house.

REASON:

In the interest of the proper planning of the area

- 9 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.

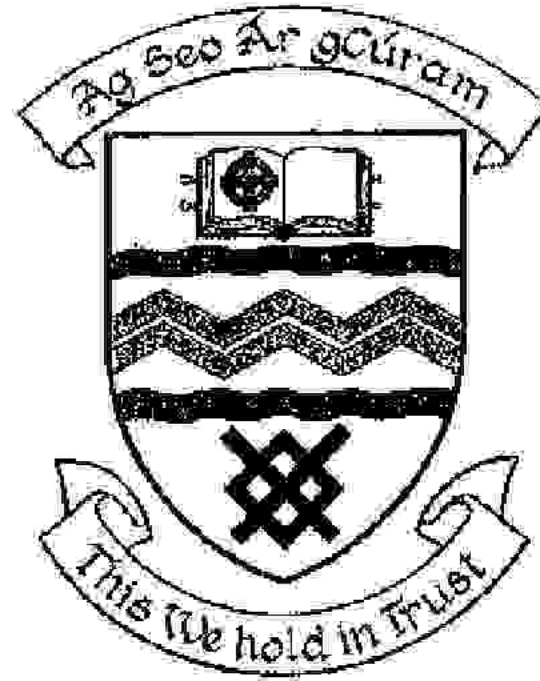
REASON:

To protect the amenities of the area.

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- 10 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.

- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR952 (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.

- 12 That a financial contribution in the sum of £2100 (two thousand one hundred pounds) EUR2666 (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.

- 13 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 suitable open space and recreational facilities within the Dodder Valley Linear Park and which

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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.

- 14 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR857 (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:

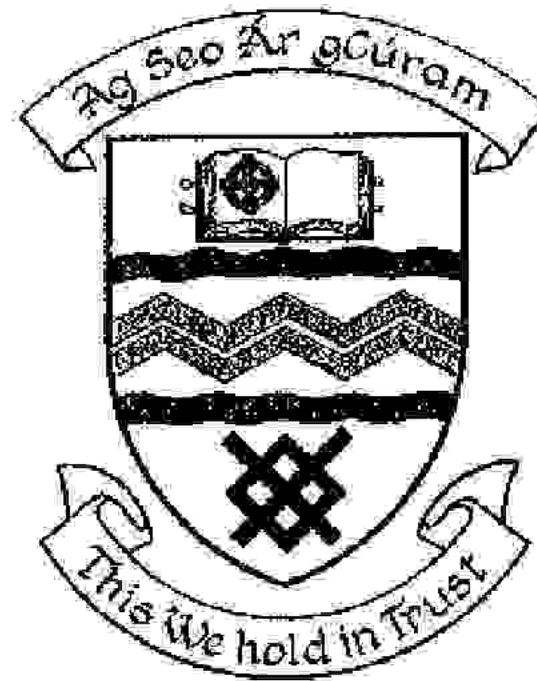
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0649	
1. Location	1, Green Acre Court, Knocklyon, Dublin 16.		
2. Development	removal of single storey extension to side and provision of a 4 bedroom detached dwelling with off street parking to side with new entrance.		
3. Date of Application	14/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 10/11/2000 2.	1. 2.
4. Submitted by	Name: Stephen Molloy Architects Address: 12 Castleknock Green, Dublin 15.		
5. Applicant	Name: Raymond Mellon Address: 1, Green Acre Court, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 2499 Date 10/11/2000	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
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.	

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

Decision Order Number 2499	Date of Decision 10/11/2000
Register Reference S00A/0649	Date: 14/09/00

Applicant Raymond Mellon
Development removal of single storey extension to side
and provision of a 4 bedroom detached dwelling
with off street parking to side with new entrance.

Location 1, Green Acre Court, Knocklyon, Dublin 16.

App. Type Approval

Dear Sir/Madam,

With reference to your planning application, received on 14/09/00 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:

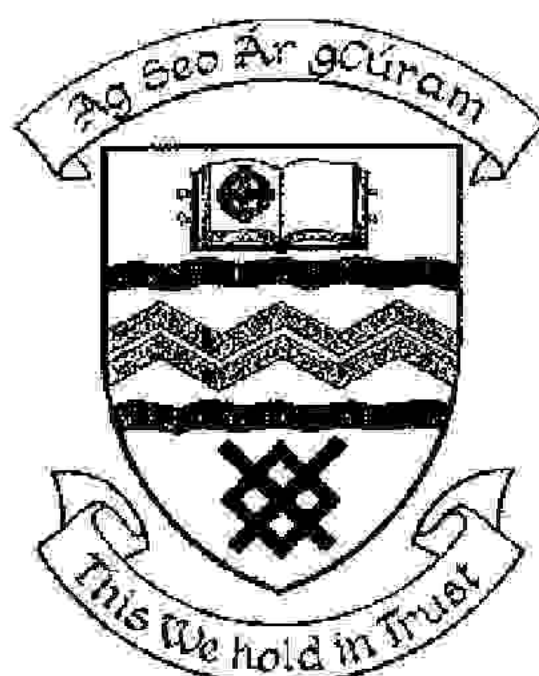
- 1 It is noted that the measurements taken from the submitted 1:1000 Ordnance Survey Extract do not tally with those from the submitted 1:250 site plan in that the latter shows the site to be 1-2m wider. The applicant is requested to submit accurate drawings and to amend the proposal accordingly.
- 2 The applicant is requested to submit revised drawings showing a distance of 2.3m between the existing and proposed dwellinghouses as required by the South Dublin County Development Plan, 1998, while maintaining the 2m set back from the back of the public footpath.
- 3 With respect to water supply and drainage arrangements, the applicant is requested to submit the following information:
 - (i) Details of proposed drainage up to and including connection to public sewer. Details to indicate complete separation of foul and surface water systems.
 - (ii) There is a 100mm diameter watermain adjacent to the

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proposed development. The applicant is requested to determine the exact location of this watermain. The design of the proposed development may need to be revised so that no building is within 5m of this watermain.

Signed on behalf of South Dublin County Council

[Signature]
.....
for Senior Administrative Officer

10/11/00