

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0634	
1. Location	124 Rockfield Avenue, Perrystown, Dublin 12		
2. Development	a new 2-storey dwelling house at the side.		
3. Date of Application	08/09/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Edmund Fitzgerald Selby Architects Address: Nemetos, Rockbrook,		
5. Applicant	Name: Brian Morrisroe and Emer Gibson Address: 67 St. Joseph's Road, Greenhills, Dublin 12.		
6. Decision	O.C.M. No. 2458 Date 06/11/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0048 Date 08/01/2001	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.	

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Edmund Fitzgerald Selby Architects
Nemetos,
Rockbrook,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0048	Date of Final Grant 08/01/2001
Decision Order Number 2458	Date of Decision 06/11/2000
Register Reference S00A/0634	Date 08/09/00

Applicant Brian Morrisroe and Emer Gibson

Development a new 2-storey dwelling house at the side.

Location 124 Rockfield Avenue, Perrystown, Dublin 12

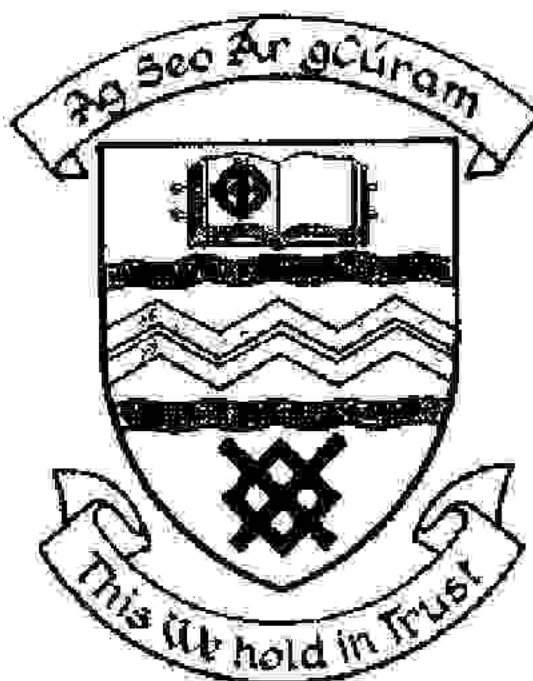
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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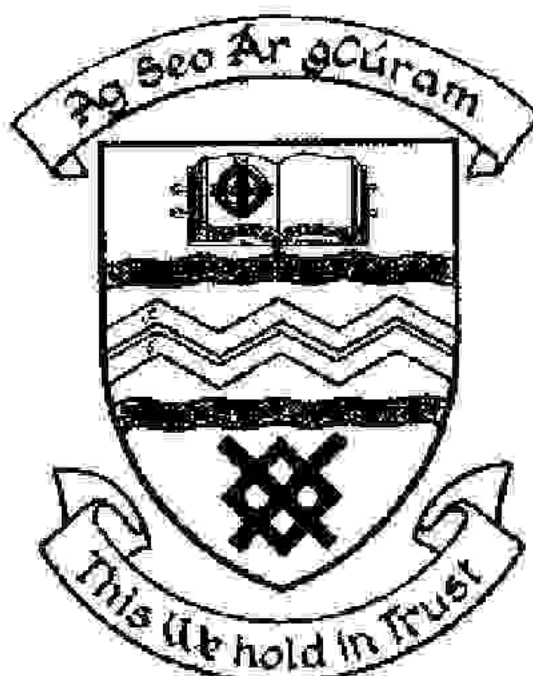
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 the proposed dwelling and the proposed boundary between the existing and proposed sites be moved 1m to the north.
 REASON:
 To ensure the provision of an adequate area of private open space to serve the existing dwelling.
- 4 Before development commences, the applicant shall submit for agreement by the Planning Authority details in relation to the following:-
 - (a) Treatment of the boundary between the proposed dwelling and 35 Muckross Green.
 - (b) Details concerning the provision of a screen on the site to protect an adequate area of private open space from public view. In this regard, it is suggested that the applicant provide screen planting and/or appropriate fencing running approximately from the north-east corner of the dwelling to the southern corner of the adjoining sub-station to the north.
 REASON:
 To provide for an adequate level of amenity.
- 5 The rear elevation shall feature "blind" window opes as per the applicants' submission.
 REASON:
 To protect the amenities of adjoining residential property.
- 6 The footpath and kerb to be dished and the new driveway constructed to the satisfaction of the County Council.
 REASON:
 In the interest of the proper planning and development of the area.

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- 7 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed external finishes including a sample of the proposed roof tile.

REASON:

In the interest of visual amenity.

- 8 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.

- 9 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.

- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 11 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 12 That before development commences, the applicant shall submit for agreement by the Planning Authority details of a satisfactory house number.

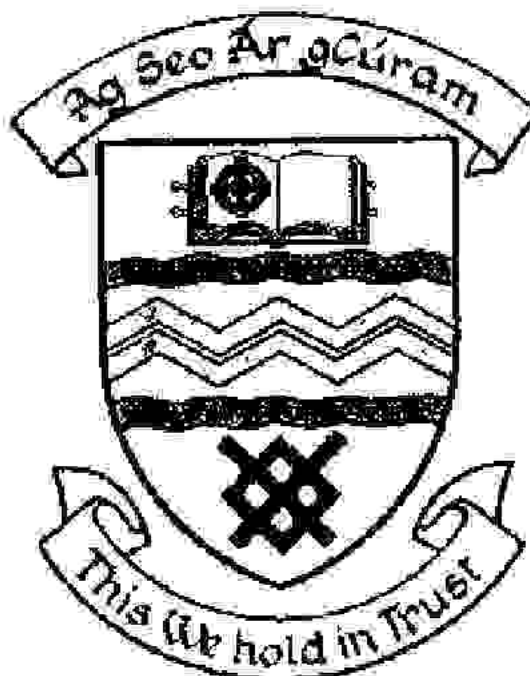
REASON:

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

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- 13 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.

- 14 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.

- 15 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:

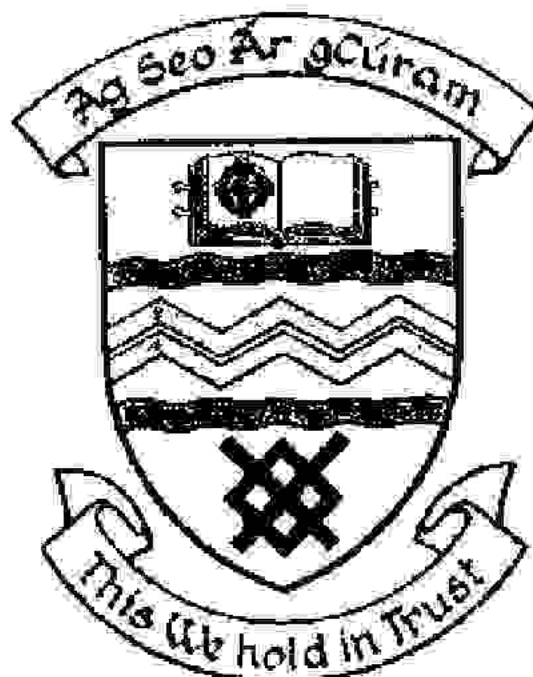
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.

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-
- (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.

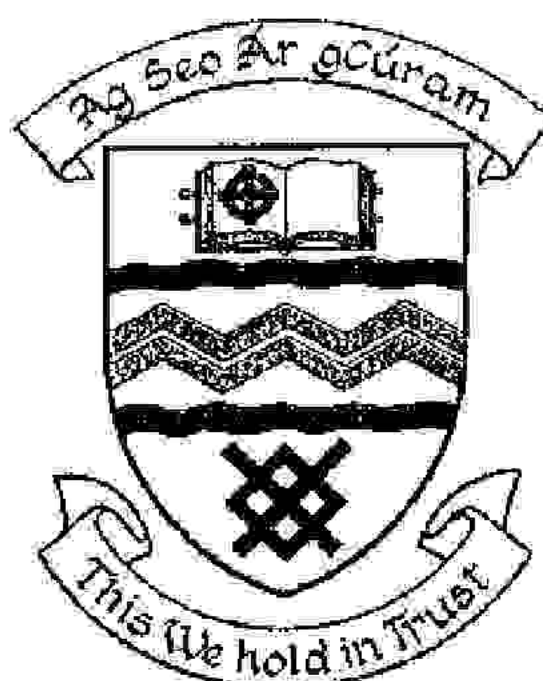
Signed on behalf of South Dublin County Council.

CM
.....11/01/01
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2458	Date of Decision 06/11/2000
Register Reference S00A/0634	Date: 08/09/00

Applicant Brian Morrisroe and Emer Gibson

Development a new 2-storey dwelling house at the side.

Location 124 Rockfield Avenue, Perrystown, Dublin 12

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

..... *MJ* 06/11/00
for SENIOR ADMINISTRATIVE OFFICER

Edmund Fitzgerald Selby Architects
Nemetos,
Rockbrook,
Dublin 16.

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

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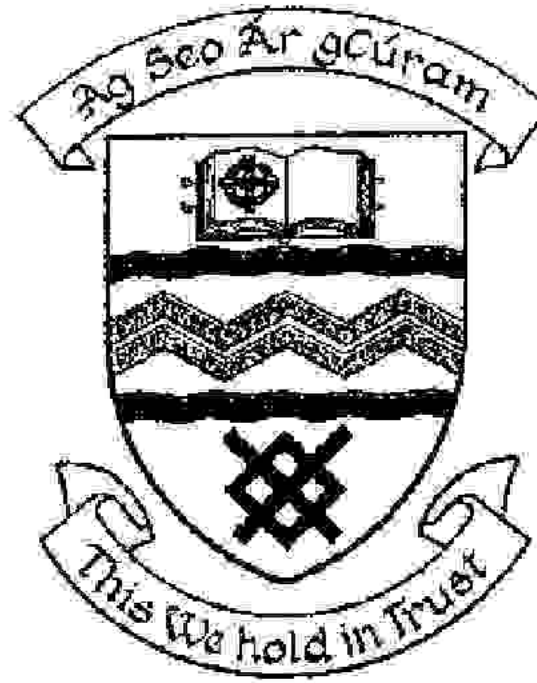
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