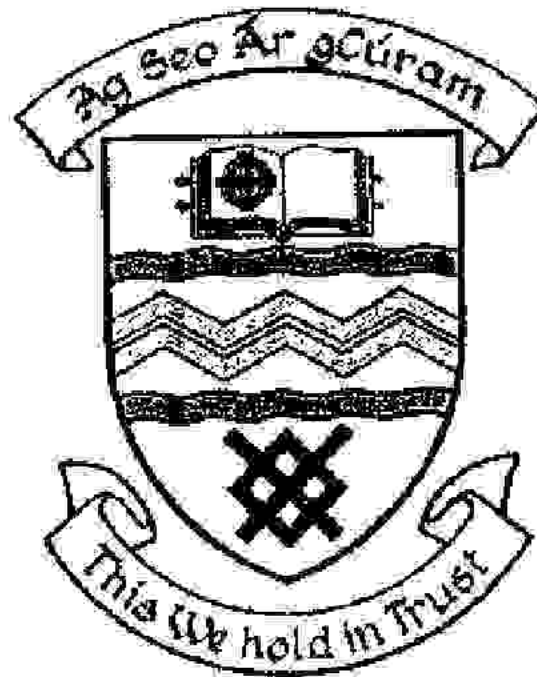


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0619	
1. Location	1 Tamarisk View, Kilnamanagh, Dublin 24.		
2. Development	Erect a detached residence to side of		
3. Date of Application	31/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Tiernan Design Group Address: The Studio, 6 Castlewood Place,		
5. Applicant	Name: Padraig & Marian Baker Address: 1 Tamarisk View, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 2371 Date 25/10/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 2695 Date 08/12/2000	Effect AO GRANT OUTLINE 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



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

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**PLANNING
DEPARTMENT**

County Hall
Town Centre, Tallaght
Dublin 24

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Tiernan Design Group
The Studio,
6 Castlewood Place,
Rathmines,
Dublin 6.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 2695	Date of Final Grant 08/12/2000
Decision Order Number 2371	Date of Decision 25/10/2000
Register Reference S00A/0619	Date 31/08/00

Applicant Padraig & Marian Baker

Development Erect a detached residence to side of

Location 1 Tamarisk View, Kilnamanagh, Dublin 24.

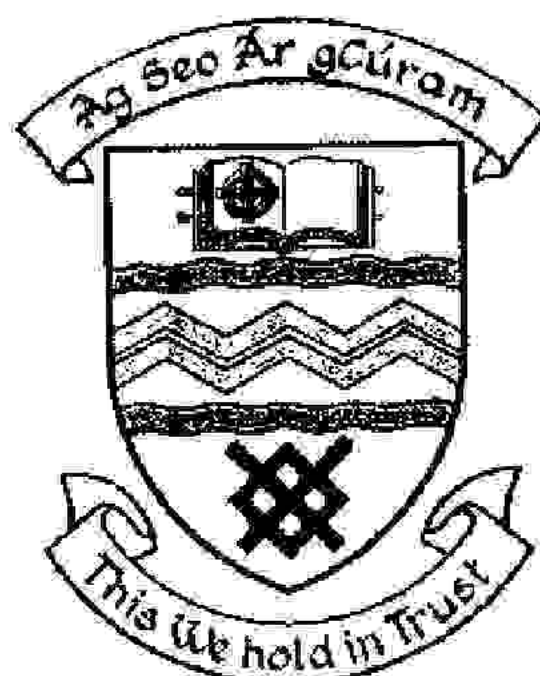
Floor Area 112.84 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

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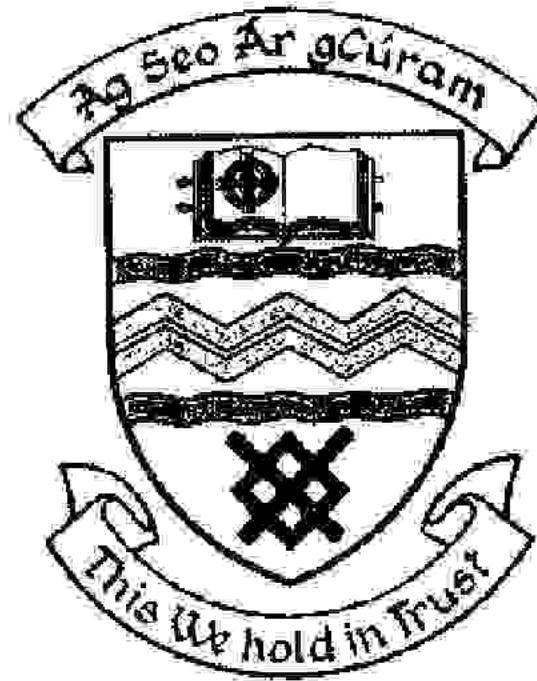
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Conditions and Reasons

- 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 The developer shall provide 2 no. 5m x 2.5m off-street car parking spaces within the curtilage of the dwelling forward of the main front building line and the parking spaces shall be detailed on a revised, accurate 1:500 scale site layout plan to be submitted to the Planning Authority as part of any planning application for Approval.
 REASON:
 In the interest of clarity, visual amenity and development control.
- 3 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance and details shall be submitted to the Planning Authority as part of any planning application for Approval.
 REASON:
 In the interest of traffic safety and orderly development.
- 4 All external finishes shall match those of the existing adjoining dwelling.
 REASON:
 In the interest of visual amenity.
- 5 The requirements of the Planning Authority with regard to foul and surface water drainage shall be complied with as follows:-
 - (a) The applicant shall submit details of proposed drainage up to and including connection to the public sewer as part of any planning application for approval. Details to indicate complete separation of foul and surface water systems.
 - (b) The developer shall 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.
 REASON:

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In the interest of orderly development, public health and the proper planning and development of the area.

- 6 The requirements of the Planning Authority with regard to water supply shall be complied with as follows:-
- (a) Separate connection required for dwelling. All connection, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant is to provide 24-hour storage for dwelling.

REASON:

In the interest of orderly development, public health and the proper planning and development of the area.

- 7 Further details relating to the layout, height, siting and design of the proposed dwelling shall be submitted to the Planning Authority as part of a planning application for approval prior to the commencement of any development on the site.

REASON:

In the interest of clarity, visual amenity and development control.

- 8 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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 to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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

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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 to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed 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.

- 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.
- (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.

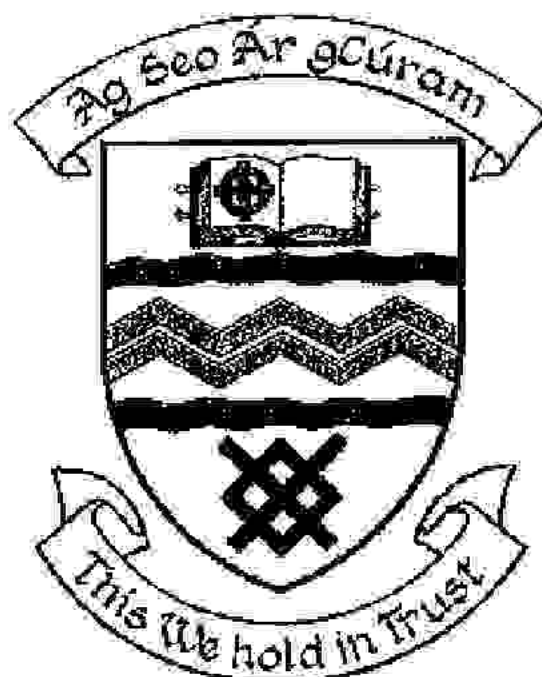

11/12/00
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0619	
1. Location	1 Tamarisk View, Kilnamanagh, Dublin 24.		
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NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2371	Date of Decision 25/10/2000
Register Reference S00A/0619	Date: 31/08/00

Applicant Padraig & Marian Baker

Development Erect a detached residence to side of

Location 1 Tamarisk View, Kilnamanagh, Dublin 24.

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 OUTLINE 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.

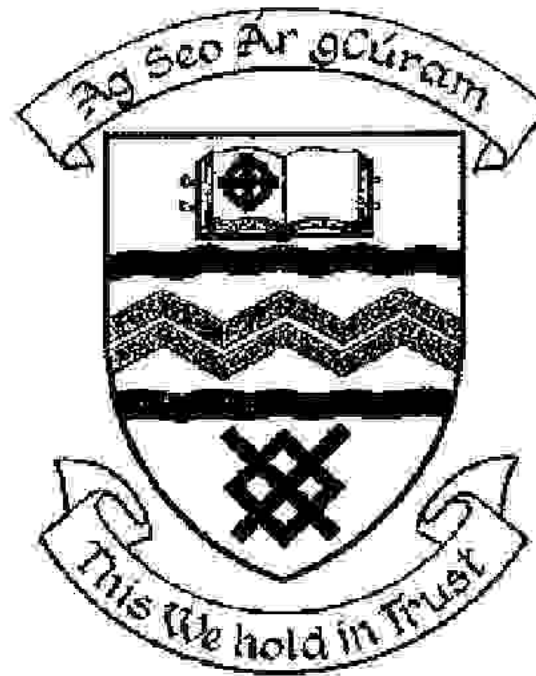
.....*MT*..... 26/10/00
for SENIOR ADMINISTRATIVE OFFICER

Tiernan Design Group
The Studio,
6 Castlewood Place,
Rathmines,
Dublin 6.

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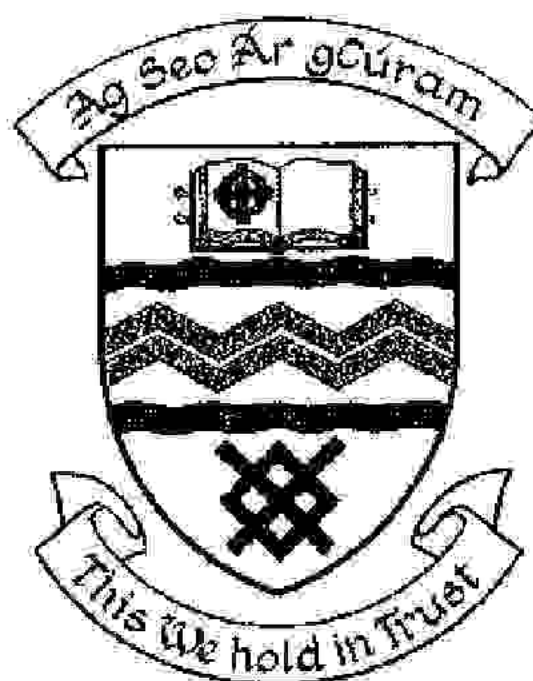
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REG REF. S00A/0619

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REG. REF. S00A/0619

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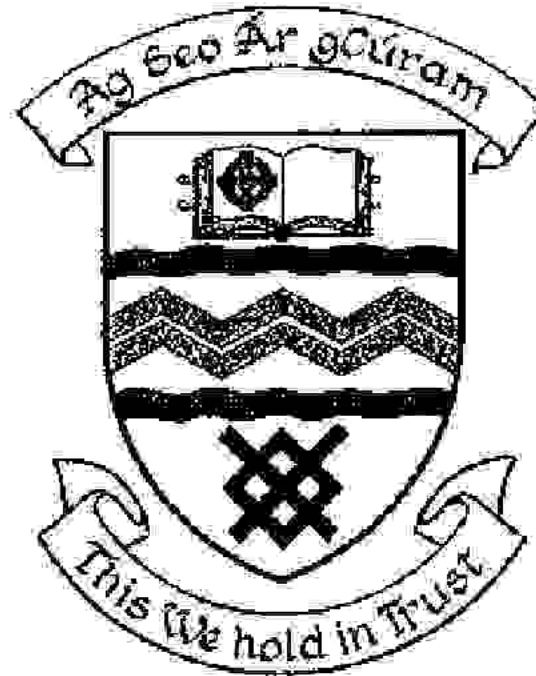
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