

	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/0575	
1. Location	"Naomh Mhuire", Ballycullen Road, Knocklyon, Dublin 16.		
2. Development	Demolition of existing shed, the construction of 2 no. 4 bedroom detached dormer dwellings, all site development works with access to the Ballycullen Road, and revised access arrangements to existing dwelling on lands to the rear and the side		
3. Date of Application	15/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/10/2000 2.	1. 31/10/2000 2.
4. Submitted by	Name: Terry O'Flanagan, Address: Unit 10, Block F, Riverview Business Park,		
5. Applicant	Name: E & J McDermott Address: "Naomh Mhuire", Ballycullen Road, Knocklyon,		
6. Decision	O.C.M. No. 2813 Date 20/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0271 Date 06/02/2001	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	

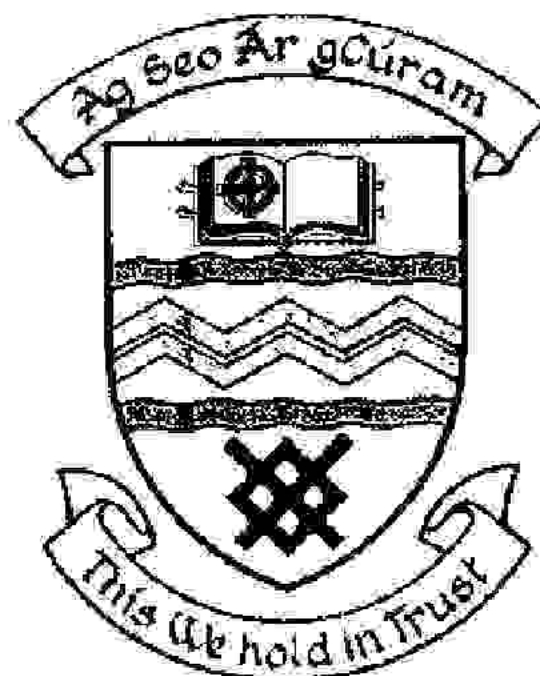
14.

Registrar

Date

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



**PLANNING
DEPARTMENT**

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Terry O'Flanagan,
Unit 10, Block F,
Riverview Business Park,
New Nangor Road,
Dublin 12.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0271	Date of Final Grant 06/02/2001
Decision Order Number 2813	Date of Decision 20/12/2000
Register Reference S00A/0575	Date 31/10/00

Applicant E & J McDermott

Development Demolition of existing shed, the construction of 2 no. 4 bedroom detached dormer dwellings, all site development works with access to the Ballycullen Road, and revised access arrangements to existing dwelling on lands to the rear and the side

Location "Naomh Mhuire", Ballycullen Road, Knocklyon, Dublin 16.

Floor Area 397.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/10/2000 /31/10/2000

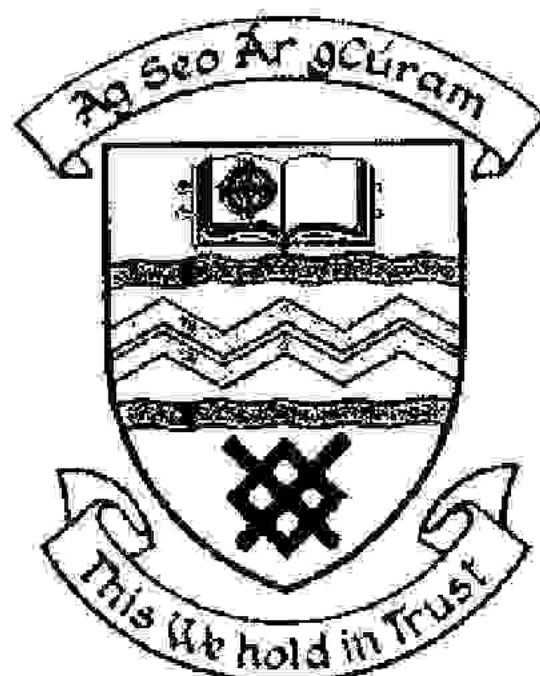
A Permission has been granted for the development described above,

subject to the following (17) Conditions.

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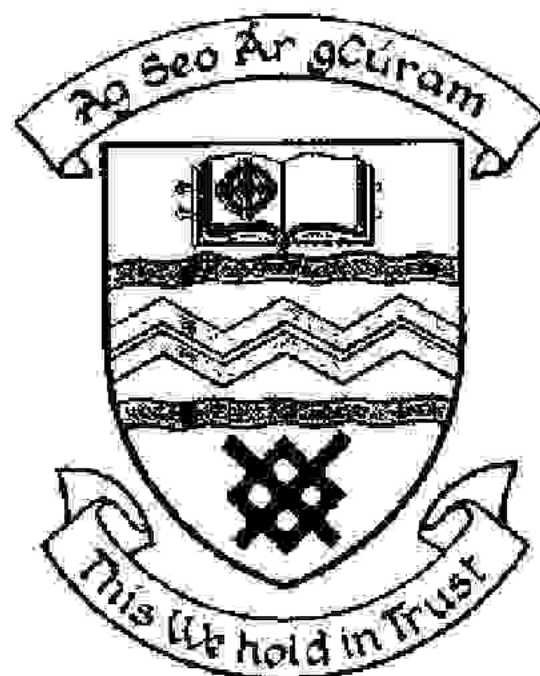
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information lodged on the 31/10/00, 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 two dwellings be used as single dwelling units.
 REASON:
 To prevent unauthorised development.
- 3 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.
- 4 With regard to foul and surface water drainage the applicant shall ensure the following:
 - (i) 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.
 - (ii) The applicant to ensure full and complete separation of foul and surface water systems.
 - (iii) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 REASON:
 To satisfy the requirements of the Environmental Services Department.
- 5 With regard to water supply the applicant shall meet the following requirements:
 - (i) The applicant shall submit full details of the proposed watermain layout for the approval of the Water Services Area Engineer at the Council's Deansrath Depot (Tel. 01-4570784) prior to the commencement of the proposed development. The details to be submitted shall include pipe sizes, pipe class, pipe route, location of sluice valves, scour mains (if applicable), air valves, hydrants and the point of the proposed connection.
 - (ii) The layout and the provision of the proposed

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- watermain shall comply with Part B of the 1997 Building Regulations Technical Guidance Documents.
- (iii) A separate water supply connection is required for both proposed dwellings from the proposed 100mm diameter watermain. The connection and tapping of the Council's watermains is to 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.
- (iv) No building shall be erected within 5 metres of a public watermain or any watermain with the potential to be taken in charge.

REASON:

To satisfy the requirements of the Environmental Services Department.

- 6 With regard to revised access arrangements and car parking the applicant shall meet the following requirements:
- (i) Footpath and kerb to be dished and the new driveway shall be constructed to the satisfaction of the Area Engineer, Roads Maintenance.
- (ii) Relocation/upgrading of Eircom manhole covers, to be at the applicant's own expense.
- (iii) Two off-street car parking spaces to be provided for each house and a common turning area. A revised block plan to 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 and traffic safety.

- 7 That revised floor plan of houses 1 and 2 to a minimum scale of 1:100 shall be submitted by the applicant for agreement with the Planning Authority which show the scaled dimensions corresponding with the figured dimensions.

REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

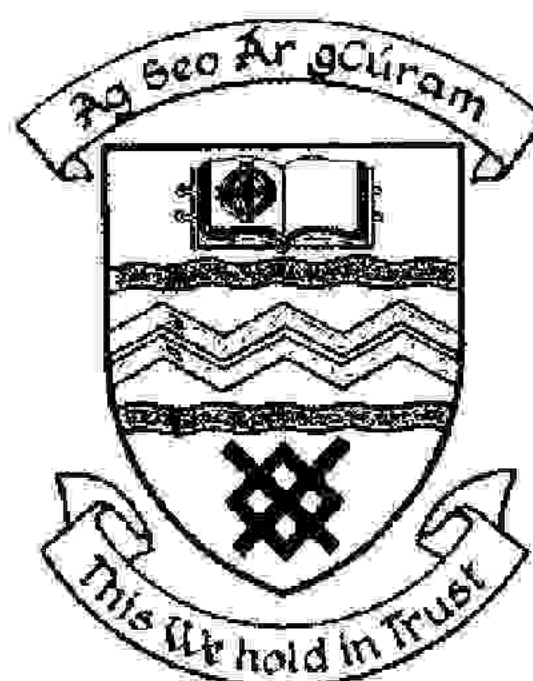
- 8 That the two proposed velux rooflights in the roof slope facing north of proposed house no. 1 and facing south of proposed house no. 2 shall be installed at a minimum height of 1.8m above first floor level. Revised plans, sections and elevations (and which shall comply with Building Regulations) shall be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

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To prevent overlooking onto adjoining properties and in the interest of residential amenity.

- 9 That the proposed development shall not commence until the applicant has submitted and agreed with the Planning Authority the following:-
- (i) details of the proposed finished floor levels of the proposed houses in relation to the adjoining proposed ground levels.
 - (ii) a north to south section through the site at a minimum scale of 1:100 showing the proposed houses and proposed ground floor bedroom windows in relation to the existing boundary walls and screen planting.

REASON:

In the interest of protecting the residential amenities of adjoining properties.

- 10 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.

- 11 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.

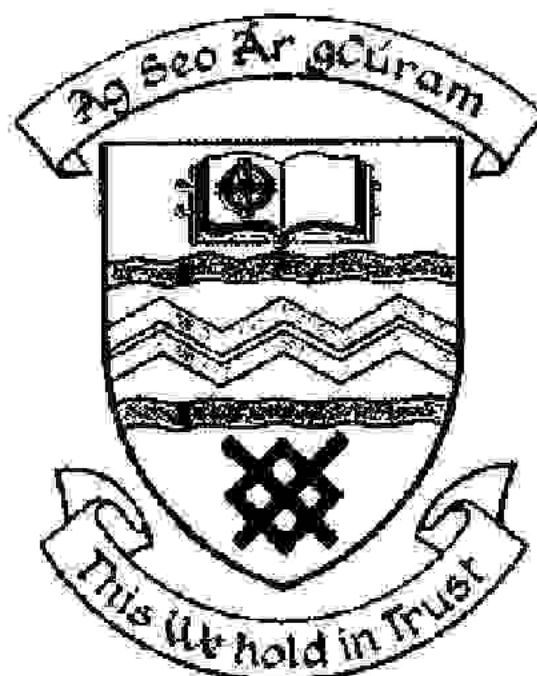
- 12 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER DWELLING be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate 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.

- 13 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) PER DWELLING shall be paid by the proposer to South Dublin County Council towards the cost

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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.

- 14 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) PER DWELLING 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.

- 15 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (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.

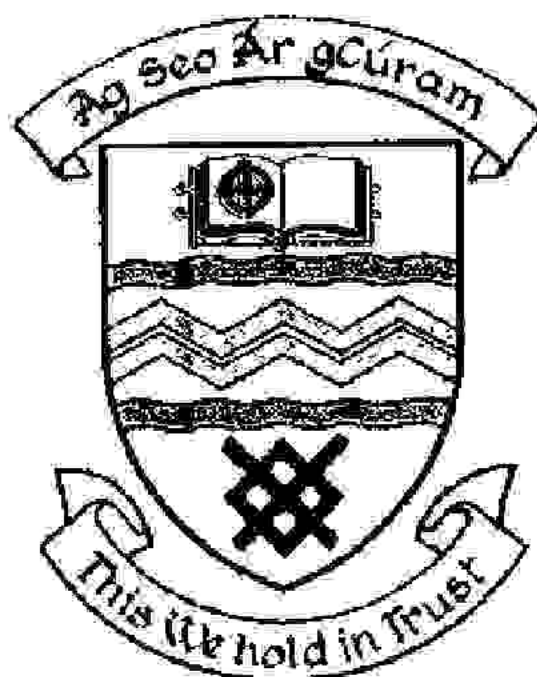
REASON:

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.

- 16 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) EUR 10,157 (ten thousand one hundred and fifty seven euros) or lodgement with the Council of a cash sum of £5,000 (five thousand pounds) EUR 6,348 (six thousand three hundred and forty eight euros).

REASON:

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To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- 17 That acceptable name/house numbers be submitted and approved by the County Council before any constructional work has taken place on the proposed houses.

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.

[Signature]18/07/01
 for SENIOR ADMINISTRATIVE OFFICER