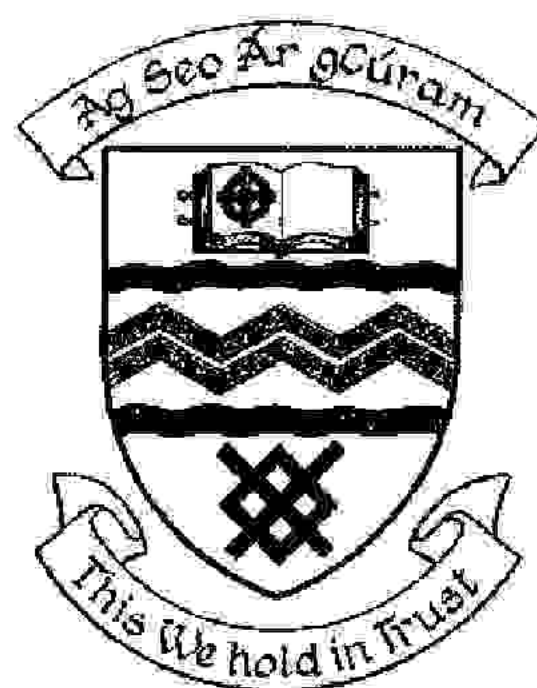


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0496
1. Location	42 Heatherview Close, Aylesbury, Tallaght, Dublin 24.	
2. Development	New 2 storey 3 bedroomed semi-detached house onto existing detached house.	
3. Date of Application	17/07/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 14/09/2000 1. 2. 2.
4. Submitted by	Name: Eithne Walsh, Address: 4 Gulistan Terrace, Rathmines,	
5. Applicant	Name: G. Reynolds, Address: 1 Rathdown Villas, Dublin 6.	
6. Decision	O.C.M. No. 2104 Date 14/09/2000	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.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

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

Decision Order Number 2104	Date of Decision 14/09/2000
Register Reference S00A/0496	Date: 17/07/00

**Applicant** G. Reynolds,  
**Development** New 2 storey 3 bedroomed semi-detached house onto existing detached house.

**Location** 42 Heatherview Close, Aylesbury, Tallaght, Dublin 24.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/07/00 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 would appear from a site inspection that the entire site area as outlined in red on site location map submitted may not be in the ownership of the applicant. The applicant is requested to submit documentary evidence of ownership of the subject site.
- 2 The applicant is requested to submit a revised and accurate site plan to scale of 1:200 which clearly shows the proposed development in relation to site boundary and proposed site boundary treatment and adjoining house/doctors surgery, footpaths, road vehicular turning area, any public lighting posts and grass verges. The figured site dimensions shall correspond with an Ordnance Survey site location map to minimum scale of 1:1000, which shall also be submitted.
- 3 The applicant is requested to submit revised floor plans and elevations as may be necessary to correspond with the revised site plan.

Eithne Walsh,  
4 Gulistan Terrace,  
Rathmines,  
Dublin 6.

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- 4 The proposed car parking space appears to be located in one of the two spaces the subject of Condition No. 2 of decision Order No. 1174 dated 04/06/99 of Reg. Ref. S99A/0226. The applicant is requested to submit his proposals regarding compliance with this subject Condition and how he proposes to provide an additional off street car parking space for the proposed house.

Signed on behalf of South Dublin County Council

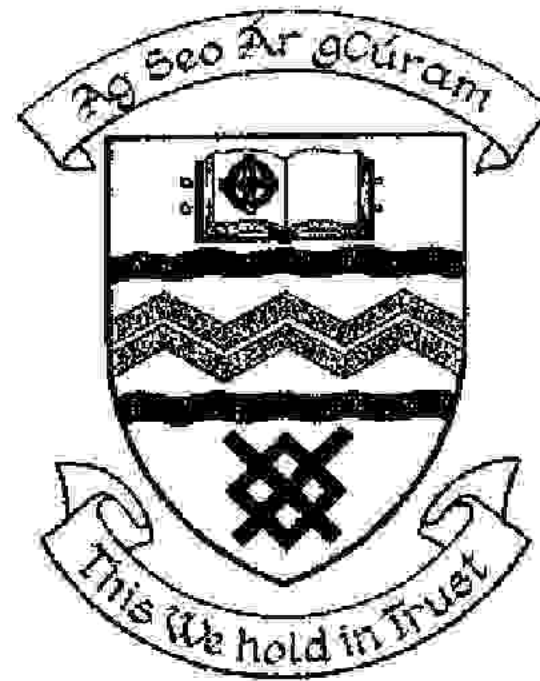
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for Senior Administrative Officer

14/09/00



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0496	
1. Location	42 Heatherview Close, Aylesbury, Tallaght, Dublin 24.		
2. Development	New 2 storey 3 bedroomed semi-detached house onto existing detached house.		
3. Date of Application	17/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/09/2000 2.	1. 27/11/2000 2.
4. Submitted by	Name: Eithne Walsh, Address: 4 Gulistan Terrace, Rathmines,		
5. Applicant	Name: G. Reynolds, Address: 1 Rathdown Villas, Dublin 6.		
6. Decision	O.C.M. No. 0154  Date 23/01/2001	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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 0154	Date of Decision 23/01/2001
Register Reference S00A/0496	Date 17/07/00

Applicant G. Reynolds,  
App. Type Permission  
Development New 2 storey 3 bedroomed semi-detached house onto existing detached house.

Location 42 Heatherview Close, Aylesbury, Tallaght, Dublin 24.

Dear Sir / Madam,

With reference to your planning application, additional information received on 27/11/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 Condition no. 2 of planning permission S99A/0226 (for dentist's surgery at 42 Heatherview Close) required 'that the two additional car parking spaces proposed be provided within two months of grant of permission.' A recent site inspection showed that the spaces in question at the end of the cul-de-sac have still not been provided.

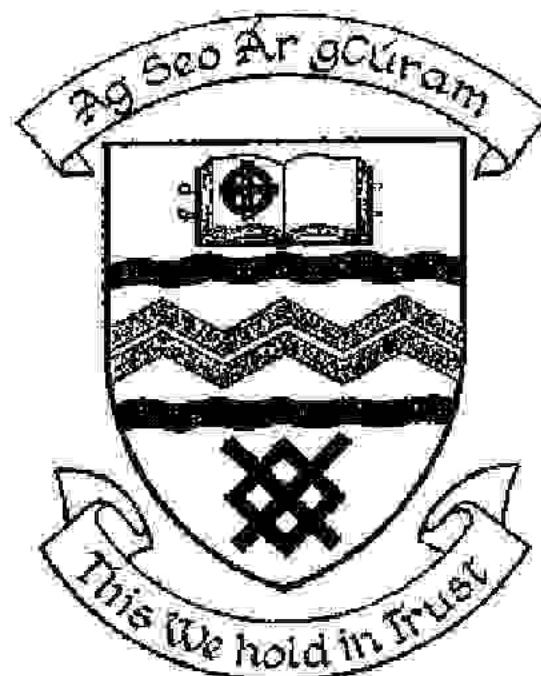
The applicant is requested to submit revised drawings showing 2 no. spaces for the dentist's surgery in addition to the existing 2 spaces within the curtilage of no. 42 and 1 no. space for the proposed dwelling (i.e. a total of 5 spaces.

Eithne Walsh,  
4 Gulistan Terrace,  
Rathmines,  
Dublin 6.

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REG REF. S00A/0496

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the  
Planning Reg Ref. No. given above.

Yours faithfully

*m7*

.....  
for SENIOR ADMINISTRATIVE OFFICER

24/01/01



	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/0496	
1. Location	42 Heatherview Close, Aylesbury, Tallaght, Dublin 24.		
2. Development	New 2 storey 3 bedroomed semi-detached house onto existing detached house.		
3. Date of Application	17/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/09/2000 2. 23/01/20	1. 27/11/2000 2. 16/03/20
4. Submitted by	Name: Eithne Walsh, Address: 4 Gulistan Terrace, Rathmines,		
5. Applicant	Name: G. Reynolds, Address: 1 Rathdown Villas, Dublin 6.		
6. Decision	O.C.M. No. 1026  Date 14/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2277  Date 29/06/2001	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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Eithne Walsh,  
4 Gulistan Terrace,  
Rathmines,  
Dublin 6.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2277	Date of Final Grant 29/06/2001
Decision Order Number 1026	Date of Decision 14/05/2001
Register Reference S00A/0496	Date 16/03/01

**Applicant** G. Reynolds,

**Development** New 2 storey 3 bedroomed semi-detached house onto existing detached house.

**Location** 42 Heatherview Close, Aylesbury, Tallaght, Dublin 24.

**Floor Area** 88.00 Sq Metres

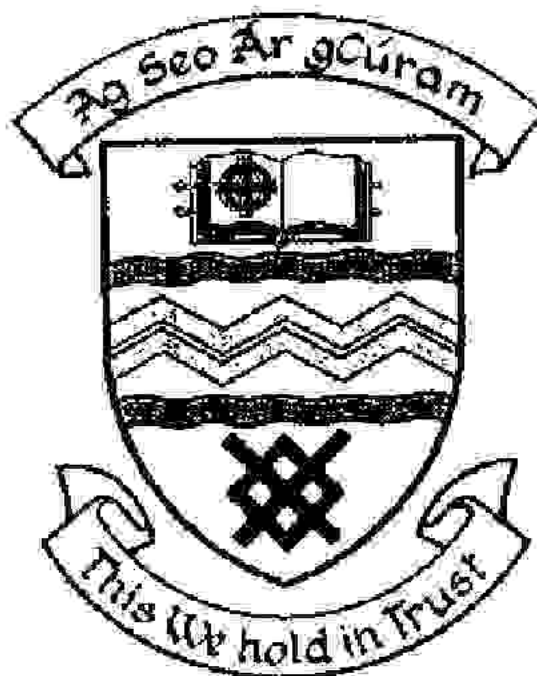
**Time extension(s) up to and including**

**Additional Information Requested/Received** 14/09/2000 /27/11/2000

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 Additional Information lodged on the 27/11/2000 and Clarification of Additional Information lodged on the 16/03/2001, 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 That the entire premises be used as a single dwelling unit.  
 REASON:  
 To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.  
 REASON:  
 In the interest of visual amenity.
- 4 The following criteria of the Environmental Services Department shall be satisfied.
  - (i) The applicant shall ensure 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.
  - (iii) Before construction commences the applicant shall submit, for the prior approval of the Environmental Services Department of South Dublin County Council, a revision of drawing no's. K01 and K03. This shall show the full and complete separation of the foul system (accepting kitchen and bathroom waste discharges) and the surface water system (accepting rainwater discharges from the front, side or rear of the proposed building) up to and including connection to the public sewer.
  - (iv) If the applicant proposes to connect to a private drain then the applicant shall submit written evidence of permission to connect to this drain from its owner(s). Applicant to comply with the Building Regulations 1997, Part H, to ensure adequate capacity in the existing drain for the proposed development.
  - (v) A separate water supply connection is required for the proposed development. The connection and

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tapping of the Council's watermains shall be carried out by South Dublin County Council's personnel at the applicant's prior expense. The applicant is required to provide 24 hour water storage.

**REASON:**

In the interests of public health.

- 5 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.

- 6 The footpath and kerb shall be dishd to the satisfaction of the Area Engineer, Roads Maintenance.

**REASON:**

In the interests of public safety.

- 7 The parking arrangements shall correspond with drawing K01 Rev. A, submitted as Clarification of Additional Information on the 16/03/2001, i.e. 2 no. car parking spaces provided for the dentist's surgery in addition to the existing 2 spaces within the curtilage of no. 42 and 1 no. space for the proposed dwelling (i.e. a total of 5 spaces).

**REASON:**

In the interests of public safety and the proper planning and development of the area.

- 8 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.

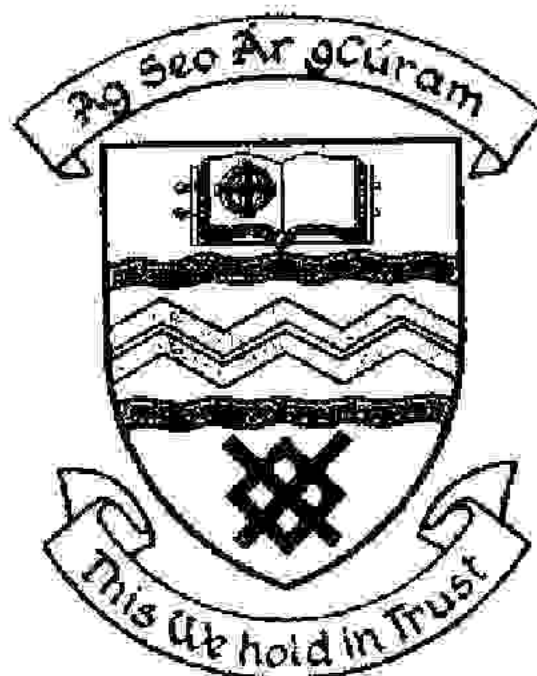
- 9 That a financial contribution in the sum of £2,100 (two thousand and one hundred) EUR 2,666 (two thousand and six hundred and sixty six euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of



REG. REF. S00A/0496 **SOUTH DUBLIN COUNTY COUNCIL**  
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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.

- 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 £1,000 (one thousand pounds) EUR 1,269 (one thousand two hundred and sixty nine 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.

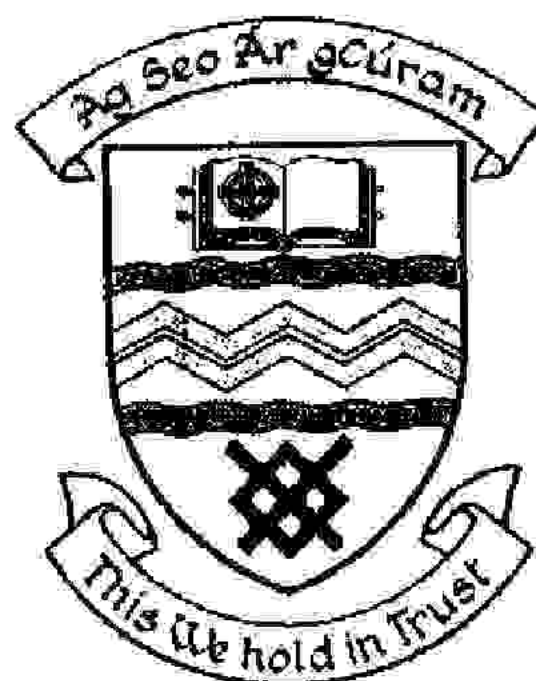
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.



REG REF. S00A/0496

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.....02/07/01  
for SENIOR ADMINISTRATIVE OFFICER