

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0380	
1. Location	16 Kilmasogue Drive, Greenpark, Dublin 12.		
2. Development	Two storey detached house on a subdivided site.		
3. Date of Application	02/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 31/07/2000 2.	1. 2.
4. Submitted by	Name: Mrs. Anita Barker, Address: 16 Kilmasogue Drive, Greenpark,		
5. Applicant	Name: Mrs. Anita Barker, Address: 16 Kilmasogue Drive, Greenpark, Dublin 12.		
6. Decision	O.C.M. No. 1706 Date 31/07/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 2140 Date 21/09/2000	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
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Mrs. Anita Barker,
16 Kilmashogue Drive,
Greenpark,
Dublin 12.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 2140	Date of Final Grant 21/09/2000
Decision Order Number 1706	Date of Decision 31/07/2000
Register Reference S00A/0380	Date 02/06/00

Applicant Mrs. Anita Barker,

Development Two storey detached house on a subdivided site.

Location 16 Kilmashogue Drive, Greenpark, Dublin 12.

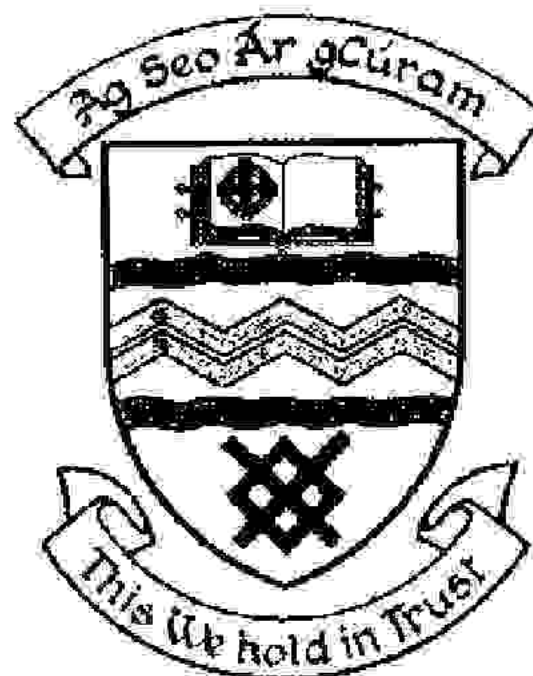
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 31/07/2000 /

A Outline Permission has been granted for the development described above,
subject to the following (22) Conditions.

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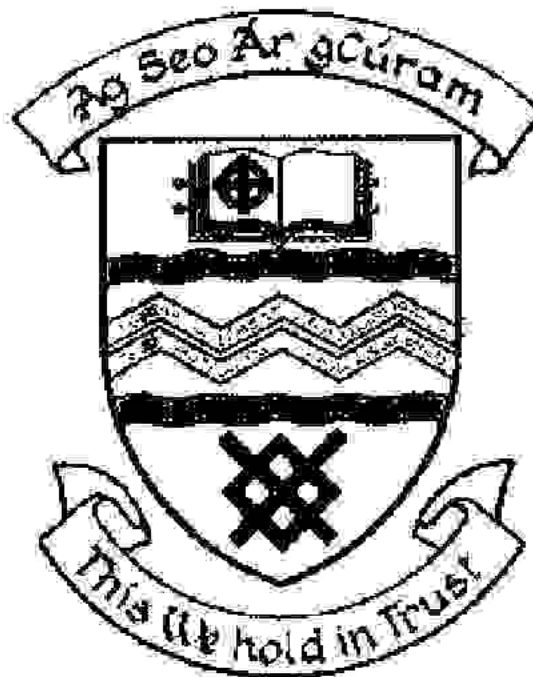
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Conditions and Reasons

- 1 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.
 REASON:
 In the interest of the proper planning and development of the area.
- 2 That the proposed unit is attached to the existing dwelling on site, No 16 Kilmashogue Drive, to form part of the terrace along Kilmashogue Drive. The applicant shall revise the northern site boundary accordingly to indicate that the proposed unit is now attached to the existing unit, No 16.
 REASON:
 To reduce the visual impact of an additional dwelling on the building line and streetscape along Kilmashogue Grove in the interests of residential and visual amenity.
- 3 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes on the existing buildings along Kilmashogue Drive.
 REASON:
 In the interest of visual amenity.
- 4 The height of the proposed structure shall not exceed the height of the existing dwelling along Kilmashogue Drive.
 REASON:
 In the interest of visual amenity.
- 5 Prior to the first occupation of the dwelling, the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 That the proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 7 That the dwelling shall not be occupied until all the services have been connected thereto and are operational.
 REASON:
 In the interest of the proper planning and development of the area.

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- 8 Whilst providing a driveway and parking space, the applicant shall retain at least one third of the existing front garden area as a green surfaced/landscaped open area.
 REASON:
 In the interest of visual amenity and the protection of residential amenity in the area.

- 9 The footpath and kerb for both existing and proposed dwelling shall be dished to the requirements of the Area Engineer, Road Maintenance Department, at the applicants own expense. Any such dishing shall not exceed the width of the vehicular entrance.
 REASON:
 In the interest of the proper planning and development of the area.

- 10 Provision of 2 no. off street parking spaces for both the existing and proposed house shall be provided for.
 REASON:
 In the interest of the proper planning and development of the area.

- 11 That an acceptable house number be submitted to and approved by the Planning Authority before any constructional work takes place on the proposed house.
 REASON:
 In the interest of the proper planning and development of the area.

- 12 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.

- 13 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.

- 14 That the dwellinghouse shall not be occupied until all the services have been connected thereto and are operational.
 REASON:
 In the interest of the proper planning and development of the area.

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- 15 The applicant is to take due care and attention to ensure the preservation and protection of the existing street trees located on the grass margin outside the house. In this regard, no excavation is to take place within the canopy of the trees and no materials of any kind including oil, tar, bitumen, cement, rubble and excavated materials, likely to be injurious to the trees should be permitted within 2m of their bases. The trees should be fenced off prior to the commencement of works on site, details to be agreed with the Parks Department.

REASON:

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

- 16 Any application for full permission to show full details of proposed drainage up to and including connection to public sewer. Details to indicate that the foul and surface water systems are completely separate and that no building will lie within 5m of the adjacent public foul sewer.

REASON:

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

- 17 Applicant proposes to connect to a private drain. Applicant is to submit written evidence of permission to connect to this drain from its owners. Applicant to comply with the Building Regulations 1997 Part H, to ensure adequate capacity in the existing drain for the proposed development.

REASON:

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

- 18 Separate water connection required for dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicants prior expense. Applicant to provide 24 hour storage for dwelling.

REASON:

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

- 19 There is a 100mm diameter watermain adjacent to the proposed development. No building may lie within 5m of this watermain.

REASON:

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

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- 20 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.

- 21 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 that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 22 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.

- (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.

REG REF. S00A/0380

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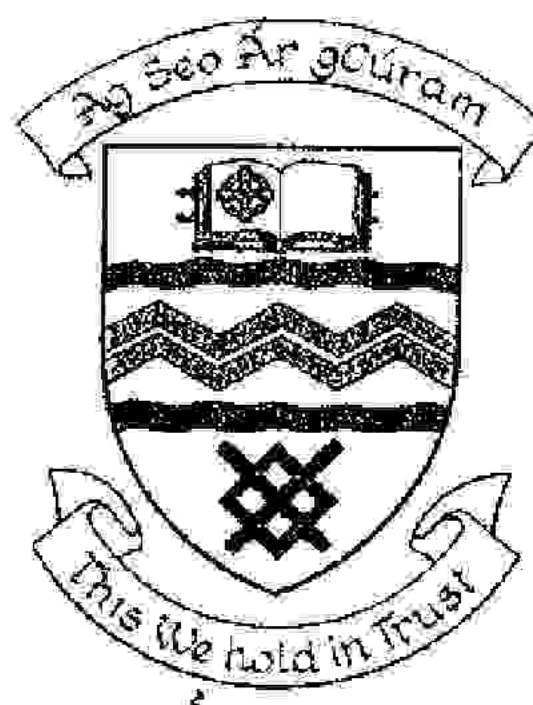
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- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use 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.


.....21/09/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0380	
1. Location	16 Kilmashogue Drive, Greenpark, Dublin 12.		
2. Development	Two storey detached house on a subdivided site.		
3. Date of Application	02/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 31/07/2000 2.	1. 2.
4. Submitted by	Name: Mrs. Anita Barker, Address: 16 Kilmashogue Drive, Greenpark,		
5. Applicant	Name: Mrs. Anita Barker, Address: 16 Kilmashogue Drive, Greenpark, Dublin 12.		
6. Decision	O.C.M. No. 1706 Date 31/07/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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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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NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1706	Date of Decision 31/07/2000
Register Reference S00A/0380	Date: 02/06/00

Applicant Mrs. Anita Barker,
Development Two storey detached house on a subdivided site.
Location 16 Kilmashogue Drive, Greenpark, Dublin 12.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 31/07/2000 /
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 OUTLINE PERMISSION in respect of the above proposal.

Subject to the conditions (22) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 31/07/00
for SENIOR ADMINISTRATIVE OFFICER

Mrs. Anita Barker,
16 Kilmashogue Drive,
Greenpark,
Dublin 12.

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Conditions and Reasons

- 1 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.
REASON:
In the interest of the proper planning and development of the area.
- 2 That the proposed unit is attached to the existing dwelling on site, No 16 Kilmashogue Drive, to form part of the terrace along Kilmashogue Drive. The applicant shall revise the northern site boundary accordingly to indicate that the proposed unit is now attached to the existing unit, No 16.
REASON:
To reduce the visual impact of an additional dwelling on the building line and streetscape along Kilmashogue Grove in the interests of residential and visual amenity.
- 3 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes on the existing buildings along Kilmashogue Drive.
REASON:
In the interest of visual amenity.
- 4 The height of the proposed structure shall not exceed the height of the existing dwelling along Kilmashogue Drive.
REASON:
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- 5 Prior to the first occupation of the dwelling, the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.
REASON:
In the interest of the proper planning and development of the area.
- 6 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

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- 7 That the dwelling shall not be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 8 Whilst providing a driveway and parking space, the applicant shall retain at least one third of the existing front garden area as a green surfaced/landscaped open area.

REASON:

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- 9 The footpath and kerb for both existing and proposed dwelling shall be dishd to the requirements of the Area Engineer, Road Maintenance Department, at the applicants own expense. Any such dishd shall not exceed the width of the vehicular entrance.

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REASON:

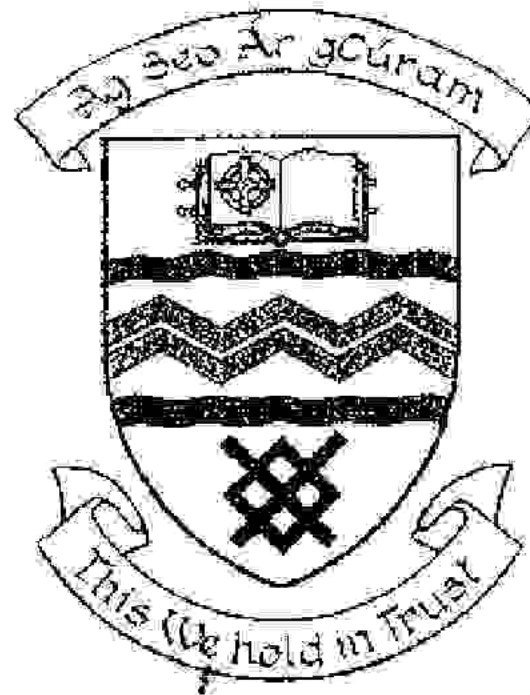
In the interest of the proper planning and development of the area.

- 12 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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- 13 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

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REASON:

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

- 15 The applicant is to take due care and attention to ensure the preservation and protection of the existing street trees located on the grass margin outside the house. In this regard, no excavation is to take place within the canopy of the trees and no materials of any kind including oil, tar, bitumen, cement, rubble and excavated materials, likely to be injurious to the trees should be permitted within 2m of their bases. The trees should be fenced off prior to the commencement of works on site, details to be agreed with the Parks Department.

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- 16 Any application for full permission to show full details of proposed drainage up to and including connection to public sewer. Details to indicate that the foul and surface water systems are completely separate and that no building will lie within 5m of the adjacent public foul sewer.

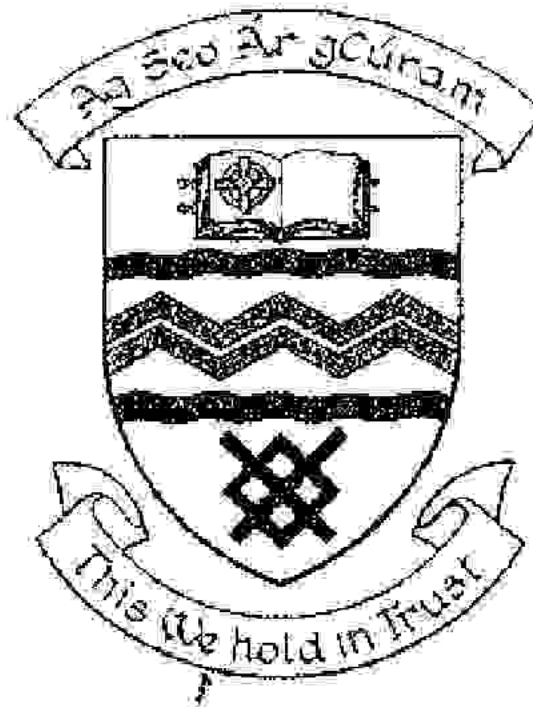
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In the interest of the proper planning and development of the area.

- 17 Applicant proposes to connect to a private drain. Applicant is to submit written evidence of permission to connect to this drain from its owners. Applicant to comply with the Building Regulations 1997 Part H, to ensure adequate capacity in the existing drain for the proposed development.

REASON:

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REASON:

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

- 19 There is a 100mm diameter watermain adjacent to the proposed development. No building may lie within 5m of this watermain.

REASON:

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

- 20 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:

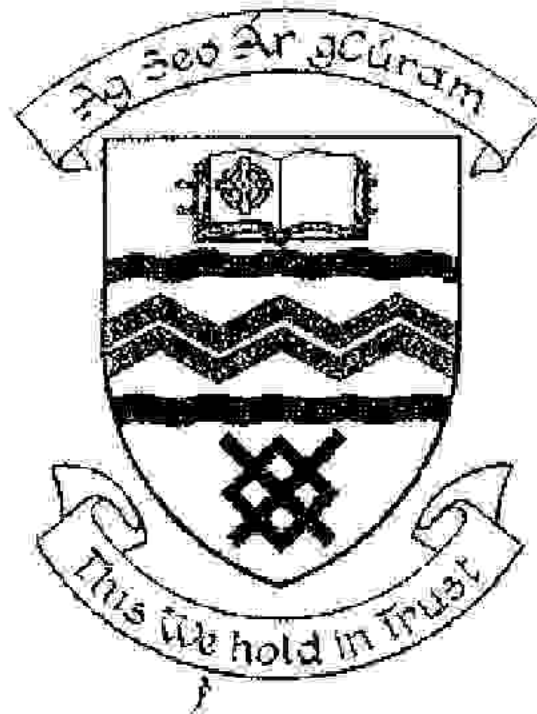
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 21 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 that is proposed to be incurred by the Council on road

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improvement works and traffic management schemes
facilitating the proposed development.

- 22 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.