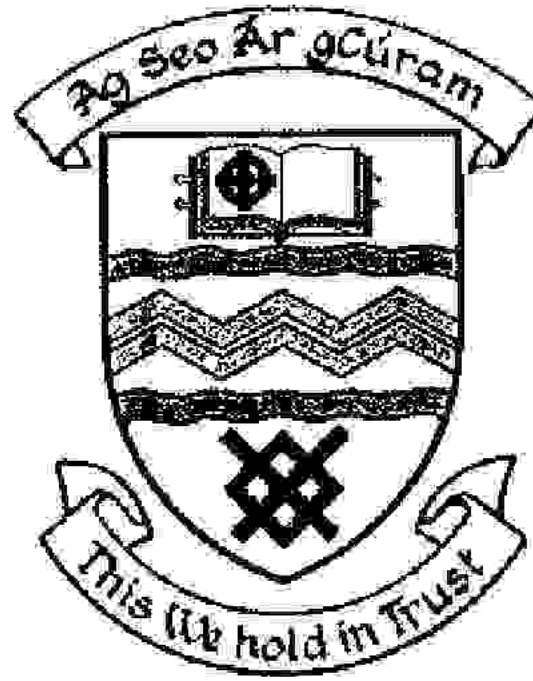


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Mr. Mark Burke,
47 Whitehall Road,
Terenure,
Dublin 12.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1985	Date of Final Grant 31/08/2000
Decision Order Number 1591	Date of Decision 20/07/2000
Register Reference S00A/0350	Date 25/05/00

Applicant Mr. Mark Burke,

Development Single storey dwelling at side of existing dwelling, also alterations to existing driveway

Location 47 Whitehall Road, Terenure, Dublin 12.

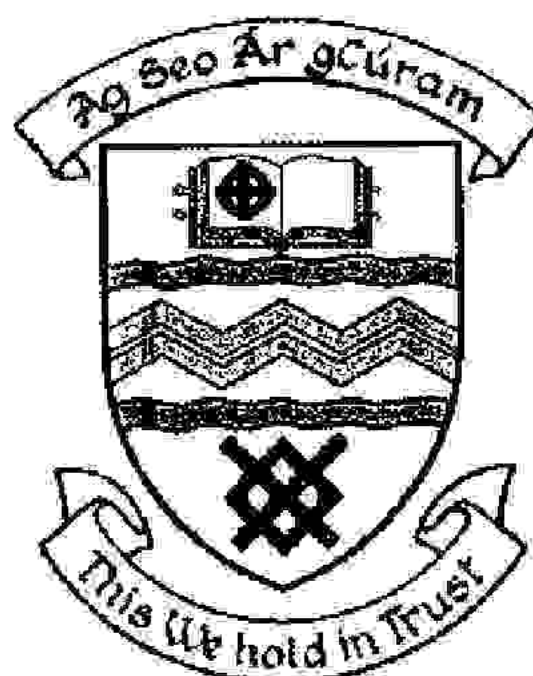
Floor Area 62.00 Sq Metres

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 (21) Conditions.

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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 Any extension to the rear of No 47 Whitehall Road and the proposed dwelling, as indicated within the site boundary on Drawing No: 99.001/01 submitted on 25/05/00 with this application, shall not be exempted development and any future extensions to the rear of No 47 Whitehall Road and the proposed dwelling shall be the subject of a separate planning application.

REASON:

In the interest of residential amenity.

- 3 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes on the existing building on site and shall conform with those finishes indicated on drawings submitted with this application.

REASON:

In the interest of visual amenity.

- 4 The height of the proposed structure shall not exceed the height of the existing dwelling on site.

REASON:

In the interest of visual amenity.

- 5 The boundary wall between the existing dwelling, No 47, and the proposed structure, shall be reduced in height to 1.2m where the dividing wall comes forward of the front building line. The wall shall be dashed on the outside and capped.

REASON:

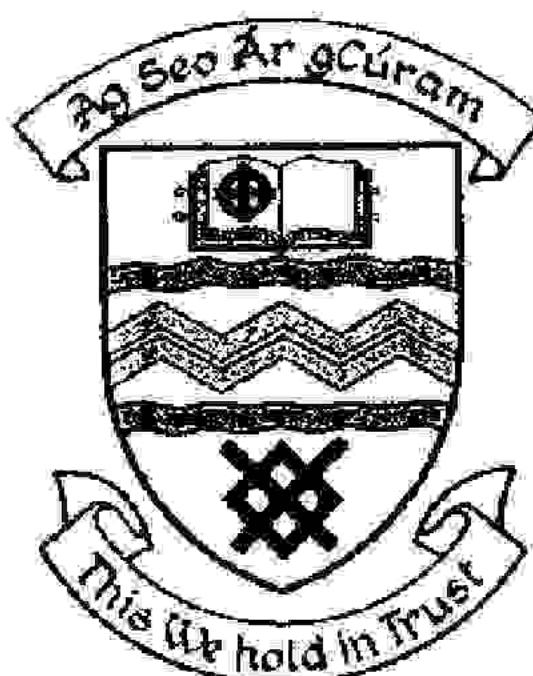
In the interest of proper planning and development of the area and visual amenity.

- 6 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:

To prevent unauthorised development.

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- 7 That the proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 8 That the dwelling shall not be occupied until all the services have been connected thereto and are operational.
 REASON:
 In the interest of proper planning and development of the area.
- 9 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.
- 10 The footpath and kerb shall be dishd 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.
- 11 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.
- 12 That an acceptable house number be submitted to and approved by the County Council before any constructional work takes place on the proposed house.
 REASON:
 In the interest of the proper planning and development of the area.
- 13 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.
- 14 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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REASON:

In the interest of amenity.

- 15 That the dwellinghouse 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.

- 16 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:

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

- 17 No building within 5m of public sewer or sewer with potential to be taken in charge.

REASON:

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

- 18 Separate water connection is required for each 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 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.

- 20 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six

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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.

- 21 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.
- (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.

..... *Dora Kere* 01/09/00
 for SENIOR ADMINISTRATIVE OFFICER