

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0329	
1. Location	25 Forest Close, Kingswood, Dublin 24.		
2. Development	Two storey house at side, new porch to existing house and alterations to entrance.		
3. Date of Application	17/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/07/2000 2.	1. 05/09/2000 2.
4. Submitted by	Name: H.K. O'Daly & Associates, Address: Kingswood, Naas Road,		
5. Applicant	Name: Mr. & Mrs. Beatty, Address: 25 Forest Close, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 2446 Date 02/11/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2728 Date 13/12/2000	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
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2446	Date of Decision 02/11/2000
Register Reference S00A/0329	Date: 17/05/00

Applicant Mr. & Mrs. Beatty,

Development Two storey house at side, new porch to existing house and alterations to entrance.

Location 25 Forest Close, Kingswood, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/07/2000 /05/09/2000

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 PERMISSION in respect of the above proposal.

Subject to the conditions (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

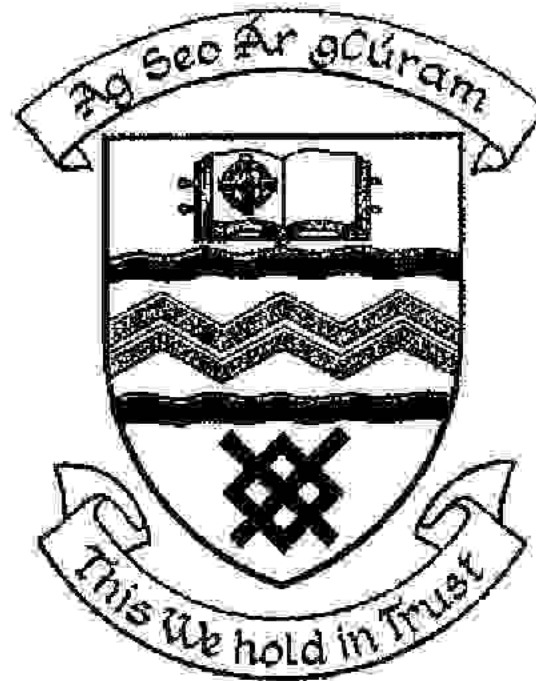
.....*my*..... 02/11/00
for SENIOR ADMINISTRATIVE OFFICER

H.K. O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 24.

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REG REF. S00A/0329

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 as amended by additional information received by the Planning Authority on 05/09/00, 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 The developer shall provide 2 no. off-street car parking spaces within the curtilages of both the new dwelling and the site of the immediately adjoining dwelling at No. 25 Forest Close.
REASON:
In the interest of traffic safety and orderly development.
- 3 All external finishes shall match those of the existing adjoining dwelling.
REASON:
In the interest of visual amenity.
- 4 The requirements of the Planning Authority with regard to foul and surface water drainage shall be complied with as follows:-
 - a) The developer shall ensure full and complete separation of foul and surface water systems;
 - b) 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;
 - c) Prior to the commencement of development, the applicant shall submit written evidence of permission for the proposed connections to the adjoining privately-owned foul and surface water drains.
 - d) The applicant shall comply with the Building Regulations 1997 part H ensuring adequate capacity

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REG. REF. S00A/0329

for the proposed development in the existing adjoining drains.

- e) The applicant shall ensure adequate protection of the existing foul and surface water drains that it is proposed to build over.

REASON:

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

- 5 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 shall provide 24-hour storage for dwelling.
- (b) The proposal to divert a 100mm watermain shall be carried out by South Dublin County Council at applicants prior expense. Application to contact the Area Engineer Deansrath Depot (01) 4570784.

REASON:

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

- 6 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.

- 7 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 8 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) 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.

- 9 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 Tymom Park 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.

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Kingswood,
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Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2728	Date of Final Grant 13/12/2000
Decision Order Number 2446	Date of Decision 02/11/2000
Register Reference S00A/0329	Date 05/09/00

Applicant Mr. & Mrs. Beatty,

Development Two storey house at side, new porch to existing house and alterations to entrance.

Location 25 Forest Close, Kingswood, Dublin 24.

Floor Area 112.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/07/2000 /05/09/2000

A Permission has been granted for the development described above,
subject to the following (9) Conditions.

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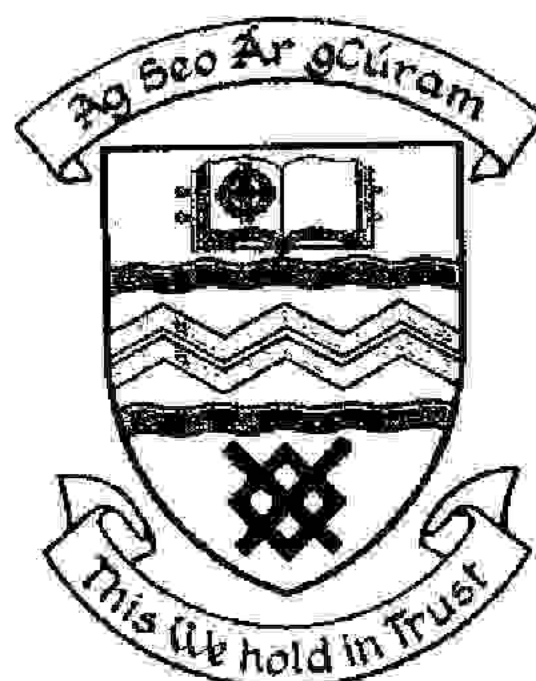
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 - c) Prior to the commencement of development, the applicant shall submit written evidence of permission for the proposed connections to the adjoining privately-owned foul and surface water drains.
 - d) The applicant shall comply with the Building Regulations 1997 part H ensuring adequate capacity for the proposed development in the existing adjoining drains.
 - e) The applicant shall ensure adequate protection of the existing foul and surface water drains that it is proposed to build over.

REASON:

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REASON:

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REASON:

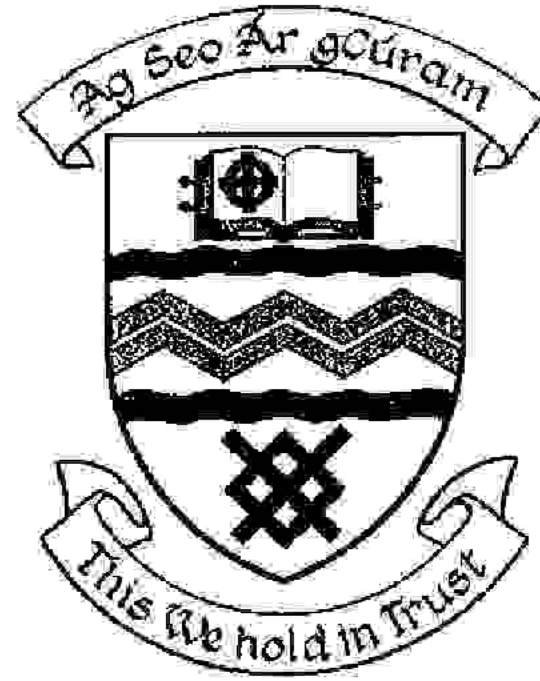
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- (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.


.....14/12/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1546	Date of Decision 13/07/2000
Register Reference S00A/0329	Date: 17/05/00

Applicant Mr. & Mrs. Beatty,
Development Two storey house at side, new porch to existing house and alterations to entrance.

Location 25 Forest Close, Kingswood, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/05/00 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 The applicant is requested to submit an amended proposal showing the provision of 2 no. car parking spaces to cater for each of the existing and proposed development.
- 2 The applicant is requested to submit revised plans indicating a rear garden depth of 11 metres from the main rear elevation of the proposed house.
- 3 The applicant is requested to submit a revised block plan showing the relationship of the proposed development to existing surrounding development i.e. to rear, side and front.

Signed on behalf of South Dublin County Council

.....*MM*.....
for Senior Administrative Officer

13/07/00

H.K. O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 24.