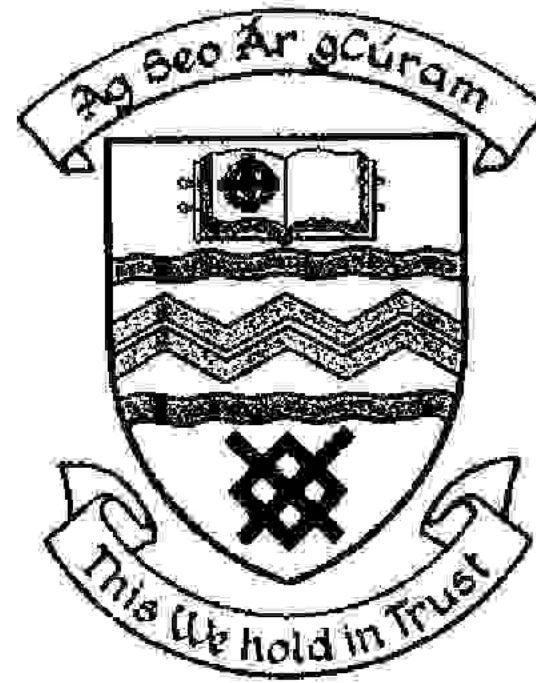


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0325	
1. Location	33a Monalea Grove, Firhouse, Dublin 24.		
2. Development	To erect a two storey four bedroom detached dwelling		
3. Date of Application	15/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Quinn, Address: 13 Walkinstown Parade, Dublin 12.		
5. Applicant	Name: John Quinn, Address: 13 Walkinstown Parade, Dublin 12.		
6. Decision	O.C.M. No. 1534 Date 13/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1940 Date 25/08/2000	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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John Quinn,
13 Walkinstown Parade,
Dublin 12.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1940	Date of Final Grant 25/08/2000
Decision Order Number 1534	Date of Decision 13/07/2000
Register Reference S00A/0325	Date 15/05/00

Applicant John Quinn,

Development To erect a two storey four bedroom detached dwelling

Location 33a Monalea Grove, Firhouse, Dublin 24.

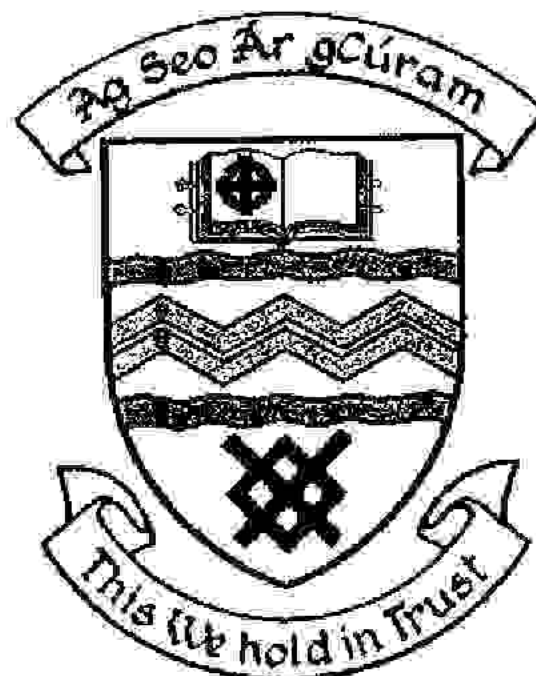
Floor Area 0.00 Sq Metres

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 (19) Conditions.

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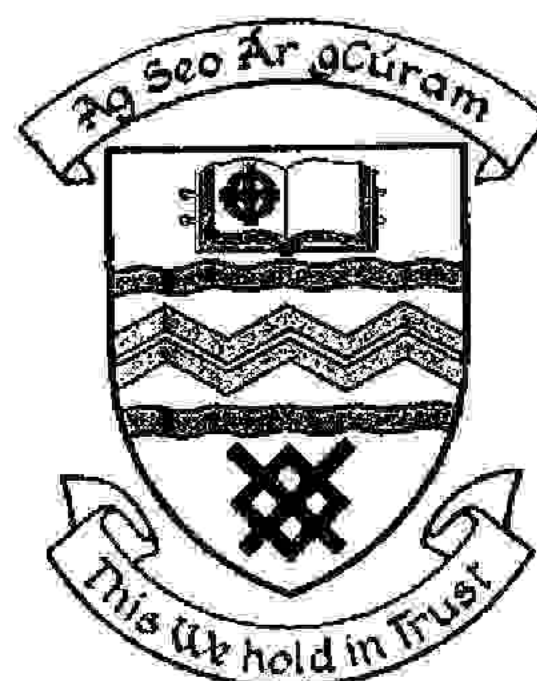
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer Roads Maintenance.
REASON:
In the interest of the proper planning and development of the area.
- 3 The existing boundary wall to the side of the site facing onto Ballycullen Road shall not be removed or re-aligned until suitable planning permission to do so has been granted.
REASON:
To preserve the residential amenities of the area.
- 4 The applicant shall revise the proposed design of the front elevation of the dwelling so as to render it consistent with the design of dwellings adjoining the site on revised plans to be submitted for written agreement by the Planning Authority prior to development commencing. The applicant is requested to omit the proposed pitched roof over the first floor window and to omit the proposed bay windows at ground and first floors. The brick work outer leaf detail should not be continued above the top of the ground floor window to the front elevation and should be consistent with the existing dwelling on site as regards colour and texture.
REASON:
To preserve the visual amenities of this area.
- 5 The proposed window at first floor level in the western elevation of the dwelling shall be constructed of obscured glazing only.
REASON:
In order to protect residential amenities.
- 6 With regard to both foul and surface water drainage it is noted that the applicant proposes to connect to private drains. The applicant is requested to submit written evidence of permission for connection from the owner/s of both the foul drain and the surface water drain. The

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applicant shall comply with the Building Regulations 1997 Part H ensuring that there is adequate capacity for the proposed development in the existing drains.

REASON:

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

- 7 With regard to both foul and surface water drainage the applicant shall ensure the full and complete separation of foul and surface water systems.

REASON:

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

- 8 With regard to water supply the applicant is informed that a separate connection is required for the dwelling. All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide for 24 hour storage for the dwelling.

REASON:

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

- 9 The applicant shall ensure that no part of the building is within five metres of any watermain.

REASON:

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

- 10 The applicant shall take due care and attention to ensure the preservation and protection of the existing street tree located on the margin outside the house. In this regard, no excavation is to take place within the canopy of the tree and no materials of any kind - including oil, tar, bitumen, cement, rubble and excavated materials likely to be injurious to the tree, should be permitted within 2 metres of its base.

REASON:

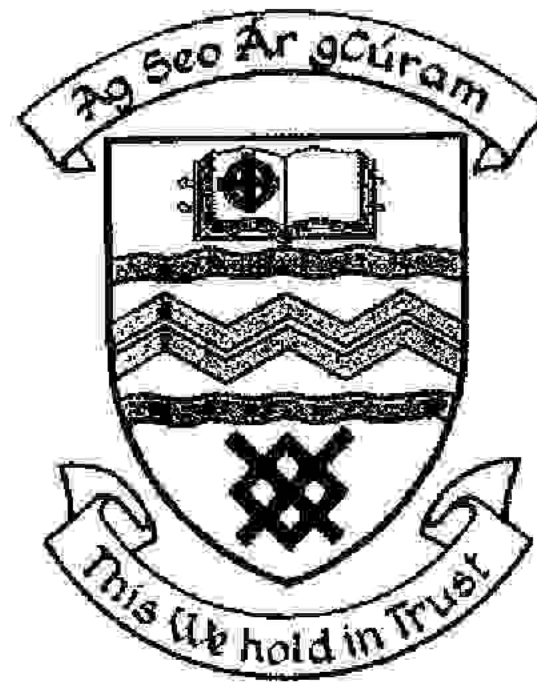
In the interest of the proper planning and development of the area.

- 11 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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- 12 All public services to the proposed dwelling including electrical, telephone cables and equipment be located underground through the entire site.
 REASON:
 In the interest of the proper planning and development of the area.
- 13 The dwelling house shall not be occupied until all services have been connected thereto and are operational.
 REASON:
 In the interest of the proper planning and development of the area.
- 14 That an acceptable house number/name 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.
- 15 A gap of 2.3 metres shall be provided between the respective nearest side walls of the existing and proposed houses.
 REASON:
 In the interest of the proper planning and development of the area.
- 16 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.
- 17 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

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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.

- 18 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.

- 19 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.

- (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.

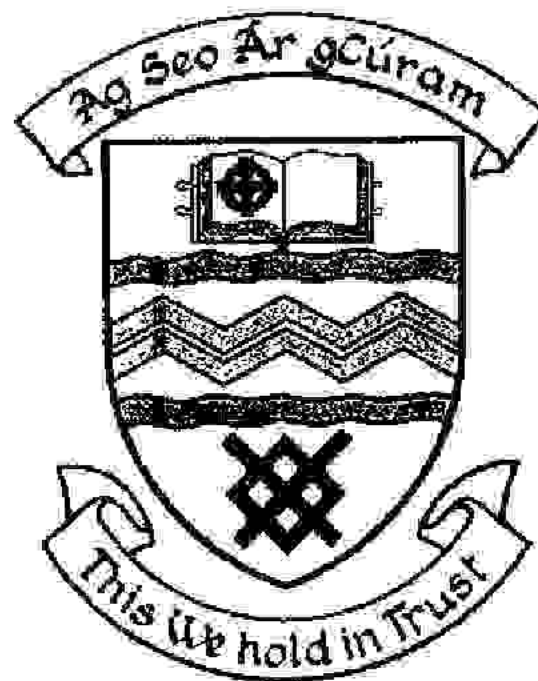
Signed on behalf of South Dublin County Council.

REG REF. S00A/0325

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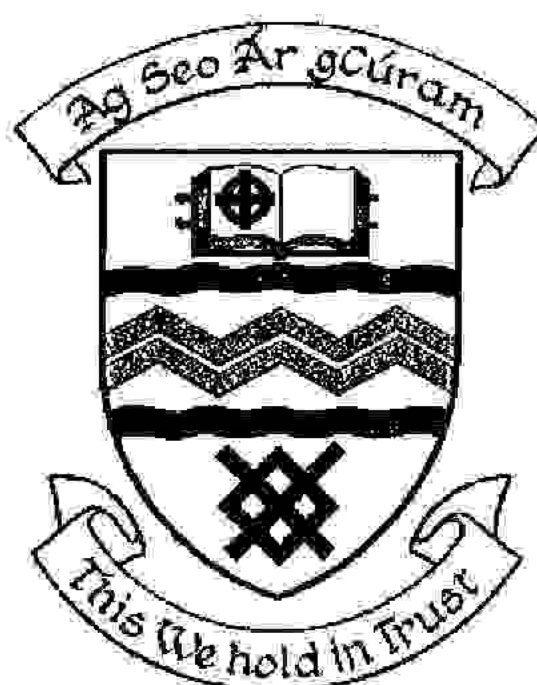
Dona Kane 29/08/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0325	
1. Location	33a Monalea Grove, Firhouse, Dublin 24.		
2. Development	To erect a two storey four bedroom detached dwelling		
3. Date of Application	15/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Quinn, Address: 13 Walkinstown Parade, Dublin 12.		
5. Applicant	Name: John Quinn, Address: 13 Walkinstown Parade, Dublin 12.		
6. Decision	O.C.M. No. 1534 Date 13/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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**

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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1534	Date of Decision 13/07/2000
Register Reference S00A/0325	Date: 15/05/00

Applicant John Quinn,
Development To erect a two storey four bedroom detached dwelling
Location 33a Monalea Grove, Firhouse, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /
Clarification of Additional Information Requested/Received /

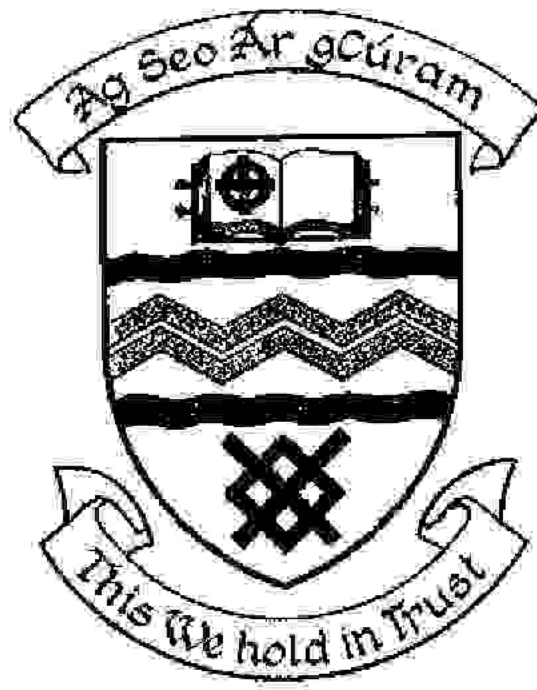
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (19) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 13/07/00
for SENIOR ADMINISTRATIVE OFFICER

John Quinn,
13 Walkinstown Parade,
Dublin 12.

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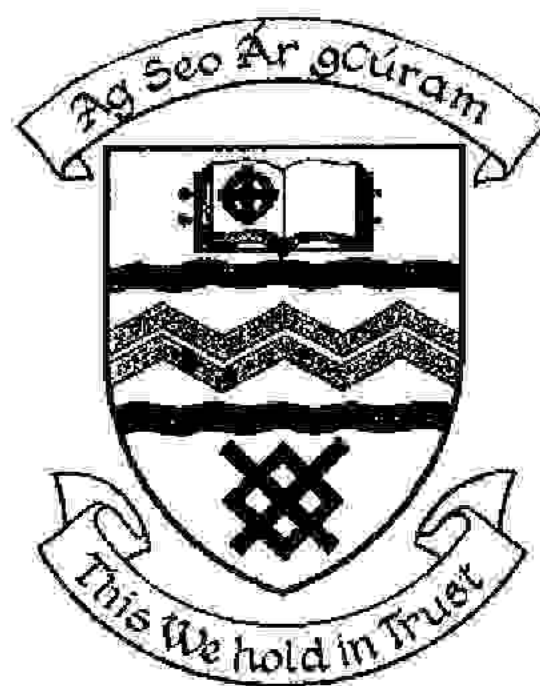
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Conditions and Reasons

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REASON:
To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
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REASON:
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- 3 The existing boundary wall to the side of the site facing onto Ballycullen Road shall not be removed or re-aligned until suitable planning permission to do so has been granted.
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To preserve the residential amenities of the area.
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REASON:
To preserve the visual amenities of this area.
- 5 The proposed window at first floor level in the western elevation of the dwelling shall be constructed of obscured glazing only.

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REASON:

In order to protect residential amenities.

- 6 With regard to both foul and surface water drainage it is noted that the applicant proposes to connect to private drains. The applicant is requested to submit written evidence of permission for connection from the owner/s of both the foul drain and the surface water drain. The applicant shall comply with the Building Regulations 1997 Part H ensuring that there is adequate capacity for the proposed development in the existing drains.

REASON:

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

- 7 With regard to both foul and surface water drainage the applicant shall ensure the full and complete separation of foul and surface water systems.

REASON:

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

- 8 With regard to water supply the applicant is informed that a separate connection is required for the dwelling. All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide for 24 hour storage for the dwelling.

REASON:

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

- 9 The applicant shall ensure that no part of the building is within five metres of any watermain.

REASON:

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

- 10 The applicant shall take due care and attention to ensure the preservation and protection of the existing street tree located on the margin outside the house. In this regard, no excavation is to take place within the canopy of the tree and no materials of any kind - including oil, tar, bitumen,

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cement, rubble and excavated materials likely to be injurious to the tree, should be permitted within 2 metres of its base.

REASON:

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

- 11 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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REASON:

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

- 13 The dwelling house shall not be occupied until all services have been connected thereto and are operational.

REASON:

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

- 14 That an acceptable house number/name 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.

- 15 A gap of 2.3 metres shall be provided between the respective nearest side walls of the existing and proposed houses.

REASON:

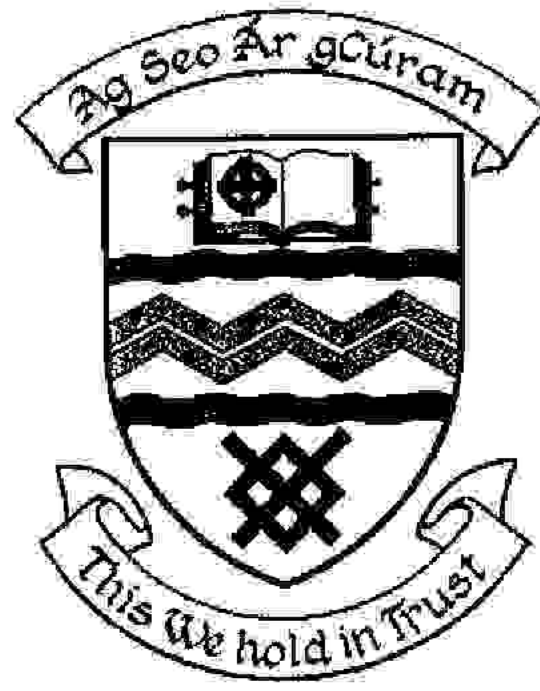
In the interest of the proper planning and development of the area.

- 16 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

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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.