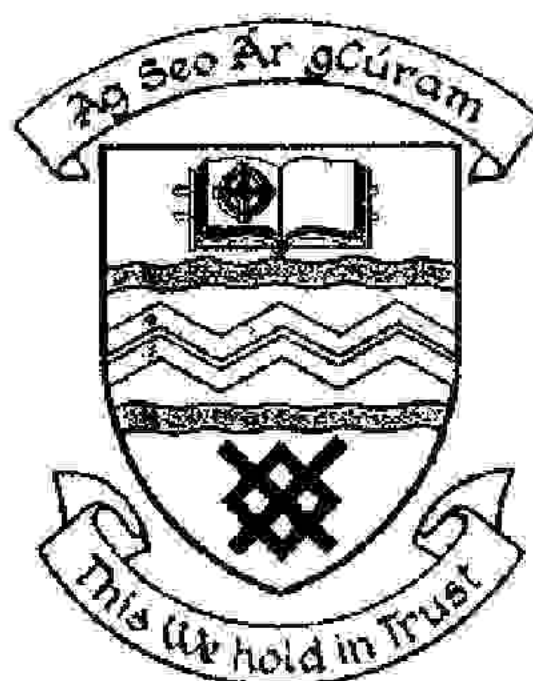


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0211	
1. Location	16 Templeroan Green, Rathfarnham, Dublin 16.		
2. Development	Construct a new dormer bungalow beside existing house.		
3. Date of Application	31/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Hewitt, Address: 16 Templeroan Green, Rathfarnham,		
5. Applicant	Name: John Hewitt, Address: 16 Templeroan Green, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1169 Date 30/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1571 Date 18/07/2000	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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Lár an Bhaile, Tamhlacht
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Dublin 24

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John Hewitt,
16 Templeroan Green,
Rathfarnham,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1571	Date of Final Grant 18/07/2000
Decision Order Number 1169	Date of Decision 30/05/2000
Register Reference S00A/0211	Date 31/03/00

Applicant John Hewitt,

Development Construct a new dormer bungalow beside existing house.

Location 16 Templeroan Green, Rathfarnham, Dublin 16.

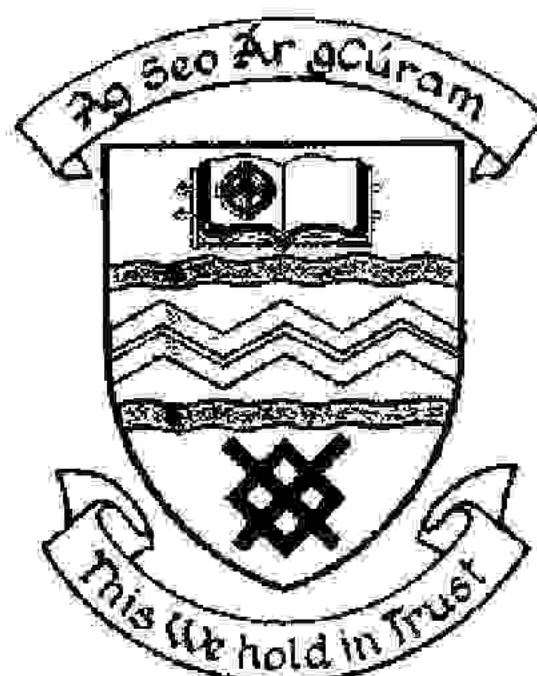
Floor Area 85.16 Sq Metres

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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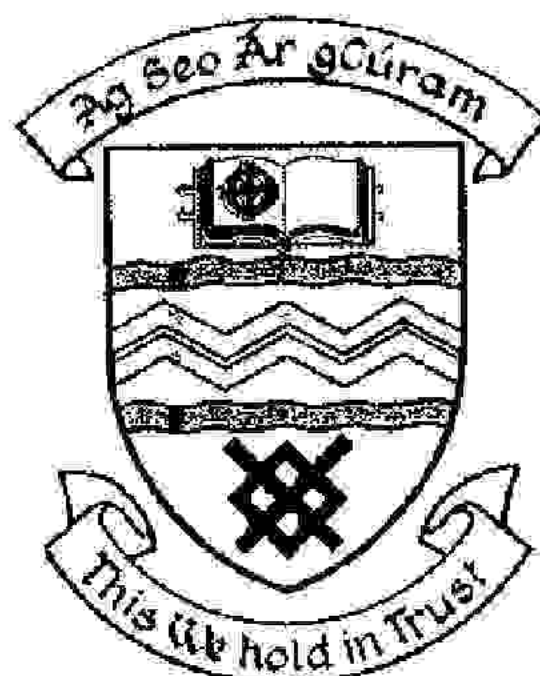
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Conditions and Reasons

- 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 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 dwelling on site.
REASON:
In the interest of visual amenity.
- 4 With regard to both foul and surface water drainage, the applicant shall ensure that all pipes are laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres 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.
- 5 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.
- 6 The applicant proposes to connect to private foul and surface water drains. The applicant shall submit written evidence of permission for connection from owner/s of these drains. The applicant shall ensure 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 water supply, the applicant shall ensure a separate connection for the dwelling. All connections, chlorination and tappings of mains are carried out by South Dublin County Council personnel at the applicants prior expense. The applicant shall provide 24 hour water storage

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for the dwelling.

REASON:

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

- 8 Details of the construction works for the roadway/footpath to be agreed in writing with the Roads Department prior to the commencement of development on site.

REASON:

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

- 9 The relocation of the public light standard shall be carried out by the Council's Public Lighting Department and shall be at the applicants prior expense.

REASON:

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

- 10 Two off-street car parking spaces are to be provided for on site for both the existing house and the proposed house. This will involve the provision of a double width driveway for No. 16.

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.

- 12 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.

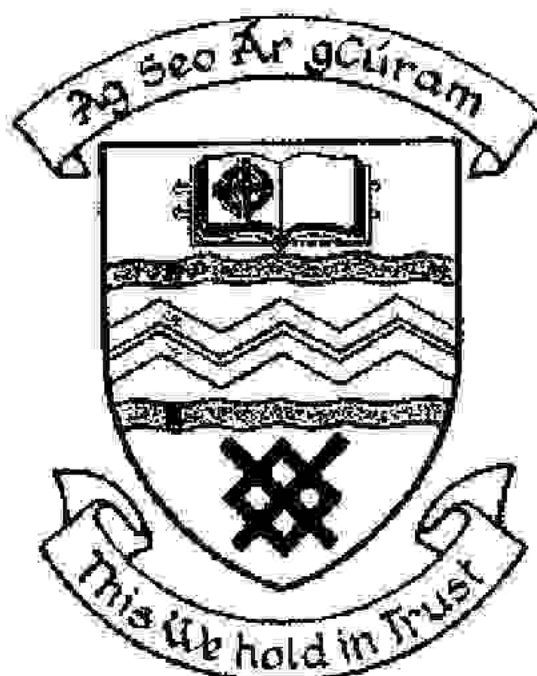
- 13 That the dwelling house shall not be occupied until all the services have been connected hereto and are operational.

REASON:

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

- 14 That an acceptable house number be submitted to and approved by the County Council before any constructional work takes

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place on the proposed house.

REASON:

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

- 15 Prior to commencement of development the applicant shall submit elevational drawings of the proposed entrance treatment from the cul-de-sac for both the existing dwelling and the proposed dwelling on site. Details submitted should include any proposed alterations to the boundary wall facing dwelling No.15b.

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) EUR952 (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 £2100 (two thousand one hundred pounds) EUR2666 (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:

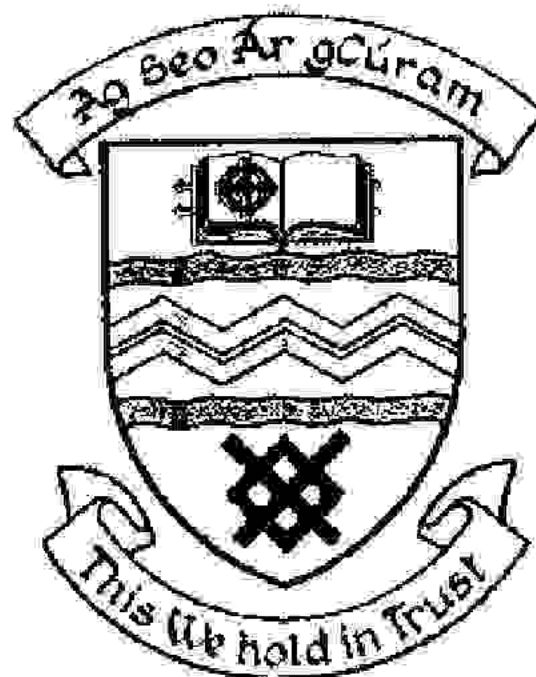
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 18 That a financial contribution in the sum of £1000 (one thousand pounds) EUR1269 (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

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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) EUR857 (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.

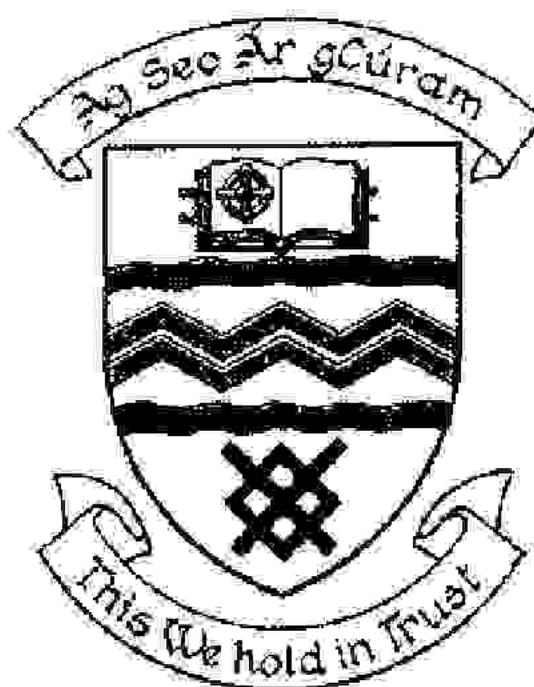
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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


.....18/07/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0211	
1. Location	16 Templeroan Green, Rathfarnham, Dublin 16.		
2. Development	Construct a new dormer bungalow beside existing house.		
3. Date of Application	31/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Hewitt, Address: 16 Templeroan Green, Rathfarnham,		
5. Applicant	Name: John Hewitt, Address: 16 Templeroan Green, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1169 Date 30/05/2000	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.			

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

Decision Order Number 1169	Date of Decision 30/05/2000
Register Reference S00A/0211	Date: 31/03/00

Applicant John Hewitt,

Development Construct a new dormer bungalow beside existing house.

Location 16 Templeroan Green, Rathfarnham, Dublin 16.

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.

..... 30/05/00
for SENIOR ADMINISTRATIVE OFFICER

John Hewitt,
16 Templeroan Green,
Rathfarnham,
Dublin 16.

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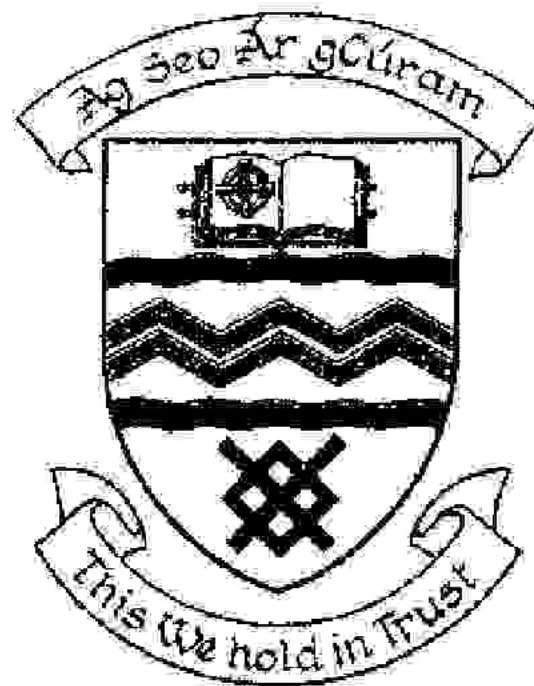
Conditions and Reasons

- 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 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 dwelling on site.
REASON:
In the interest of visual amenity.
- 4 With regard to both foul and surface water drainage, the applicant shall ensure that all pipes are laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres 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.
- 5 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.
- 6 The applicant proposes to connect to private foul and surface water drains. The applicant shall submit written evidence of permission for connection from owner/s of these drains. The applicant shall ensure adequate capacity for the proposed development in the existing drains.
REASON:

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

- 7 With regard to water supply, the applicant shall ensure a separate connection for the dwelling. All connections, chlorination and tappings of mains are carried out by South Dublin County Council personnel at the applicants prior expense. The applicant shall provide 24 hour water storage for the dwelling.

REASON:

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

- 8 Details of the construction works for the roadway/footpath to be agreed in writing with the Roads Department prior to the commencement of development on site.

REASON:

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

- 9 The relocation of the public light standard shall be carried out by the Council's Public Lighting Department and shall be at the applicants prior expense.

REASON:

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

- 10 Two off-street car parking spaces are to be provided for on site for both the existing house and the proposed house. This will involve the provision of a double width driveway for No. 16.

REASON:

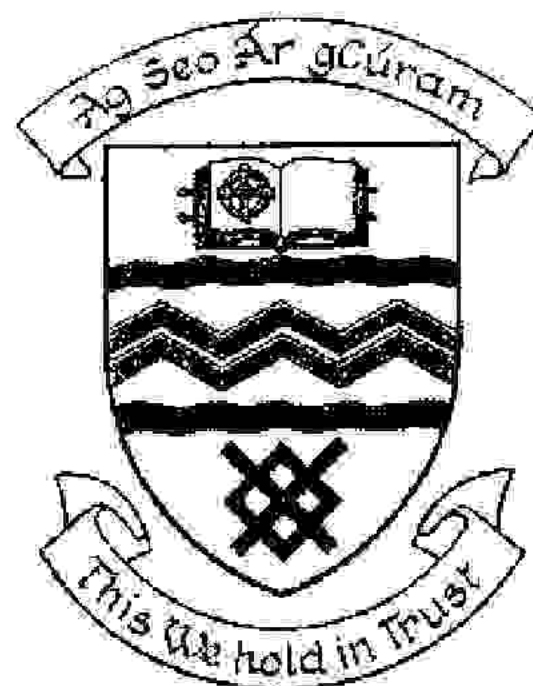
In the interest of the proper planning and development of the area.

- 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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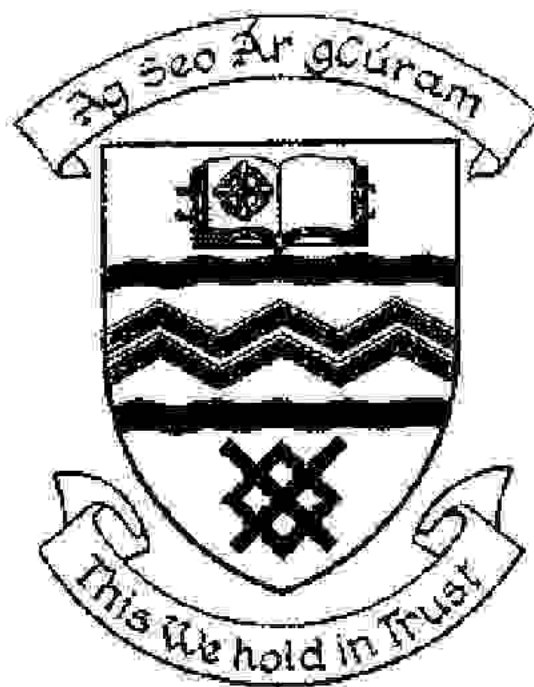
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- 12 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 13 That the dwelling house shall not be occupied until all the services have been connected hereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 14 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.
- 15 Prior to commencement of development the applicant shall submit elevational drawings of the proposed entrance treatment from the cul-de-sac for both the existing dwelling and the proposed dwelling on site. Details submitted should include any proposed alterations to the boundary wall facing dwelling No.15b.
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) EUR952 (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.

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- 18 That a financial contribution in the sum of £1000 (one thousand pounds) EUR1269 (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:

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