

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0145	
1. Location	1 Greenacre Court, Knocklyon, Dublin 16.		
2. Development	Demolition of annexe to side of existing dwelling, construction of detached house to side of same and new vehicular access for existing house.		
3. Date of Application	08/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Lynch O'Toole Martin, Architects, Address: Dodder Park Road, Rathfarnham,		
5. Applicant	Name: Carmel Gilchrist, Address: 1 Greenacre Court, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 0926 Date 03/05/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 1321 Date 15/06/2000	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lynch O'Toole Martin, Architects,
Dodder Park Road,
Rathfarnham,
Dublin 14.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 1321	Date of Final Grant 15/06/2000
Decision Order Number 0926	Date of Decision 03/05/2000
Register Reference S00A/0145	Date 08/03/00

Applicant Carmel Gilchrist,

Development Demolition of annexe to side of existing dwelling,
construction of detached house to side of same and new
vehicular access for existing house.

Location 1 Greenacre Court, Knocklyon, Dublin 16.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

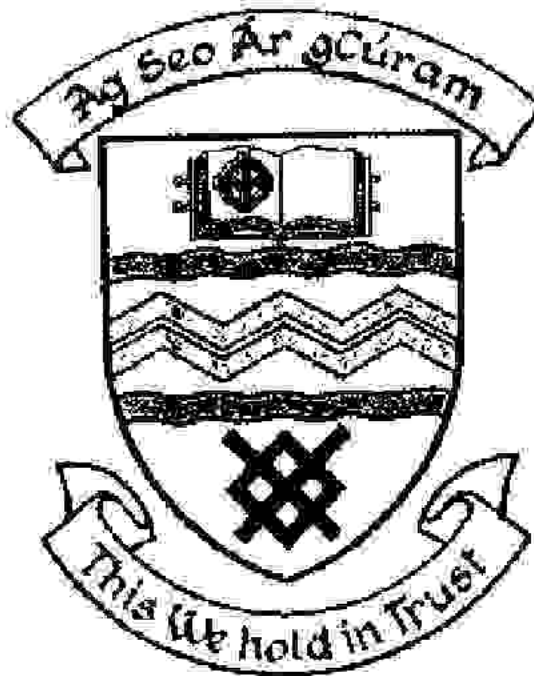
Additional Information Requested/Received /

A Outline Permission has been granted for the development described above,
subject to the following (12) Conditions.

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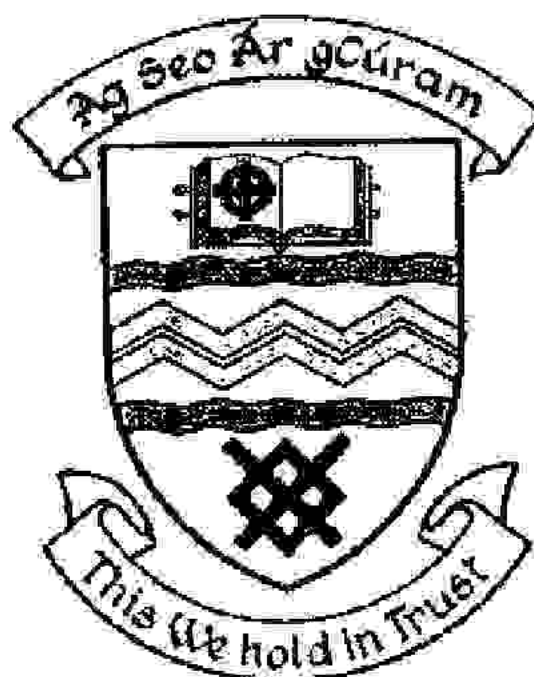
Conditions and Reasons

- 1 No building is permitted to be sited within 5 metres of the existing watermain adjoining the site.
REASON:
In the interest of public health.
- 2 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.
- 3 The applicant is to reduce the width of the proposed dwelling to ensure that a minimum of 2.3 metres is provided between the flank walls of the existing and proposed dwellings while maintaining the 2-metre distance from the existing screen wall.
REASON:
In order to permit maintenance of the flank walls and to ensure residential amenity.
- 4 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 7 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

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REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 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.

- 9 The footpath and kerb are to be dished and the new entrance and driveway are to be designed and finished to the Area Engineer, Roads Maintenance's satisfaction as is the dishing of the high lip on the existing entrance for the proposed house.

REASON:

In the interest of public safety and visual amenity.

- 10 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.

- 11 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.

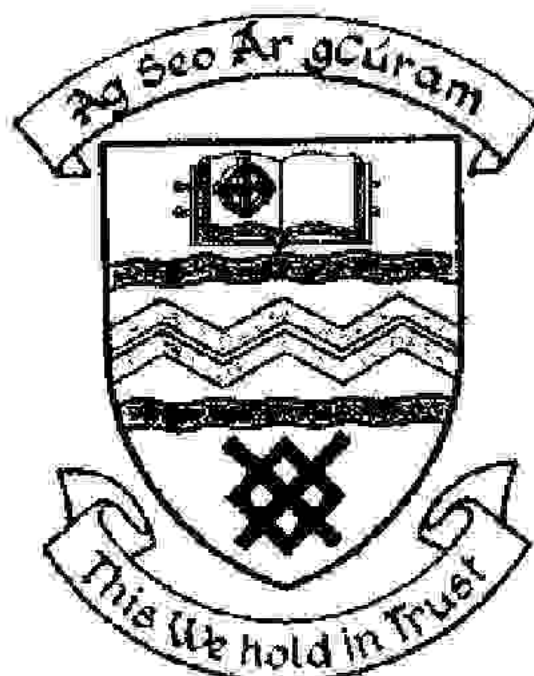
REASON:

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.

- 12 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.
- (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.


.....16/06/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0145	
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**NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0926	Date of Decision 03/05/2000
Register Reference S00A/0145	Date: 08/03/00

Applicant Carmel Gilchrist,
Development Demolition of annexe to side of existing dwelling,
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Location 1 Greenacre Court, Knocklyon, 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 OUTLINE PERMISSION in respect of the above proposal.

Subject to the conditions (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

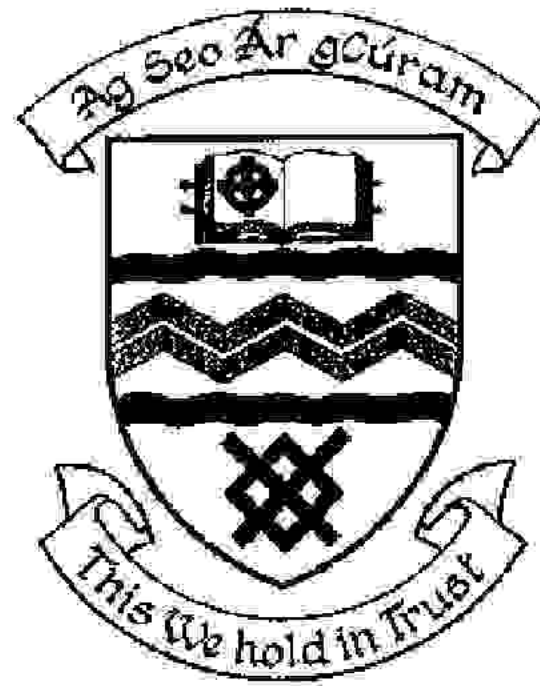
LM
..... 03/05/00
for SENIOR ADMINISTRATIVE OFFICER

Lynch O'Toole Martin, Architects,
Dodder Park Road,
Rathfarnham,
Dublin 14.

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