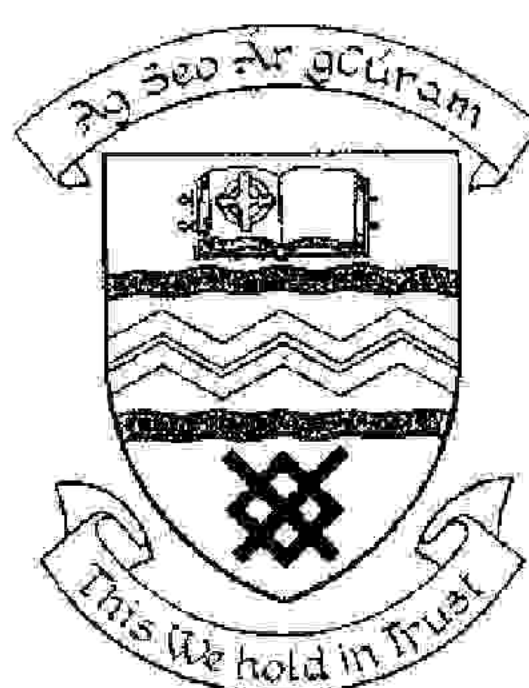


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0044	
1. Location	To side of no.1 Wheatfield Avenue, Dublin 22.		
2. Development	New two storey house and associated works.		
3. Date of Application	31/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/03/2000 2.	1. 2.
4. Submitted by	Name: John M. O'Brien Architects, Address: Main Street, Blessington,		
5. Applicant	Name: Mr. Paul Moran, Address: No.1 Wheatfield Avenue, Dublin 22.		
6. Decision	O.C.M. No. 0614 Date 28/03/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0614	Date of Decision 28/03/2000
Register Reference S00A/0044	Date: 31/01/00

Applicant Mr. Paul Moran,
Development New two storey house and associated works.

Location To side of no.1 Wheatfield Avenue, Dublin 22.


App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 31/01/00 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 advised to revise the design of the proposed dwelling to comply with Development Control Objective 3.4.13 of the 1998 South Dublin County Council Development Plan which states that the Council will only favourably consider proposals for the development of corner sites or wide side garden locations within established areas where, amongst other factors, the following aspect is considered satisfactory:
"Design which integrates with the style of adjoining development and a scale which respects that of the adjoining development". Therefore, the applicant shall revise the proposed dwelling such that the scale and height of the proposed unit reflects the proportions of the adjoining unit.

Signed on behalf of South Dublin County Council

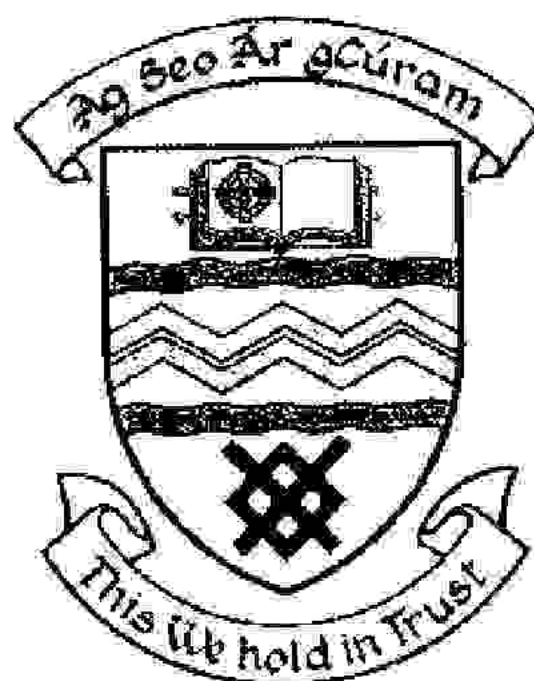

for Senior Administrative Officer

29/03/00

John M. O'Brien Architects,
Main Street,
Blessington,
Co. Wicklow.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0044	
1. Location	To side of no.1 Wheatfield Avenue, Dublin 22.		
2. Development	New two storey house and associated works.		
3. Date of Application	31/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/03/2000 2.	1. 21/07/2000 2.
4. Submitted by	Name: John M. O'Brien Architects, Address: Main Street, Blessington,		
5. Applicant	Name: Mr. Paul Moran, Address: No.1 Wheatfield Avenue, Dublin 22.		
6. Decision	O.C.M. No. 2129 Date 20/09/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2463 Date 06/11/2000	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.	

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John M. O'Brien Architects,
Main Street,
Blessington,
Co. Wicklow.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2463	Date of Final Grant 06/11/2000
Decision Order Number 2129	Date of Decision 20/09/2000
Register Reference S00A/0044	Date 21/07/00

Applicant Mr. Paul Moran,

Development New two storey house and associated works.

Location To side of no.1 Wheatfield Avenue, Dublin 22.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

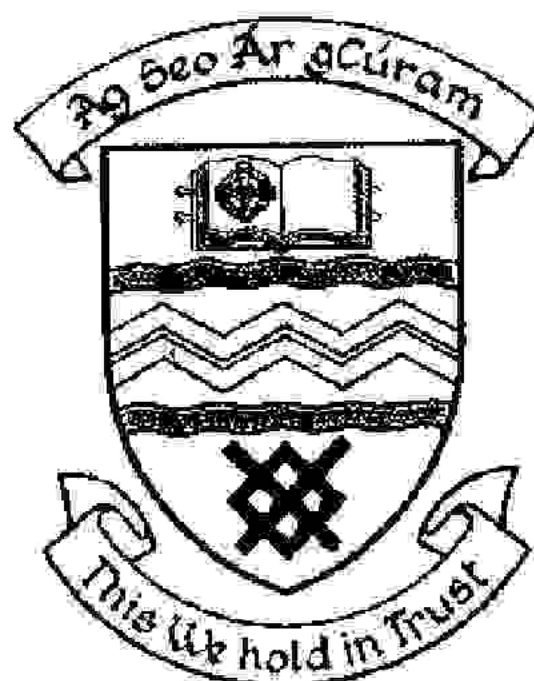
Additional Information Requested/Received 28/03/2000 /21/07/2000

A Permission has been granted for the development described above,
subject to the following (18) 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 as amended by additional information received on the 21/07/2000 by the Planning Authority, 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 (a) The proposed house design shall be revised so that the first floor projection behind the building line of the existing neighbouring dwelling (to the rear) shall be set back from the common boundary a distance of 2.5 metres (measured externally), and the ridge height of the roof over the remaining projection shall be reduced accordingly below that of the main roof.
 (b) No extension shall be constructed (notwithstanding the Local Government Planning and Development Regulations 2000) within 2.5 metres of the common boundary at first floor level.

REASON:

In order to avoid the unreasonable and excessive loss of amenity to the neighbouring property due to loss of light and visual aspect.

- 3 The applicant shall ensure full and complete separation of foul and surface water systems.

REASON:

In the interest of preventing pollution and ensure proper servicing of the development.

- 4 The applicant shall submit written evidence of permission to connect to the private sewer prior to the commencement of development.

REASON:

To ensure proper servicing of the development.

- 5 All pipes shall be laid with a minimum cover of 1.12m 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 C20 concrete 150mm thick.

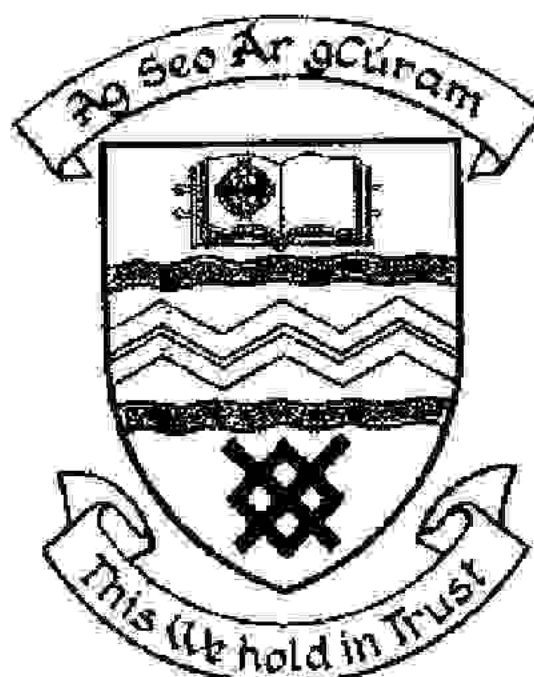
REASON:

In the interest of preventing pollution and ensure proper servicing of the development.

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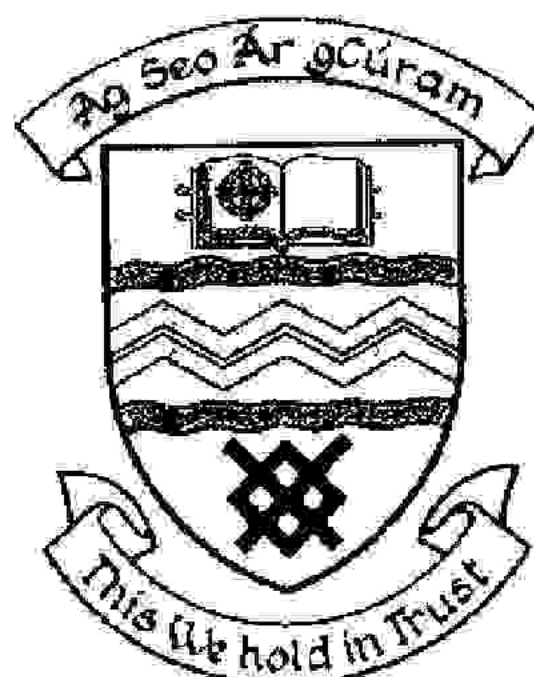
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- 6 The proposed development shall be serviced by a separate connection. The connection and tapping of mains shall be carried out by South Dublin County Council Personnel at the applicant's prior expense.
 REASON:
 In the interest of preventing pollution and ensure proper servicing of the development.
- 7 That the proposed house shall be used as a single dwelling unit.
 REASON:
 In the interest of residential amenity.
- 8 24 hour water storage shall be provided.
 REASON:
 In the interest of the proper planning and development of the area.
- 9 The footpath and kerb shall be dishd and new driveway constructed for the existing and proposed houses to the satisfaction of the Area Engineer, Roads Maintenance.
 REASON:
 In the interest of the proper planning and development of the area.
- 10 The existing Eircom Manhole cover shall be relocated and upgraded at the applicant's own expense.
 REASON:
 In the interest of the proper planning and development of the area.
- 11 That an acceptable house number be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed houses.
 REASON:
 In the interest of the proper planning and development of the area.
- 12 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.
- 13 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.

- 14 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.

- 15 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.

- 16 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:

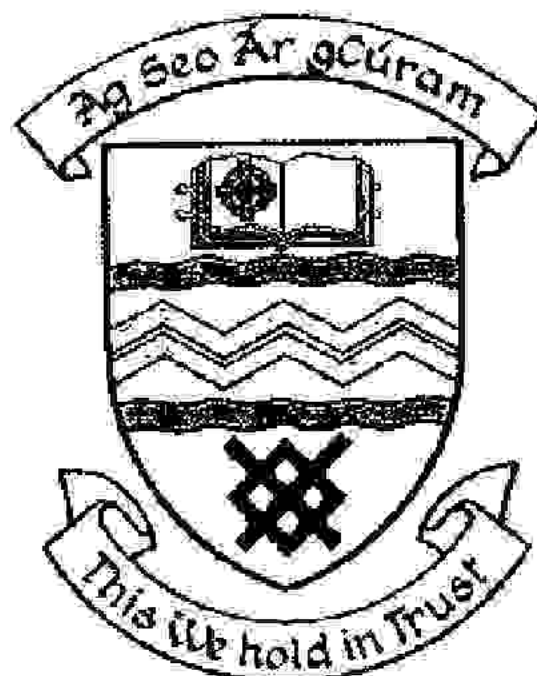
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 17 That a financial contribution in the sum of £400 (four hundred pounds) EUR 507 (five hundred and seven euros) be

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paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this 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 development should contribute towards the cost of the works.

- 18 That all external finishes and materials harmonise in colour and texture with the existing premises.

REASON:

In the interest of residential amenity.

- (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,


.....07/11/00
for SENIOR ADMINISTRATIVE OFFICER

**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 2129	Date of Decision 20/09/2000
Register Reference S00A/0044	Date: 31/01/00

Applicant Mr. Paul Moran,
Development New two storey house and associated works.
Location To side of no.1 Wheatfield Avenue, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 28/03/2000 /21/07/2000
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 (18) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

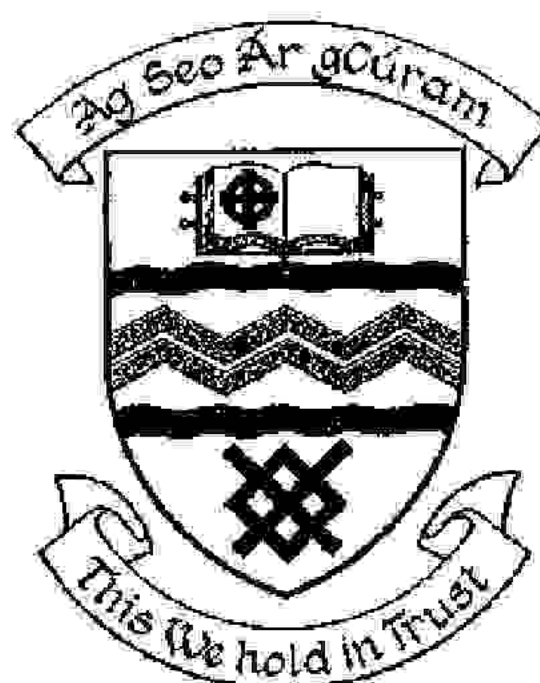
..... 20/09/00
for SENIOR ADMINISTRATIVE OFFICER

John M. O'Brien Architects,
Main Street,
Blessington,
Co. Wicklow.

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REG REF. S00A/0044

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 on the 21/07/2000 by the Planning Authority, save as may be required by the other conditions attached hereto.
REASON:
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- 3 The applicant shall ensure full and complete separation of foul and surface water systems.

REASON:

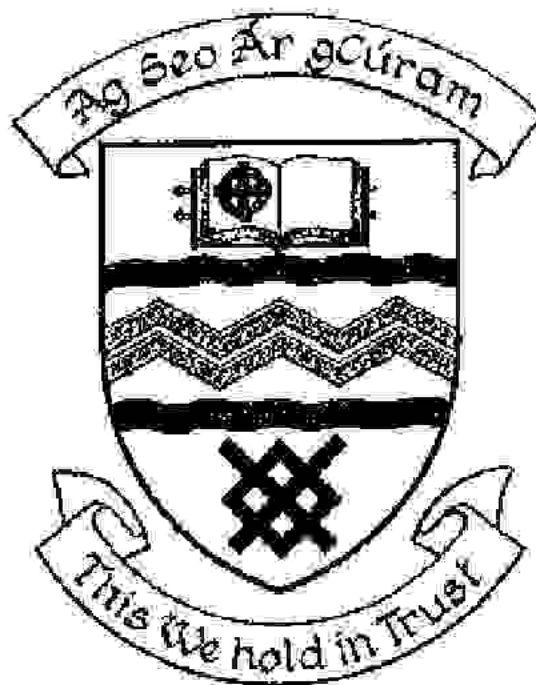
In the interest of preventing pollution and ensure proper servicing of the development.

- 4 The applicant shall submit written evidence of permission to connect to the private sewer prior to the commencement of development.

REASON:

To ensure proper servicing of the development.

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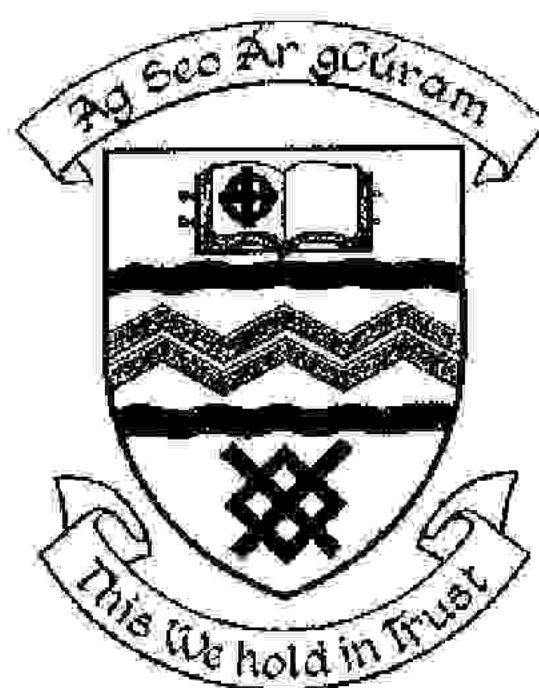
REG. REF. S00A/0044

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REASON:

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

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REASON:

To protect the amenities of the area.

- 13 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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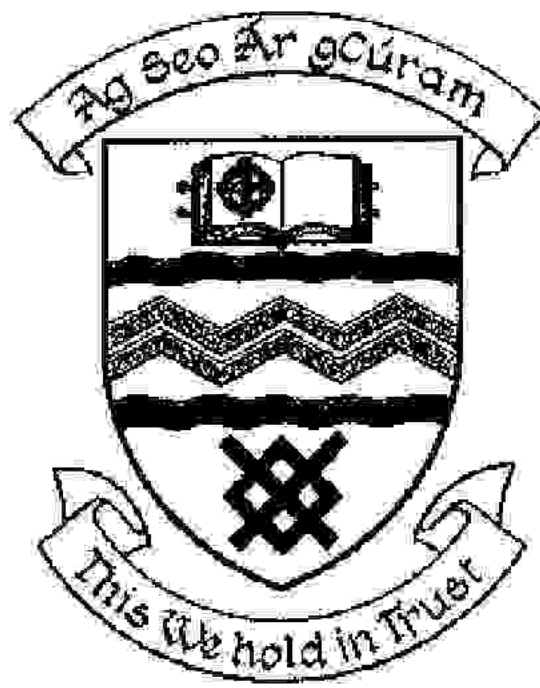
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REASON:

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 road

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REG. REF. S00A/0044

improvement works and traffic management schemes
facilitating the proposed development.

- 16 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.

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