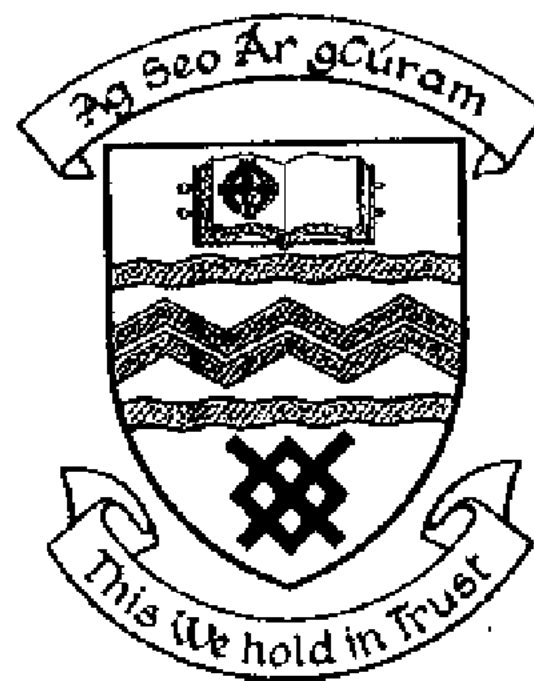


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0229	
1. Location	rear of 3 Bohernabreena Cottages, Dublin 24.		
2. Development	2 no. bungalows (1 no. 3 bedroom and 1 no. 4 bedroom) at rear of dwelling, with access to Allenton Drive.		
3. Date of Application	19/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/06/2001 2.	1. 02/07/2001 2.
4. Submitted by	Name: A.J. Whittaker & Associates, Address: Lynwood House, Ballinteer Road, Dublin 16.		
5. Applicant	Name: Lorraine & Sandra Murphy, Address: 3 Bohernabreena Cottages, Dublin 24.		
6. Decision	O.C.M. No. 2811 Date 31/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3119 Date 10/10/2001	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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A.J. Whittaker & Associates,
Lynwood House,
Ballinteer Road,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 3119	Date of Final Grant 10/10/2001
Decision Order Number 2811	Date of Decision 31/08/2001
Register Reference S01A/0229	Date 02/07/01

Applicant Lorraine & Sandra Murphy,

Development 2 no. bungalows (1 no. 3 bedroom and 1 no. 4 bedroom) at rear of dwelling, with access to Allenton Drive.

Location rear of 3 Bohernabreena Cottages, Dublin 24.

Floor Area 289.03 Sq Metres

Time extension(s) up to and including 02/07/2001

Additional Information Requested/Received 27/06/2001 /02/07/2001

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

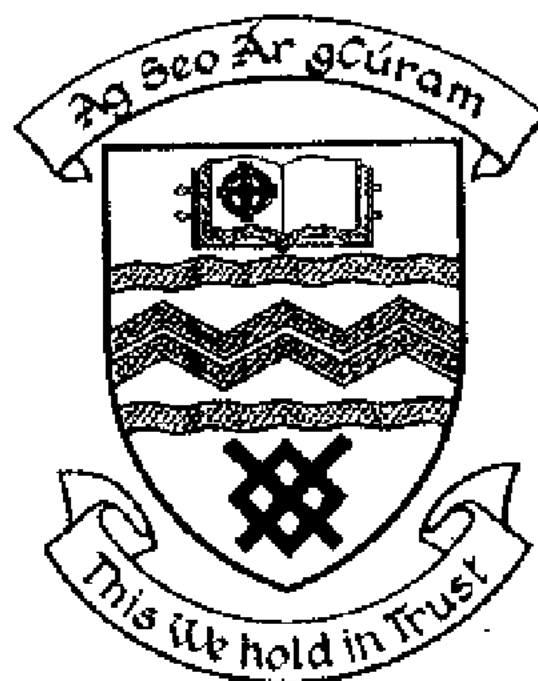
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REG REF. S01170000

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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 and Additional Information received on the 02/07/2001, 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) That the roof of the proposed dwellings shall be blue/black, dark grey or dark brown in colour
(b) That the external wall finishes shall be rendered
Reason:
In the interest of visual amenity
- 3 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.
- 4 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.
- 5 That each premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 6 The following are the requirements of the Roads Department:
 - (a) Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
 - (b) Relocation of public light pole to be at applicant's own expense if necessary.
 - (c) Alterations to NTL manhole cover/frame to be at applicant's own expense if necessary.REASON:
In the interest of the proper planning and development of the area.

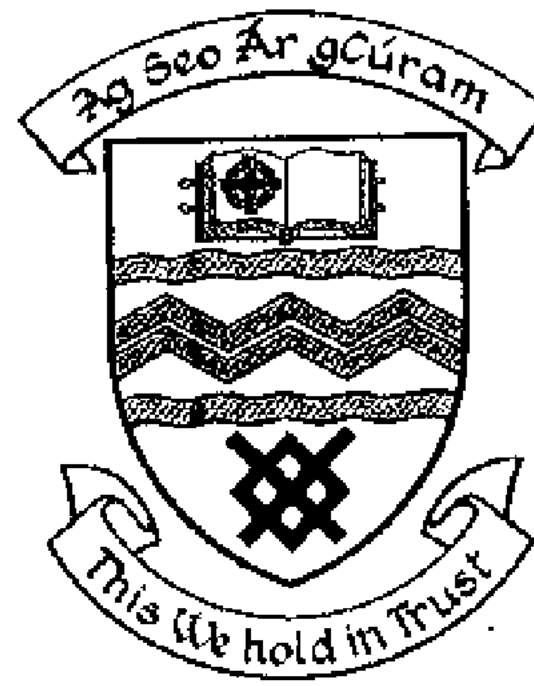
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REG. REF. S01170119

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- 7 The following are the requirements of the Environmental Services Department:
- (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (b) Applicant to ensure full and complete separation of foul and surface water systems.
 - (c) 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.
 - (d) Each property shall have its own individual service connection to the public watermain and 24 hour storage.
 - (e) If the water service connection for the property crosses through adjoining properties then a letter of consent from owner of this property shall be submitted prior to the commencement of development.
 - (f) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

In order to comply with the Sanitary Services Act, 1878-1964.

- 8 This decision to grant permission is subject to agreement with the Development Department of South Dublin County Council in relation to the access across and use of the strip of land between the site and Allenton Drive. No development shall be commenced until there has been agreement in writing, in relation to this strip of land, with the Development Department of South Dublin County Council. A copy of this agreement is to be submitted to the Planning Authority prior to commencement of development.

Reason

In the interests of clarity and the proper planning and development of the area.

- 9 Prior to the commencement of development the applicant shall submit details to the Planning Authority
- (a) providing for the retention of existing hedgerows where appropriate
 - (b) detailing any new walls/fences between the two proposed dwellings and the existing houses in the vicinity
 - (c) detailing the proposed roadside boundary treatment

Reason:

To protect the residential and visual amenity of the area

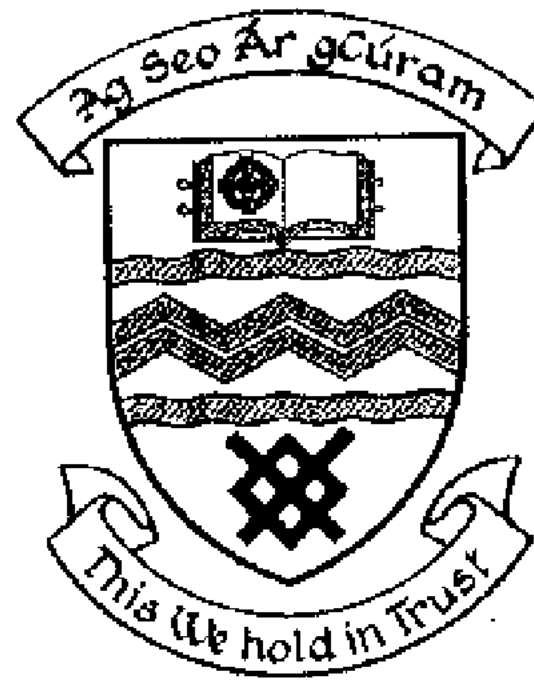
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REG REF. S01A

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-
- 10 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.
- 11 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,905 (one thousand nine hundred and five 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.
- 12 That a financial contribution in the sum of £4,200 (four thousand two hundred pounds) EUR 5,333 (five thousand three hundred and thirty three 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.
- 13 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,905 (one thousand nine hundred and five 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.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S014/07

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- 14 That a financial contribution in the sum of £1,350 (one thousand three hundred and fifty pounds) EUR 1,714 (one thousand seven hundred and fourteen 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.

- 15 That a financial contribution in the sum of £2,286 (two thousand two hundred and eighty six pounds) EUR 2,903 (two thousand nine hundred and three euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works 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.

- 16 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) EUR 10,158 (ten thousand one hundred and fifty eight euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

b. Lodgement with the Council of a Cash Sum of £5,000 (five thousand pounds) EUR 6,349 (six thousand three hundred and forty nine euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or./...

c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development,

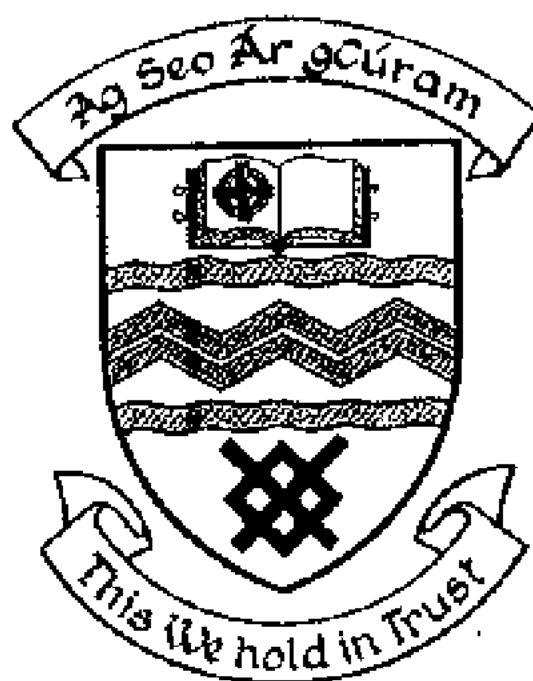
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REG REF. S012/01

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in accordance with the guarantee scheme agreed with
Planning Authority.

REASON:

To ensure that a ready sanction may be available to the
Council to induce the provision of services and prevent
disamenity in the development.

NOTE: The applicant is advised that in the event of
encroachment or oversailing of the adjoining
property, the consent of the adjoining property
owner is required.

- (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.

.....11/10/01
for SENIOR ADMINISTRATIVE OFFICER

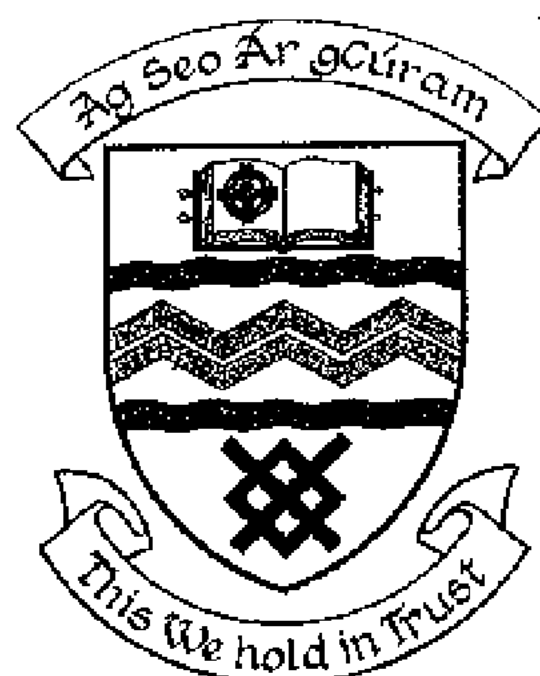
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0229	
1. Location	rear of 3 Bohernabreena Cottages, Dublin 24.		
2. Development	2 no. bungalows (1 no. 3 bedroom and 1 no. 4 bedroom) at rear of dwelling, with access to Allenton Drive.		
3. Date of Application	19/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/06/2001 2.	1. 02/07/2001 2.
4. Submitted by	Name: A.J. Whittaker & Associates, Address: Lynwood House, Ballinteer Road, Dublin 16.		
5. Applicant	Name: Lorraine & Sandra Murphy, Address: 3 Bohernabreena Cottages, Dublin 24.		
6. Decision	O.C.M. No. 2811 Date 31/08/2001	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.	

C

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2811	Date of Decision 31/08/2001
Register Reference S01A/0229	Date: 19/04/01

Applicant Lorraine & Sandra Murphy,

Development 2 no. bungalows (1 no. 3 bedroom and 1 no. 4 bedroom) at rear of dwelling, with access to Allenton Drive.

Location rear of 3 Bohernabreena Cottages, Dublin 24.

Floor Area Sq Metres


Time extension(s) up to and including 02/07/2001

Additional Information Requested/Received 27/06/2001 /02/07/2001

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 (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

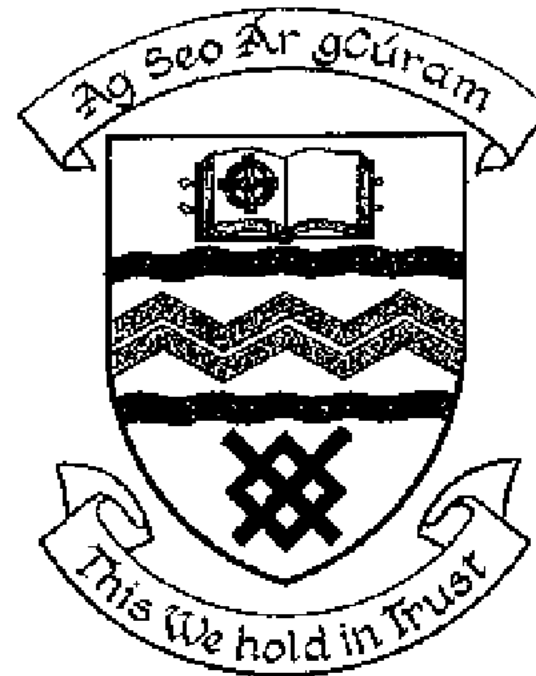

..... 31/08/01
for SENIOR ADMINISTRATIVE OFFICER

A.J. Whittaker & Associates,
Lynwood House,
Ballinteer Road,
Dublin 16.

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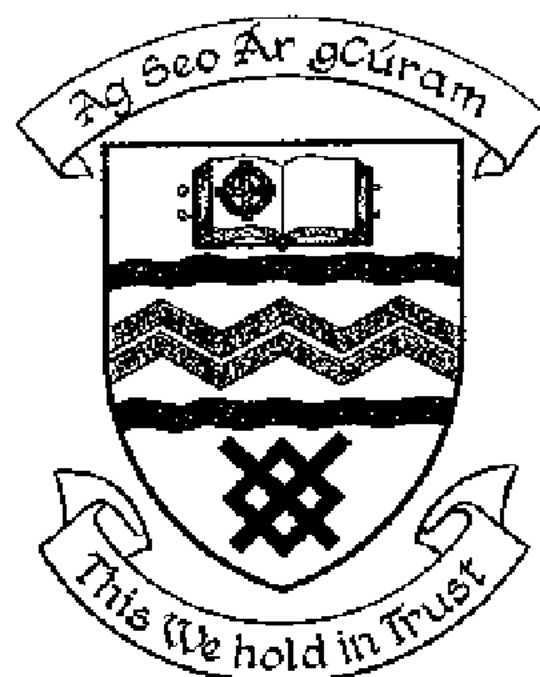
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REG REF. S01A/0229

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 and Additional Information received on the 02/07/2001, 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) That the roof of the proposed dwellings shall be blue/black, dark grey or dark brown in colour
(b) That the external wall finishes shall be rendered
Reason:
In the interest of visual amenity
- 3 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.
- 4 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.
- 5 That each premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 6 The following are the requirements of the Roads Department:
 - (a) Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
 - (b) Relocation of public light pole to be at applicant's own expense if necessary.

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REG. REF. S01A/0229

- (c) Alterations to NTL manhole cover/frame to be at applicant's own expense if necessary.

REASON:

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

- 7 The following are the requirements of the Environmental Services Department:

- (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (b) Applicant to ensure full and complete separation of foul and surface water systems.
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- (d) Each property shall have its own individual service connection to the public watermain and 24 hour storage.
- (e) If the water service connection for the property crosses through adjoining properties then a letter of consent from owner of this property shall be submitted prior to the commencement of development.
- (f) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

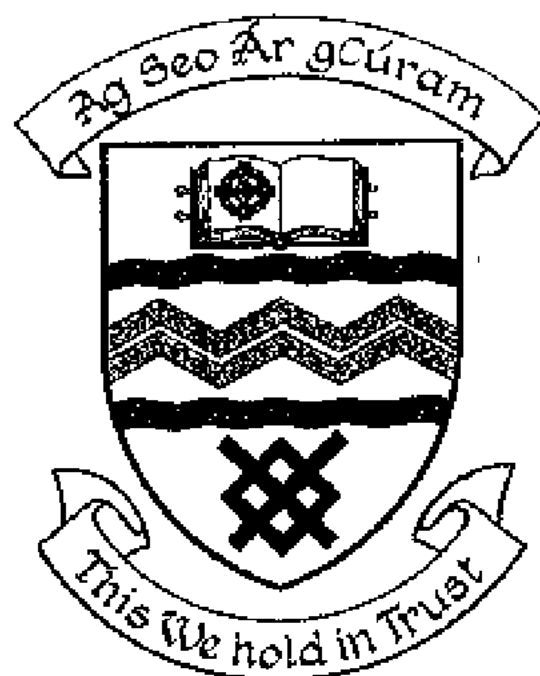
In order to comply with the Sanitary Services Act, 1878-1964.

- 8 This decision to grant permission is subject to agreement with the Development Department of South Dublin County Council in relation to the access across and use of the strip of land between the site and Allenton Drive. No development shall be commenced until there has been agreement in writing, in relation to this strip of land, with the Development Department of South Dublin County Council. A copy of this agreement is to be submitted to the Planning Authority prior to commencement of development.
- Reason

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REG REF. S01A/0229

In the interests of clarity and the proper planning and development of the area.

- 9 Prior to the commencement of development the applicant shall submit details to the Planning Authority
- (a) providing for the retention of existing hedgerows where appropriate
 - (b) detailing any new walls/fences between the two proposed dwellings and the existing houses in the vicinity
 - (c) detailing the proposed roadside boundary treatment

Reason:

To protect the residential and visual amenity of the area

- 10 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.

- 11 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,905 (one thousand nine hundred and five 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.

- 12 That a financial contribution in the sum of £4,200 (four thousand two hundred pounds) EUR 5,333 (five thousand three hundred and thirty three 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.

- 13 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,905 (one thousand nine hundred and five 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.

- 14 That a financial contribution in the sum of £1,350 (one thousand three hundred and fifty pounds) EUR 1,714 (one thousand seven hundred and fourteen 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.

- 15 That a financial contribution in the sum of £2,286 (two thousand two hundred and eighty six pounds) EUR 2,903 (two thousand nine hundred and three euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

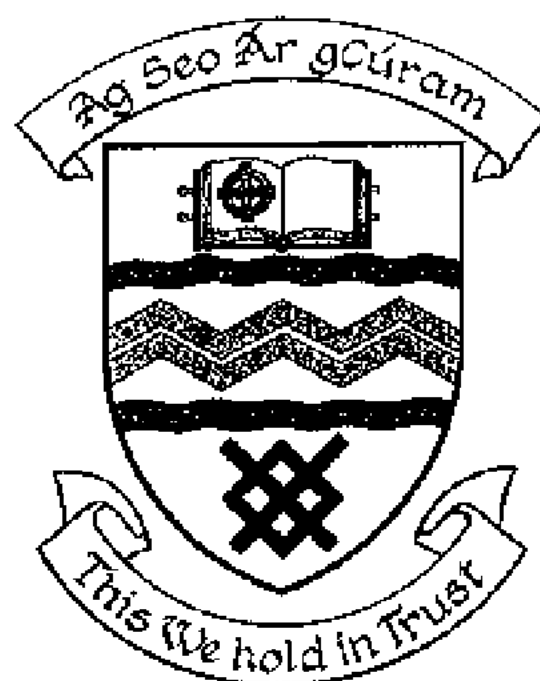
REASON:

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16 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) EUR 10,158 (ten thousand one hundred and fifty eight euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of £5,000 (five thousand pounds) EUR 6,349 (six thousand three hundred and forty nine euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

NOTE: The applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.