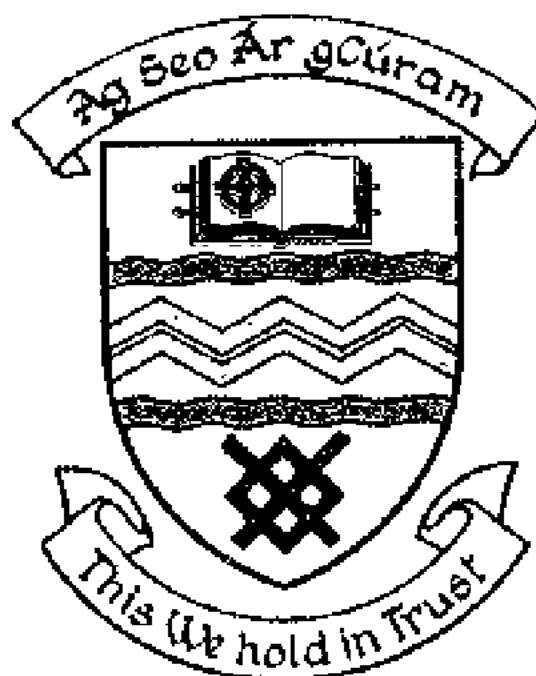


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0920
1. Location	Adjacent no.1 Redwood View, Kilnamanagh, Dublin 24.	
2. Development	3 bedroomed detached house.	
3. Date of Application	20/12/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: F.L. Bent (AP & DS), Address: 25 Grosvenor Court, Templeogue,	
5. Applicant	Name: Mr. & Mrs. Tony Byrne, Address: 1 Redwood View, Kilnamanagh, Dublin 24.	
6. Decision	O.C.M. No. 0319 Date 17/02/2000	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 664 Date 30/03/2000	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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Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

F.L. Bent (AP & DS),
25 Grosvenor Court,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 664	Date of Final Grant 30/03/2000
Decision Order Number 0319	Date of Decision 17/02/2000
Register Reference S99A/0920	Date 20/12/99

Applicant Mr. & Mrs. Tony Byrne,

Development 3 bedroomed detached house.

Location Adjacent no.1 Redwood View, Kilnamanagh, Dublin 24.

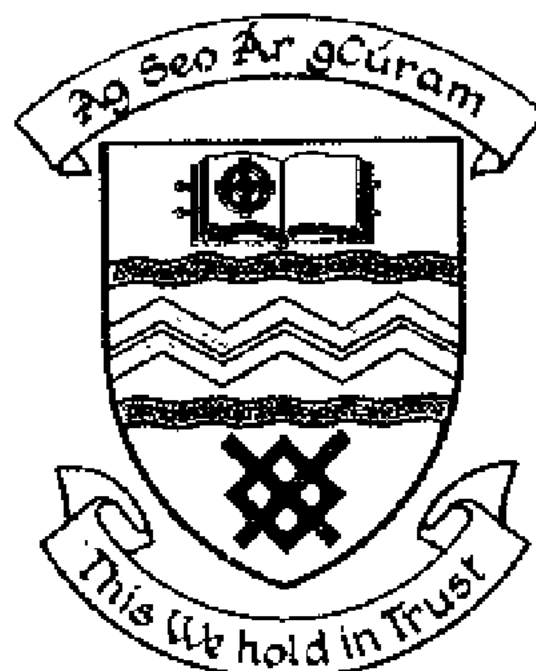
Floor Area 103.00 Sq Metres

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 (15) 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, 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 proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 That all watermain tappings, 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. Applicant to provide 24 hour storage per dwelling.
 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of South Dublin County Council. In particular there shall be (i) Full and complete separation of foul and surface drainage systems (ii) The applicant shall provide facilities for the 24 hour storage of water.

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REASON:

In order to comply with the Sanitary Services Acts, 1878-1964 and in the interest of public health.

- 7 The level of the ground upon which the concrete foundation of the proposed structure is to be laid shall be a minimum of 300mm lower than the lowest invert of the adjacent foul sewer or watermain.

REASON:

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

- 8 The footpath and kerb to both the existing and proposed dwelling shall be dishd to the satisfaction of the Area Engineer, Roads Maintenance. The driveway shall also be constructed to the requirements of the Area Engineer.

REASON:

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

- 9 Full details of the roof cladding and external finishes include colour and texture of the same, should be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

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

- 10 Screen planting shall be provided to the rear boundary of the proposed site. Details of species shall be lodged for the written agreement of the Planning Authority.

REASON:

In the interests of the residential amenity of adjoining properties.

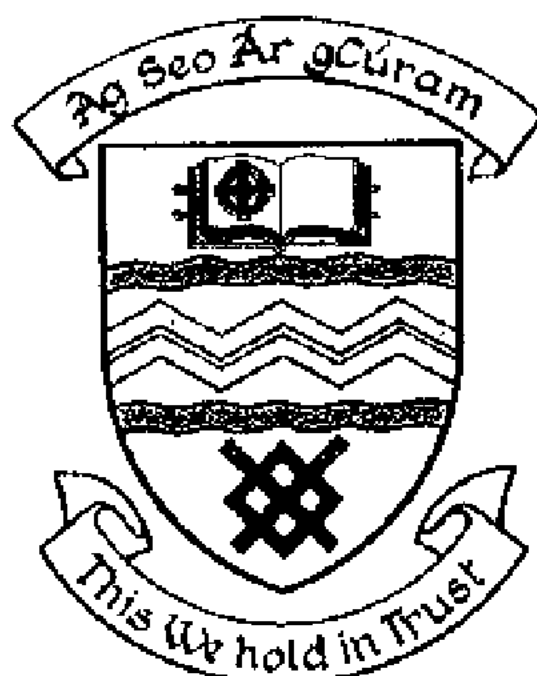
- 11 The proposed first floor rear bedroom window shall be relocated to the side of the gable elevation. Details of measures to visually improve the resultant first floor rear elevation shall be submitted to and agreed with the Planning Authority before development commences.

REASON:

In the interests of the residential amenity of adjoining property.

- 12 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

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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.

- 13 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.

- 14 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.

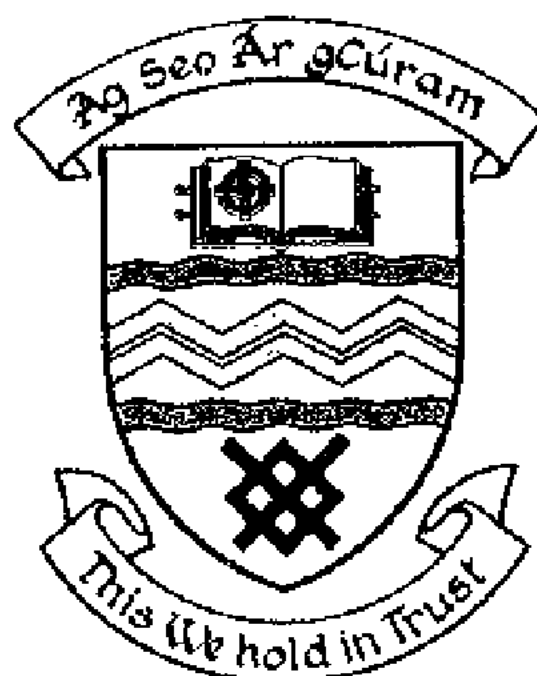
- 15 That an acceptable house number be submitted to and approved by the County Council before any constructional work takes place on the proposed house.

REASON:

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

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.

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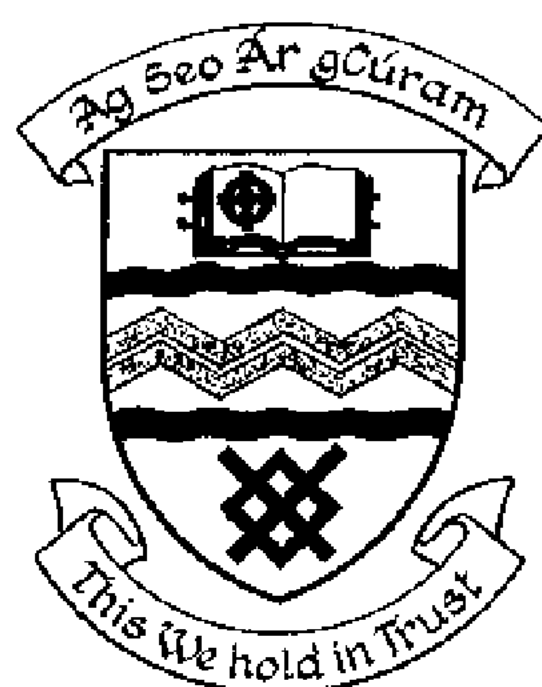
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- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must 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.

.....*P. H. O'Connell*.....31/03/00
for SENIOR ADMINISTRATIVE OFFICER

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Facs: 01-414 9104

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

Decision Order Number 0319	Date of Decision 17/02/2000
Register Reference S99A/0920	Date: 20/12/99

Applicant Mr. & Mrs. Tony Byrne,
Development 3 bedroomed detached house.
Location Adjacent no.1 Redwood View, Kilnamanagh, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /
Clarification of Additional Information Requested/Received /

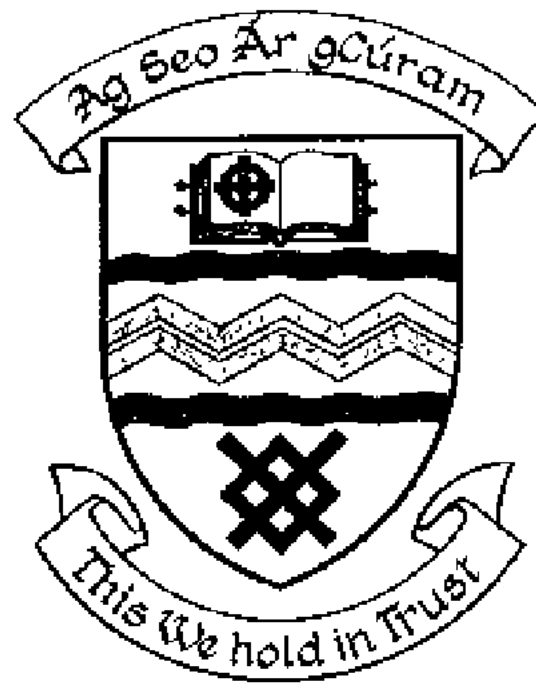
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 17/02/00
for SENIOR ADMINISTRATIVE OFFICER

F.L. Bent (AP & DS),
25 Grosvenor Court,
Templeogue,
Dublin 6W.

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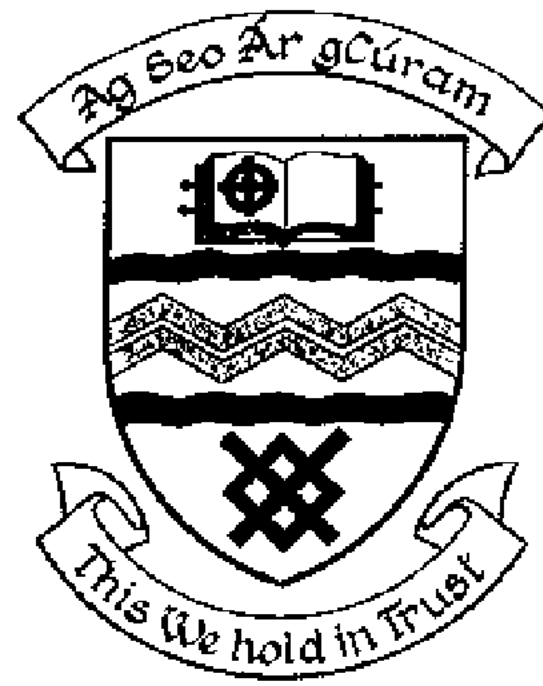
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REG REF. S99A/0920

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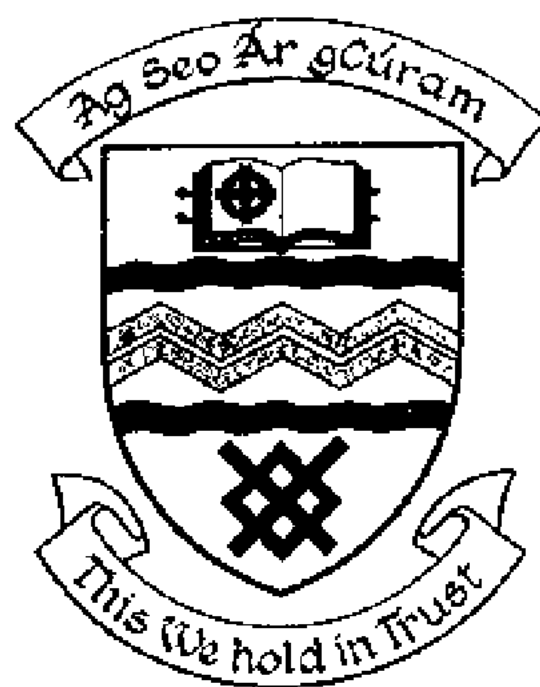
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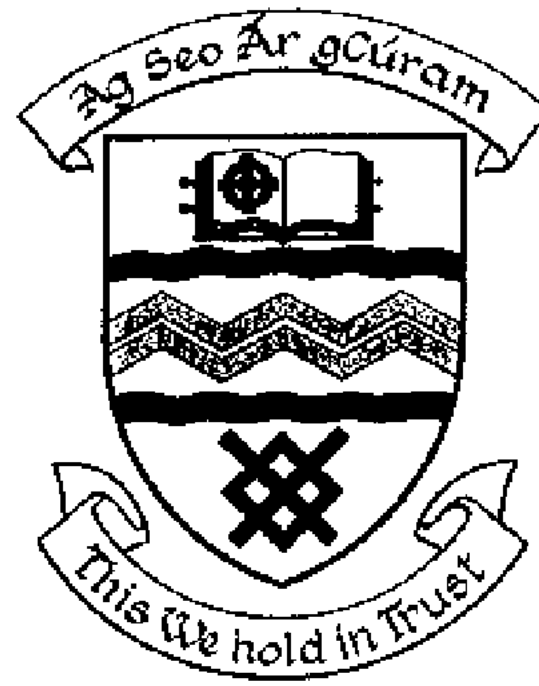
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