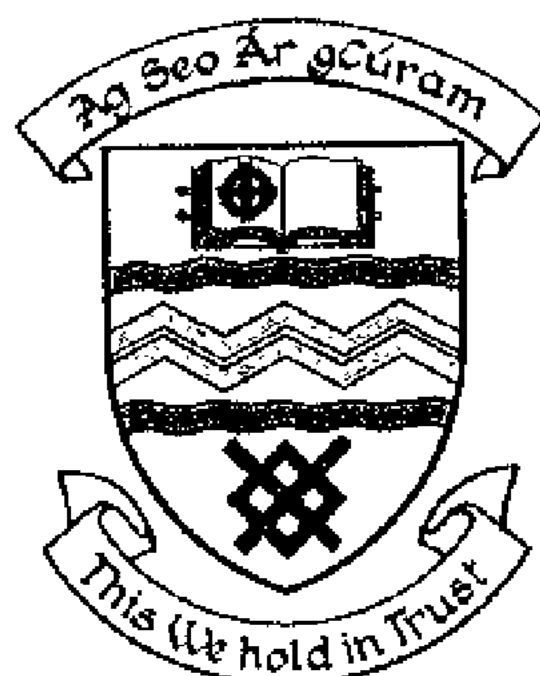


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0919	
1. Location	10 Tibbradden Drive, Greenpark, Dublin 12.		
2. Development	(1) Build a two storey dwelling. (2) Build a domestic garage and domestic store. (3) Build an entrance porch to front and kitchen extension to rear of existing dwelling.		
3. Date of Application	20/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Tiernan Blanchfield, Address: 10 Tibbradden Drive, Greenpark,		
5. Applicant	Name: Tiernan Blanchfield, Address: 10 Tibbradden Drive, Greenpark, Dublin 12.		
6. Decision	O.C.M. No. 0325 Date 17/02/2000	Effect AG GRANT PERMISSION & REFUSE PERMISSION	
7. Grant	O.C.M. No. 664 Date 30/03/2000	Effect AG GRANT PERMISSION & REFUSE 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



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

Tiernan Blanchfield,
10 Tibbradden Drive,
Greenpark,
Dublin 12.

NOTIFICATION OF GRANT OF PERMISSION

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1993

Final Grant Order Number	0664	Date of Final Grant	30/03/2000
Decision Order Number	0325	Date of Decision	17/02/2000
Register Reference	S99A/0919	Date	20/12/1999

Applicant Tiernan Blanchfield,

Development (1) Build a two storey dwelling. (2) Build a domestic garage and domestic store. (3)
Build an entrance porch to front and kitchen extension to rear of existing dwelling.

Location 10 Tibbradden Drive, Greenpark, Dublin 12.

Floor Area

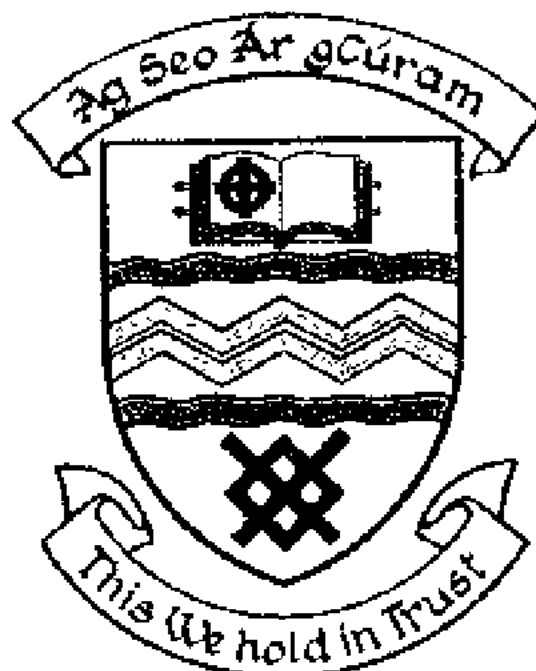
Time Extension(s) up to and including
Additional Information Requested/Received

A Permission has been granted for an entrance to front and kitchen extension to rear of existing dwelling
subject to the following (3) conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

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 premises.
REASON:
In the interest of visual amenity.

A Permission has been refused for a two storey dwelling and a domestic garage and domestic store subject to the following (6) reasons:

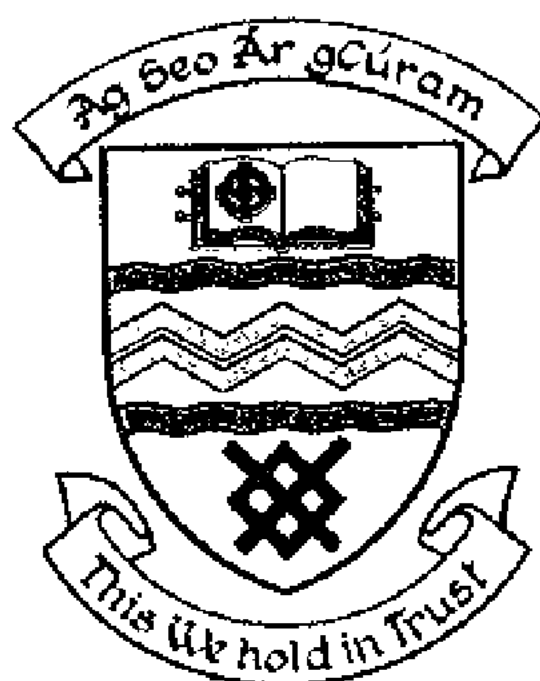
Reasons:

1. Having regard to the existing terraced style houses along Tibbradden Drive the proposed detached dwelling would be at variance with same, would not integrate visually and would therefore be contrary to the proper planning and development of the area.
2. The proposed house by reason of its scale and design would be unduly overbearing and out of character with adjacent buildings and the existing pattern of terrace style houses in the vicinity, and would represent a serious intrusion on the streetscape.
3. Having regard to the proposed 1 metre separation between the proposed dwelling and the existing dwelling of number 10 Tibbradden Drive, the proposed dwelling would materially contravene a Development Plan objective of the South Dublin County Council Development Plan, 1998, with regard to the separation between dwellings as set out in paragraph 3.4.19.i, and thus would be seriously injure the amenities and depreciate the value of property in the vicinity.
4. Having regard to the minimum private open space required to the rear of the premises this development would contravene materially paragraph 3.4.16 of the South Dublin County Council Development Plan, 1998.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

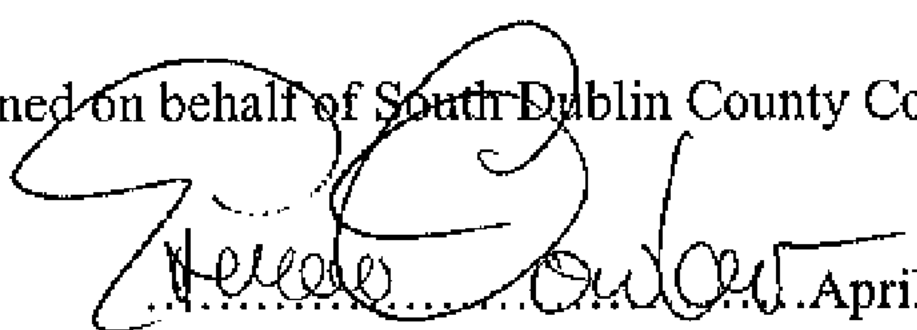


**PLANNING
DEPARTMENT**
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

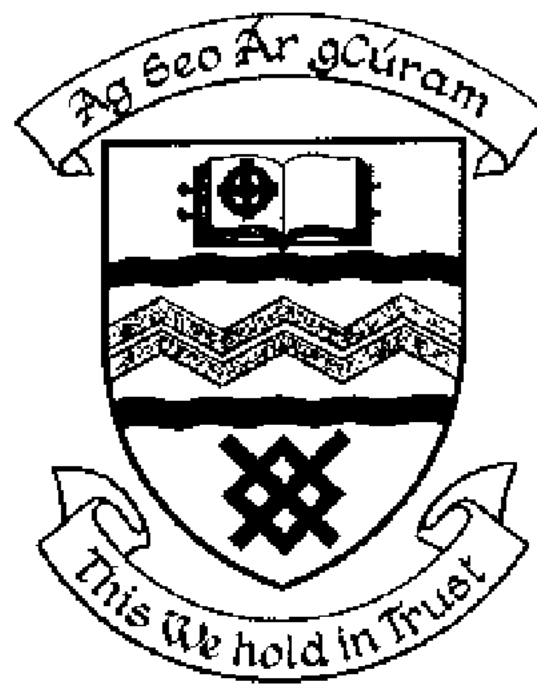
Telephone: 01-414 9000
Fax: 01-414 9104

-
5. The proposed development would encroach within 5m of a 150mm diameter public watermain located in the adjoining footpath. No development is permitted within 5m of such services and the proposed development would therefore be prejudicial to public health.
 6. The proposed garage be reason of its scale and bulk would be unduly overbearing and would thus be contrary to the proper planning and development of the area.
-
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
 - (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.


.....April 2000
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0325	Date of Decision 17/02/2000 <i>AM</i>
Register Reference S99A/0919	Date 20/12/99

Applicant Tiernan Blanchfield,
Development (1) Build a two storey dwelling. (2) Build a domestic garage and domestic store. (3) Build an entrance porch to front and kitchen extension to rear of existing dwelling.

Location 10 Tibbradden Drive, Greenpark, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

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 & REFUSE PERMISSION** in respect of the above proposal, as detailed on the following page.

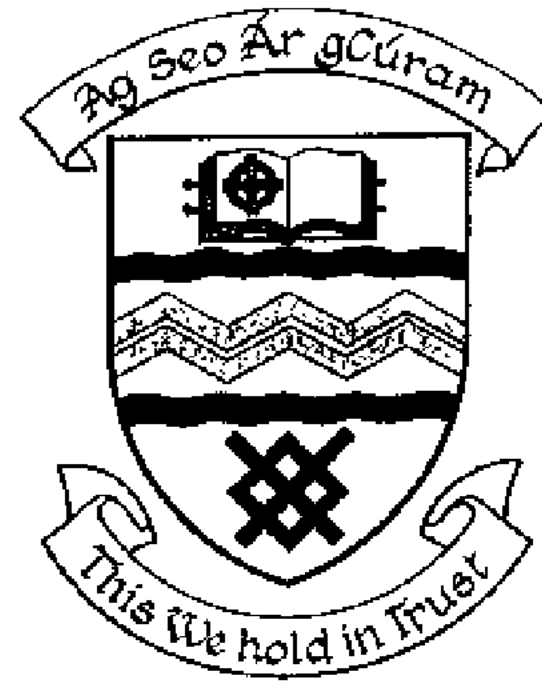
Signed on behalf of the South Dublin County Council.

17/02/00

AM
.....
for SENIOR ADMINISTRATIVE OFFICER

Tiernan Blanchfield,
10 Tibbradden Drive,
Greenpark,
Dublin 12.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S99A/0919

A decision to Grant Permission to build an entrance to front and kitchen extension to rear of existing dwelling subject to (3) conditions and reasons specified in Schedule 1.

Schedule 1

Conditions and Reasons

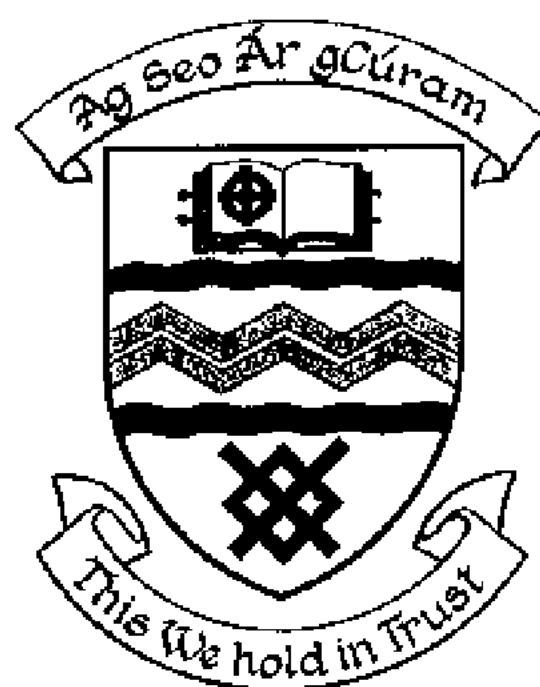
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective 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 premises.
REASON:
In the interest of visual amenity.

A decision to Refuse Permission to build a two storey dwelling and a domestic garage and domestic store subject to (6) reasons specified in Schedule 2.

Schedule 2

Reasons

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S99A/0919

- 1 Having regard to the existing terraced style houses along Tibraden Drive the proposed detached dwelling would be at variance with same, would not integrate visually and would therefore be contrary to the proper planning and development of the area.
- 2 The proposed house by reason of its scale and design would be unduly overbearing and out of character with adjacent buildings and the existing pattern of terrace style houses in the vicinity, and would represent a serious intrusion on the streetscape.
- 3 Having regard to the proposed 1 metre separation between the proposed dwelling and the existing dwelling of number 10 Tibbradden Drive, the proposed dwelling would materially contravene a Development Plan objective of the South Dublin County Council Development Plan, 1998, with regard to the separation between dwellings as set out in paragraph 3.4.19.i, and thus would be seriously injure the amenities and depreciate the value of property in the vicinity.
- 4 Having regard to the minimum private open space required to the rear of the premises this development would contravene materially paragraph 3.4.16 of the South Dublin County Council Development Plan, 1998.
- 5 The proposed development would encroach within 5m of a 150mm diameter public watermain located in the adjoining public footpath. No development is permitted within 5m of such services and the proposed development would therefore be prejudicial to public health.
- 6 The proposed garage by reason of its scale and bulk would be unduly overbearing and would thus be contrary to the proper planning and development of the area.