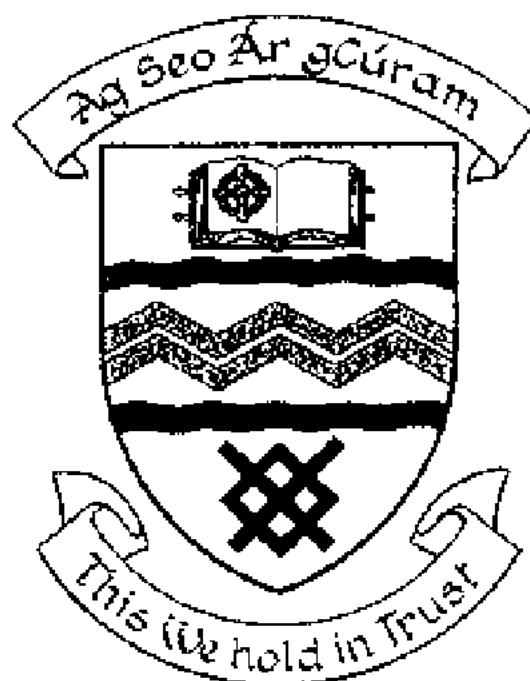


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0789	
1. Location	18 Knocklyon Park, Templeogue, Dublin 6.		
2. Development	Detached double storey dwelling house at side.		
3. Date of Application	09/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 13/04/2000 2.	1. 2.
4. Submitted by	Name: Eamonn & Rosaleen Treacy, Address: 18 Knocklyon Park, Templeogue,		
5. Applicant	Name: Eamonn & Rosaleen Treacy, Address: 18 Knocklyon Park, Templeogue, Dublin 6.		
6. Decision	O.C.M. No. 0755 Date 13/04/2000	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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.

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

Decision Order Number 0755	Date of Decision 13/04/2000
Register Reference S99A/0789	Date 09/11/99

Applicant Eamonn & Rosaleen Treacy,
App. Type Outline Permission
Development Detached double storey dwelling house at side.

Location 18 Knocklyon Park, Templeogue, Dublin 6.

Dear Sir / Madam,

With reference to your planning application, additional information received on 15/02/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The surface water sewer referred to in the Additional Information request dated 01/02/00 is to the east of the site. The applicant is requested to submit details of the exact location and depth of this sewer. The design of the building may need to be revised so that no building is within 5 metres of this sewer.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

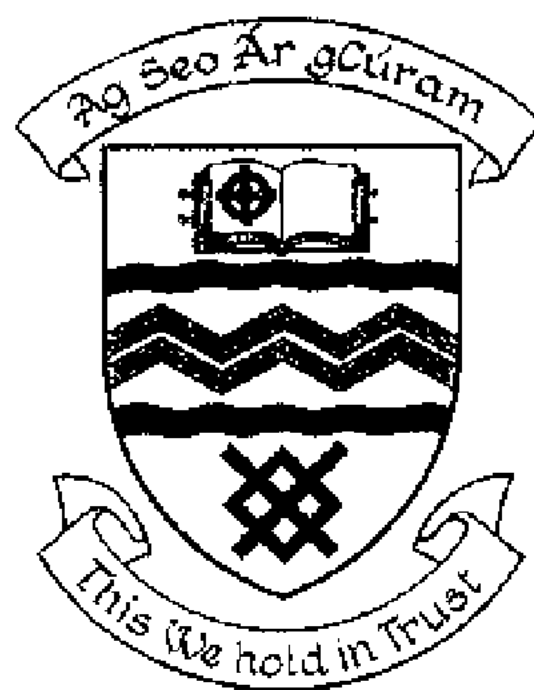
Yours faithfully

Eamonn & Rosaleen Treacy,
18 Knocklyon Park,
Templeogue,
Dublin 16.

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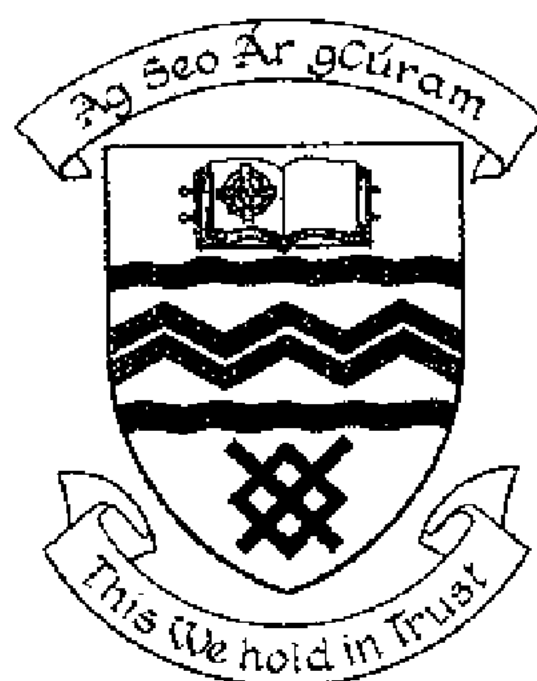
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REG REF. S99A/0789

1st
.....
for SENIOR ADMINISTRATIVE OFFICER

13/04/00

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

Decision Order Number 0185	Date of Decision 01/02/2000 <i>LM</i>
Register Reference S99A/0789	Date: 09/11/99

Applicant Eamonn & Rosaleen Treacy,
Development Detached double storey dwelling house at side.

Location 18 Knocklyon Park, Templeogue, Dublin 6.

App. Type Outline Permission

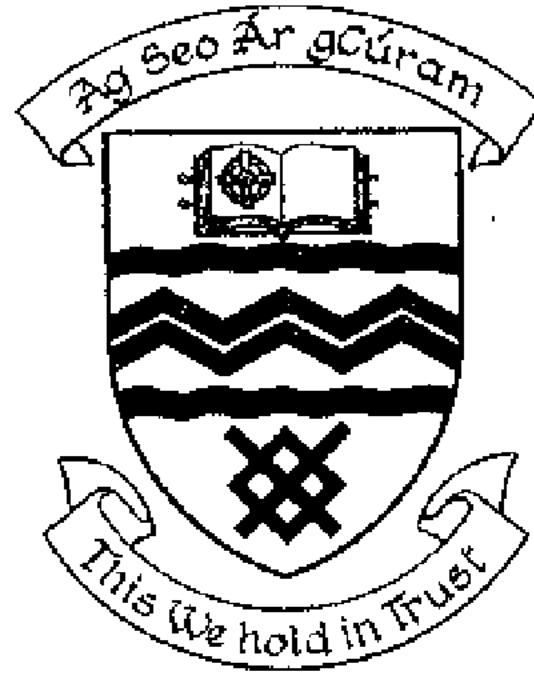
Dear Sir/Madam,

With reference to your planning application, received on 09/11/99 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 There is a 225mm diameter surface water sewer adjacent to the proposed development. The applicant is requested to determine the exact location and depth of the sewer. The design of the proposed development may need to be revised so that no building is within 5m of this surface water sewer.
- 2 The applicant is requested to submit revised drawings showing the front building line of the proposed dwelling in alignment with the existing terrace. This will entail bringing the front building line of the proposed house forward by approximately 1 metre. The revised drawing should also show a minimum distance of 2.3 metres between the flank wall of the existing house and the proposed dwelling.
- 3 The Roads Department require a minimum setback of 2 metres between the gable end of the proposed house and the back of the public footpath. The applicant is requested to submit revised plans indicating same.

Eamonn & Rosaleen Treacy,
18 Knocklyon Park,
Templeogue,
Dublin 16.

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REG REF. S99A/0789

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

02/02/00

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

Decision Order Number 0140	Date of Decision 24/01/2000 <i>LA</i>
Register Reference S99A/0789	Date 09/11/99

Applicant Eamonn & Rosaleen Treacy,
App. Type Outline Permission
Development Detached double storey dwelling house at side.

Location 18 Knocklyon Park, Templeogue, Dublin 6.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 03/02/2000

Yours faithfully

LA
..... 26/01/00
for SENIOR ADMINISTRATIVE OFFICER

Eamonn & Rosaleen Treacy,
18 Knocklyon Park,
Templeogue,
Dublin 16.

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

Order Number 2576	Date of Order 25/11/1999
Register Reference S99A/0789	Date 09/11/99

Applicant Eamonn & Rosaleen Treacy,
Development Detached double storey dwelling house at side.
Location 18 Knocklyon Park, Templeogue, Dublin 6.

Dear Sir/Madam,

An inspection carried out on 22/11/99 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the A4 size notice attached to stake in front lawn is not legible from the public footpath. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Eamonn & Rosaleen Treacy,
18 Knocklyon Park,
Templeogue,
Dublin 16.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0789	
1. Location	18 Knocklyon Park, Templeogue, Dublin 6.		
2. Development	Detached double storey dwelling house at side.		
3. Date of Application	09/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 01/02/2000 2. 13/04/20	1. 15/02/2000 2. 06/06/20
4. Submitted by	Name: Eamonn & Rosaleen Treacy, Address: 18 Knocklyon Park, Templeogue,		
5. Applicant	Name: Eamonn & Rosaleen Treacy, Address: 18 Knocklyon Park, Templeogue, Dublin 6.		
6. Decision	O.C.M. No. 1742 Date 03/08/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	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.			

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

Decision Order Number 1742	Date of Decision 03/08/2000
Register Reference S99A/0789	Date: 09/11/99

Applicant Eamonn & Rosaleen Treacy,
Development Detached double storey dwelling house at side.
Location 18 Knocklyon Park, Templeogue, Dublin 6.
Floor Area Sq Metres
Time extension(s) up to and including 03/02/2000
Additional Information Requested/Received 01/02/2000 /15/02/2000
Clarification of Additional Information Requested/Received 13/04/2000 / 06/06/2000

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

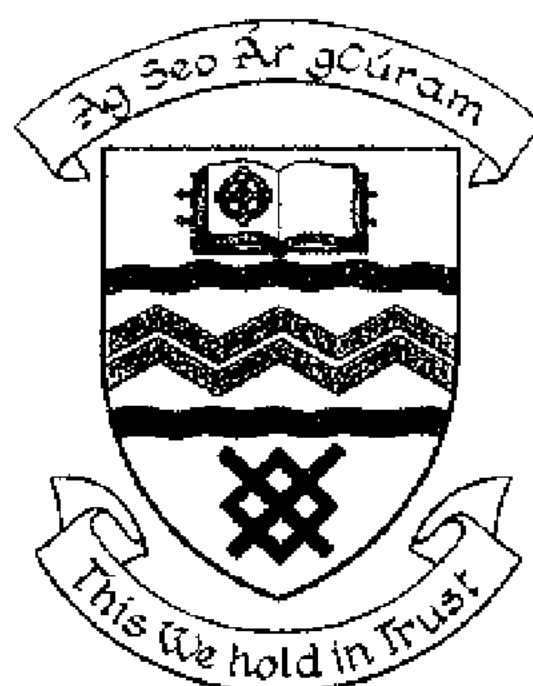
.....*MT*..... 03/08/00
for SENIOR ADMINISTRATIVE OFFICER

Eamonn & Rosaleen Treacy,
18 Knocklyon Park,
Templeogue,
Dublin 16.

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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 by the Planning Authority on 15/02/00 and Clarification of Additional Information received on 06/06/00, 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 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 shall submit to the Planning Authority elevational drawings of the existing dwelling on site showing the proposed alterations to the front and side elevations.
REASON:
In the interest of the proper planning and development of the area.
- 4 A minimum setback of 2 metres is to be maintained between the gable end of the proposed house and the back of the public footpath.
REASON:
In the interest of the proper planning and development of the area.
- 5 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer Roads Maintenance.
REASON:
In the interest of the proper planning and development of the area.

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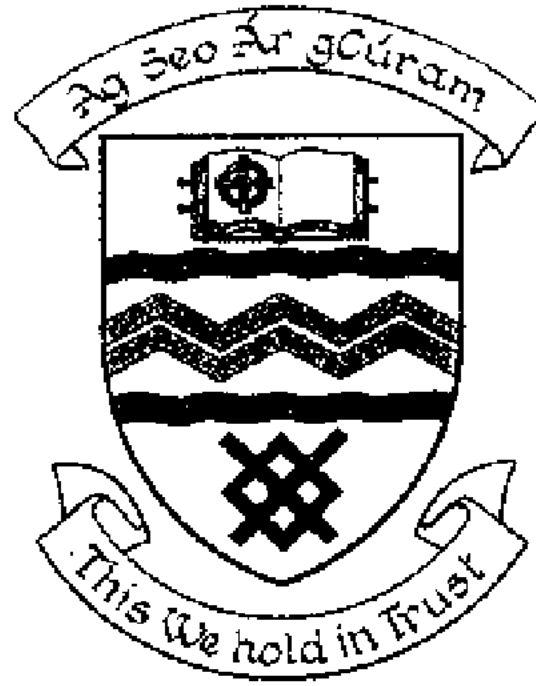
REG. REF. S99A/0789

- 6 With regard to foul and surface water drainage, the applicant shall ensure that all pipes are laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers pipes shall be bedded and surrounded in C20 concrete 150mm thick.
REASON:
In the interest of the proper planning and development of the area.
- 7 The applicant shall ensure the full and complete separation of foul and surface water systems.
REASON:
In the interest of the proper planning and development of the area.
- 8 With regard to surface water drainage the applicant shall ensure that all foundations of the new building are below the level of the invert of the adjacent 225mm surface water sewer.
REASON:
In the interest of the proper planning and development of the area.
- 9 A separate water connection is required for the dwelling. All connection, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide 24 hour storage for the dwelling.
REASON:
In the interest of the proper planning and development of the area.
- 10 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.
- 11 That details of boundary treatments proposed be submitted to the Planning Authority and agreed before any works are begun.

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REASON:

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

- 12 That an acceptable house number be submitted to and approved by the Planning Authority before any constructional work takes place on the proposed house.

REASON:

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

- 13 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.

- 14 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:

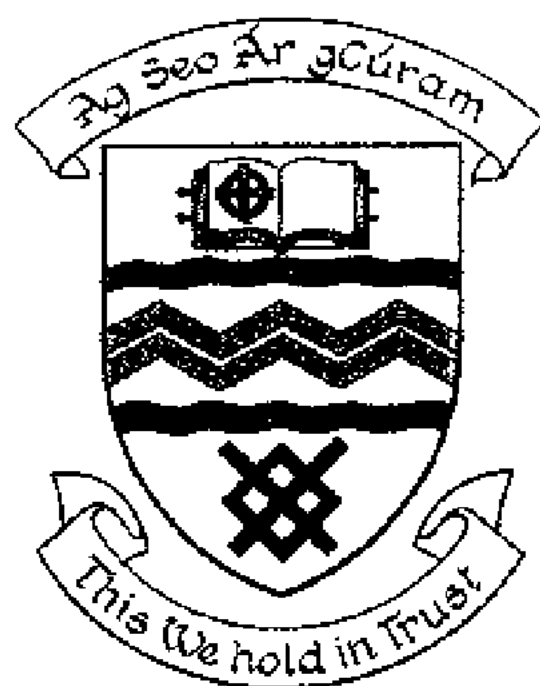
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 15 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

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REG. REF. S99A/0789

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.

- 16 That a special 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 the provision of the Boherboy
Water Supply Scheme in the area of the proposed 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 development should contribute towards
the cost of providing the services.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0789	
1. Location	18 Knocklyon Park, Templeogue, Dublin 6.		
2. Development	Detached double storey dwelling house at side.		
3. Date of Application	09/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 01/02/2000 2. 13/04/20	1. 15/02/2000 2. 06/06/20
4. Submitted by	Name: Eamonn & Rosaleen Treacy, Address: 18 Knocklyon Park, Templeogue,		
5. Applicant	Name: Eamonn & Rosaleen Treacy, Address: 18 Knocklyon Park, Templeogue, Dublin 6.		
6. Decision	O.C.M. No. 1742 Date 03/08/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 2140 Date 21/09/2000	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.	

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Eamonn & Rosaleen Treacy,
18 Knocklyon Park,
Templeogue,
Dublin 16.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 2140	Date of Final Grant 21/09/2000
Decision Order Number 1742	Date of Decision 03/08/2000
Register Reference S99A/0789	Date 06/06/00

Applicant Eamonn & Rosaleen Treacy,

Development Detached double storey dwelling house at side.

Location 18 Knocklyon Park, Templeogue, Dublin 6.

Floor Area 12.00 Sq Metres

Time extension(s) up to and including 03/02/2000

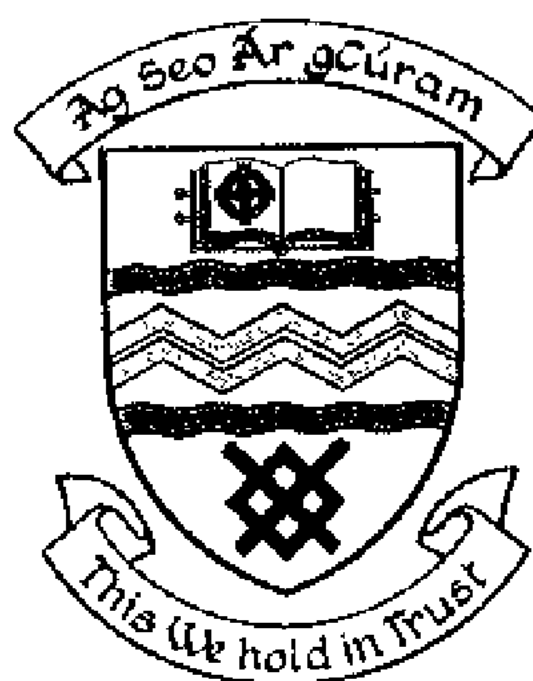
Additional Information Requested/Received 01/02/2000 /15/02/2000

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

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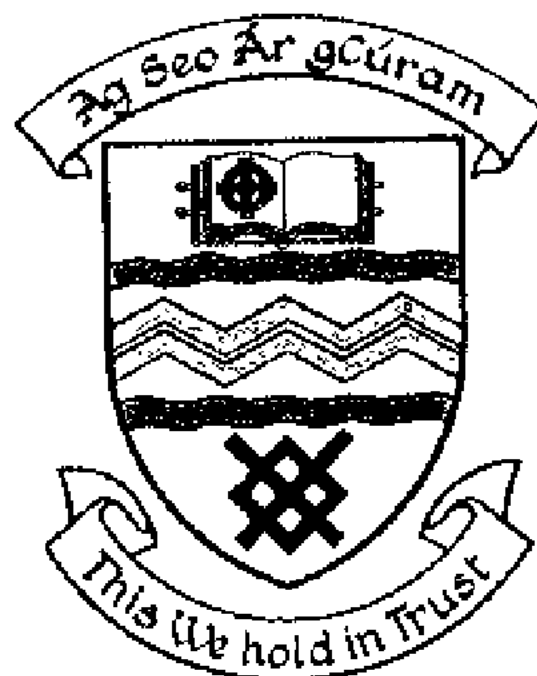
Conditions and Reasons

- 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 by the Planning Authority on 15/02/00 and Clarification of Additional Information received on 06/06/00, 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 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 shall submit to the Planning Authority elevational drawings of the existing dwelling on site showing the proposed alterations to the front and side elevations.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 A minimum setback of 2 metres is to be maintained between the gable end of the proposed house and the back of the public footpath.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 The footpath and kerb shall be dishd and the new driveway constructed to the satisfaction of the Area Engineer Roads Maintenance.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 With regard to foul and surface water drainage, the applicant shall ensure that all pipes are laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REG. REF. S99A/0789 **SOUTH DUBLIN COUNTY COUNCIL**
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REASON:

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

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

REASON:

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

- 8 With regard to surface water drainage the applicant shall ensure that all foundations of the new building are below the level of the invert of the adjacent 225mm surface water sewer.

REASON:

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

- 9 A separate water connection is required for the dwelling. All connection, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide 24 hour storage for the dwelling.

REASON:

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

- 10 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.

- 11 That details of boundary treatments proposed be submitted to the Planning Authority and agreed before any works are begun.

REASON:

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

- 12 That an acceptable house number be submitted to and approved by the Planning Authority before any constructional work takes place on the proposed house.

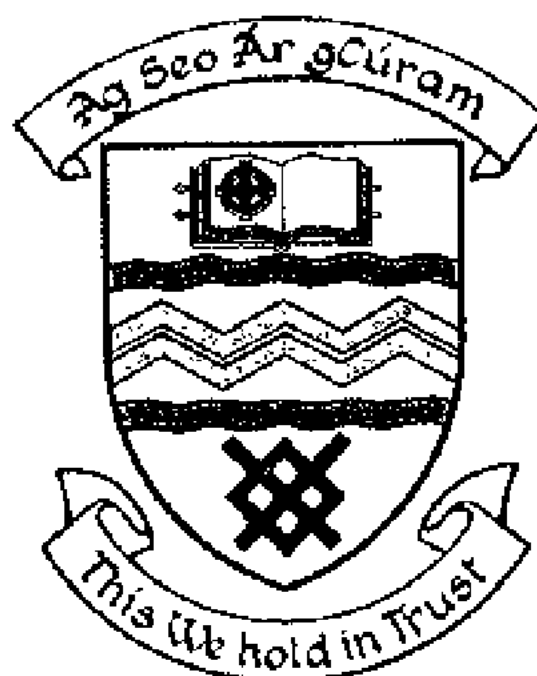
REASON:

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

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- 13 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.
- 14 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 improvement works and traffic management schemes facilitating the proposed development.
- 15 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.
- 16 That a special 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 the provision of the Boherboy Water Supply Scheme in the area of the proposed development; this contribution to be paid before the commencement of development on the site.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**

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

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

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 providing the services.

- (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.

.....21/09/00
for SENIOR ADMINISTRATIVE OFFICER