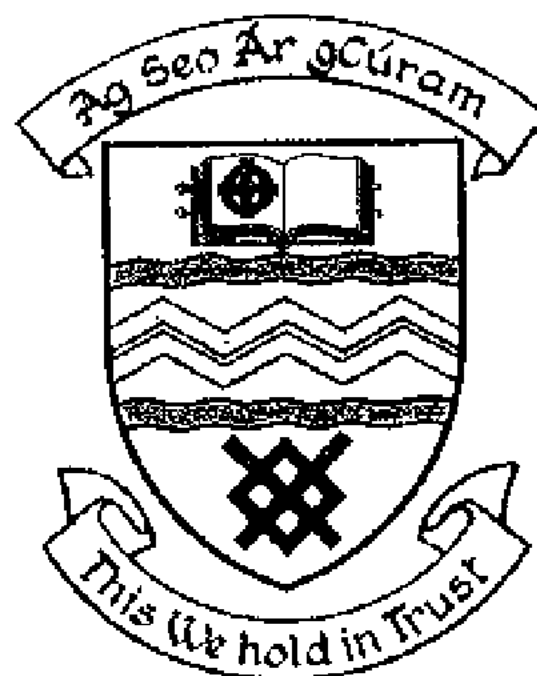


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0609	
1. Location	10 Knockcullen Rise, Templeogue, Dublin 16.		
2. Development	Demolish existing garage and erect two storey dwelling house in garden of existing house.		
3. Date of Application	01/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/11/1999 2.	1. 22/12/1999 2.
4. Submitted by	Name: Wilfred M. Raftery, ARIBA, Architect, Address: St. Michaels, 1 Springfield Avenue,		
5. Applicant	Name: F. Barry, Address: 10 Knockcullen Rise, Templeogue, Dublin 16.		
6. Decision	O.C.M. No. 0332 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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Dublin 24

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Wilfred M. Raftery, ARIBA, Architect,
St. Michaels,
1 Springfield Avenue,
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 0332	Date of Decision 17/02/2000
Register Reference S99A/0609	Date 22/12/99

Applicant F. Barry,

Development Demolish existing garage and erect two storey dwelling house in garden of existing house.

Location 10 Knockcullen Rise, Templeogue, Dublin 16.

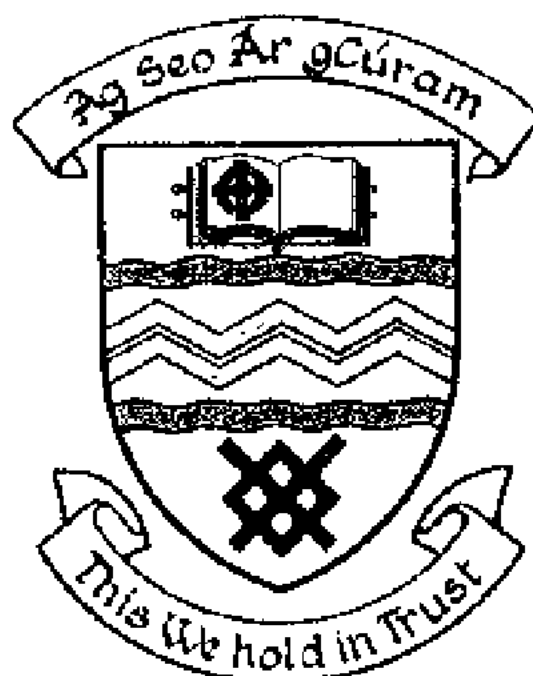
Floor Area 71.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/11/1999 /22/12/1999

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

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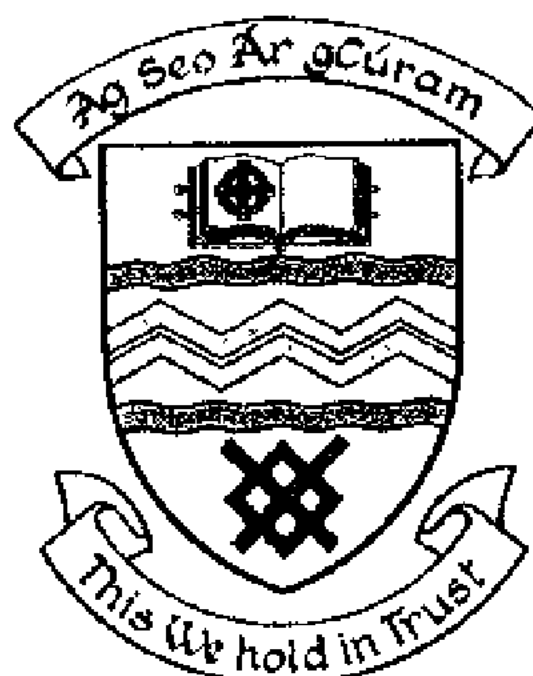
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Conditions and Reasons

- 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 22/12/99, 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 the dwellinghouse is not occupied until all the services have been connected thereto and are operational.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwelling.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof

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be paid to South Dublin County Council before any development commences.

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.

- 8 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.

- 9 The applicant is to remove the birch tree growing in the grass margin outside 10, Knockcullen Rise and pay a contribution of IR£150 (one hundred and fifty pounds) EUR 190 (one hundred and ninety euros) for replacement planting.

REASON:

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

- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council which are:

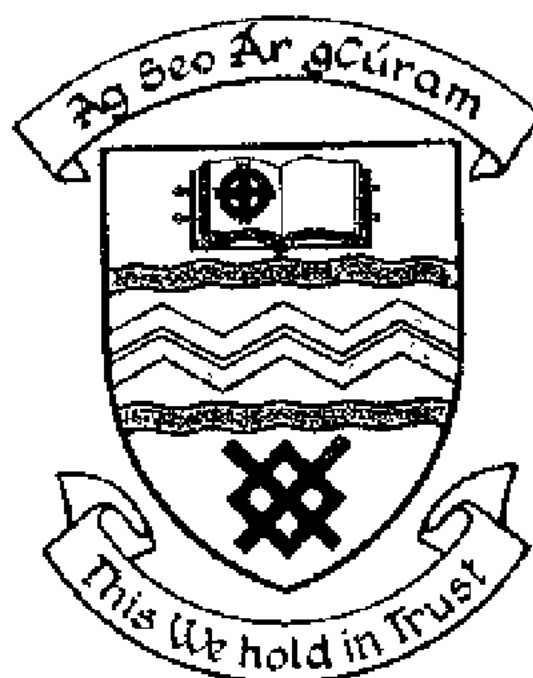
- . All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9 in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- . Applicant to ensure full and complete separation of foul and surface water systems.
- . A separate water connection is required for the proposed dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicants prior expense. The applicant shall provide 24-hour water storage for the dwelling.

REASON:

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

- 11 The footpath and kerb are to be dished and the new entrance and driveway are to be designed and finished to the satisfaction of the Area Engineer, Roads Maintenance.

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REASON:

In the interest of public safety and visual amenity.

- 12 Two (2) no. off-street car parking spaces and/or double width driveway are to be provided for both No. 10 Knockcullen Rise and the proposed dwelling.

REASON:

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

- 13 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.

- 14 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:

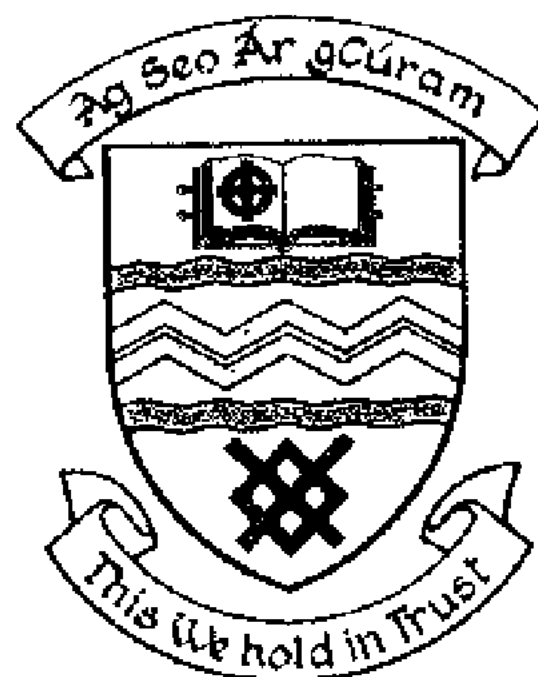
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 15 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

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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 financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves the development; this contribution to be paid before the commencement of development on site.

REASON:

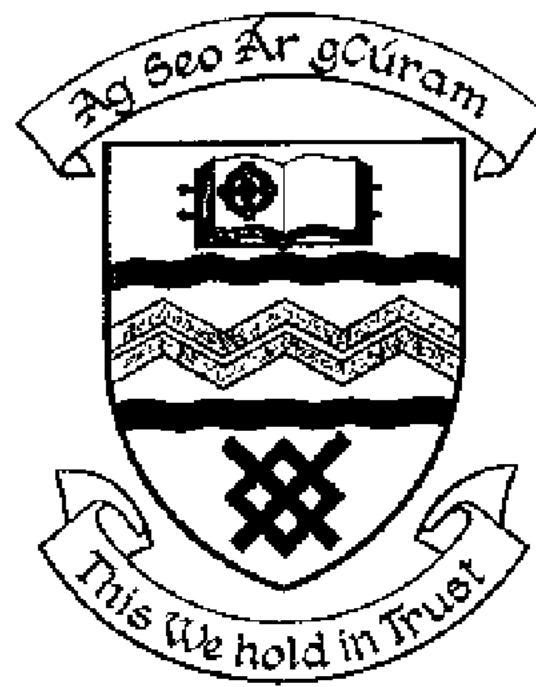
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of such works.

- (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.

.....31/03/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0332	Date of Decision 17/02/2000 <i>MA</i>
Register Reference S99A/0609	Date: 01/09/99

Applicant F. Barry,

Development Demolish existing garage and erect two storey dwelling house in garden of existing house.

Location 10 Knockcullen Rise, Templeogue, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/11/1999 /22/12/1999

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.

MA
..... 18/02/00
for SENIOR ADMINISTRATIVE OFFICER

Wilfred M. Raftery, ARIBA, Architect,
St. Michaels,
1 Springfield Avenue,
Templeogue,
Dublin 6W.

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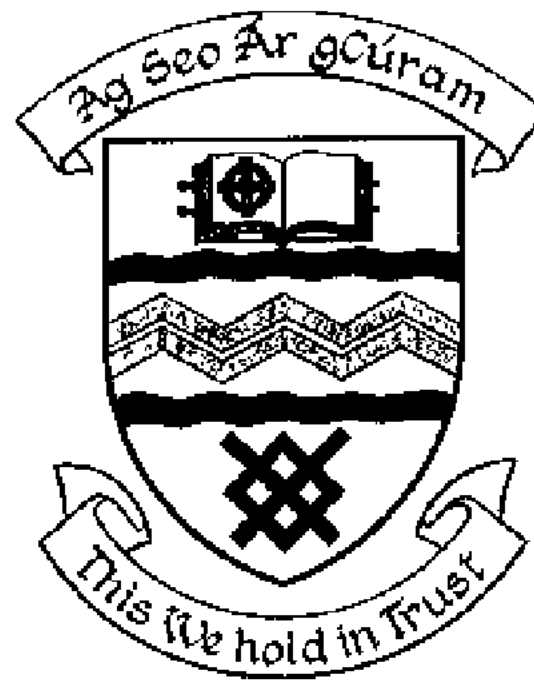
Conditions and Reasons

- 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 22/12/99, 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 the dwellinghouse is not occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 6 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwelling.
REASON:

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

- 7 That all watermain tapplings, 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.

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.

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

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

- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council which are:

- . All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9 in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- . Applicant to ensure full and complete separation of foul and surface water systems.
- . A separate water connection is required for the

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proposed dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicants prior expense. The applicant shall provide 24-hour water storage for the dwelling.

REASON:

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

- 11 The footpath and kerb are to be dished and the new entrance and driveway are to be designed and finished to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

In the interest of public safety and visual amenity.

- 12 Two (2) no. off-street car parking spaces and/or double width driveway are to be provided for both No. 10 Knockcullen Rise and the proposed dwelling.

REASON:

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

- 13 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:

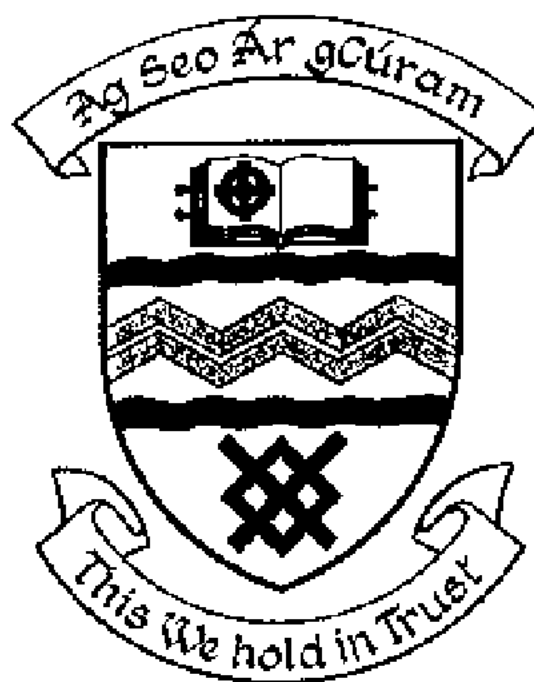
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 14 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.

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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 improvement works and traffic management schemes facilitating the proposed development.

- 15 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.

- 16 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves the 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 such works.

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

Decision Order Number 2512	Date of Decision 18/11/1999
Register Reference S99A/0609	Date: 01/09/99

Applicant F. Barry,
Development Demolish existing garage and erect two storey dwelling house in garden of existing house.

Location 10 Knockcullen Rise, Templeogue, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 01/09/99 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:

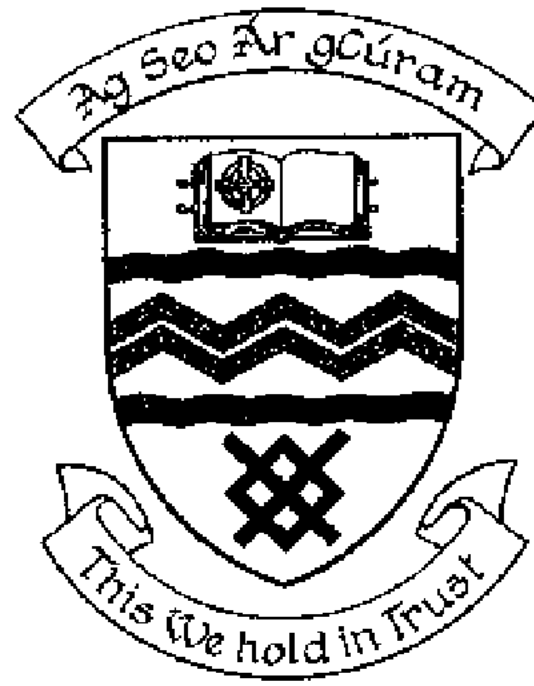
- 1 The applicant is requested to submit revised drawings indicating a 2.3 metre distance between the flank walls of No. 10 Knockcullen Rise and the proposed development in order to satisfy Section 3.4.19 of the South Dublin County Development Plan 1998. Drawings illustrating the rear elevation are also requested.
- 2 The applicant is requested to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer. Details of the watermain layout indicating connection to the public system are also requested.
- 3 It is Development Plan policy that development on corner/ side garden sites should be of a design which integrates with the style of adjoining development. The applicant is requested to demonstrate by way of submitted details that the proposed house will integrate with the style of adjoining development.

Wilfred M. Raftery, ARIBA, Architect,
St. Michaels,
1 Springfield Avenue,
Templeogue,
Dublin 6W.

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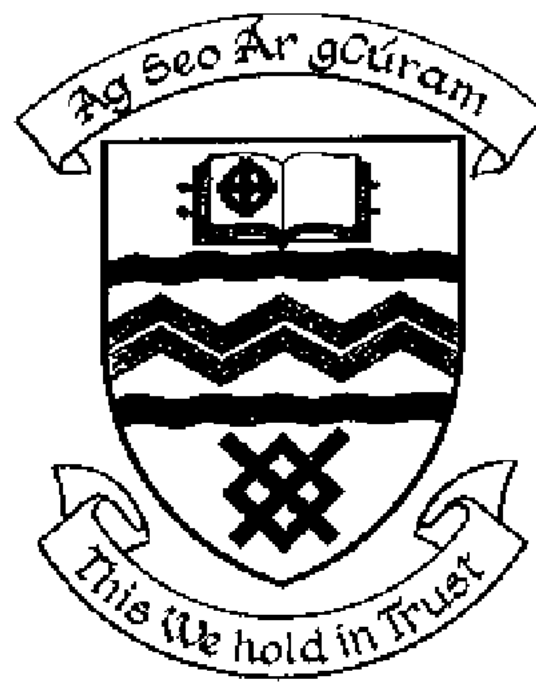
- 4 The applicant is requested to clarify whether any trees will
need to be removed or relocated to facilitate access.

Signed on behalf of South Dublin County Council

mt
.....
for Senior Administrative Officer

18/11/99

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

Order Number 2027	Date of Order 16/09/1999
Register Reference S99A/0609	Date 01/09/99

Applicant F. Barry,
Development Demolish existing garage and erect two storey dwelling
house in garden of existing house.
Location 10 Knockcullen Rise, Templeogue, Dublin 16.

Dear Sir/Madam,

An inspection carried out on 14/09/99 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 notice is on the gate to the front of the house. The gate when open is almost parallel to public footpath and notice cannot be read. 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:-

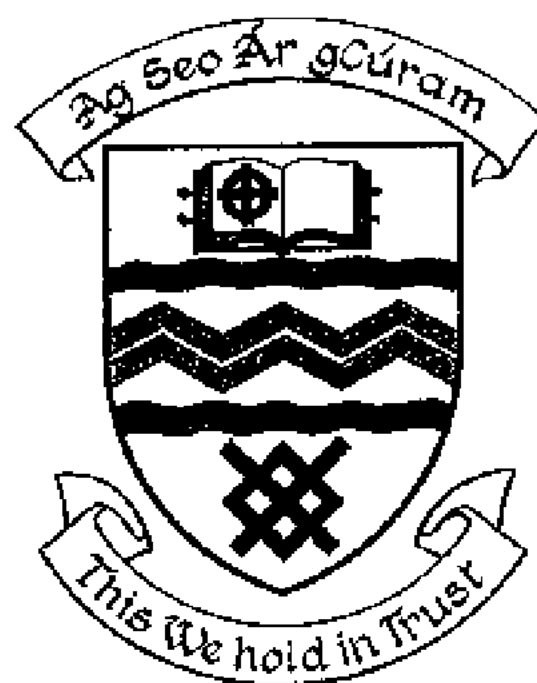
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Wilfred M. Raftery, ARIBA, Architect,
St. Michaels,
1 Springfield Avenue,
Templeogue,
Dublin 6W.

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REG REF. S99A/0609

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

[Signature]
..... 17/09/99
for Senior Administrative Officer.