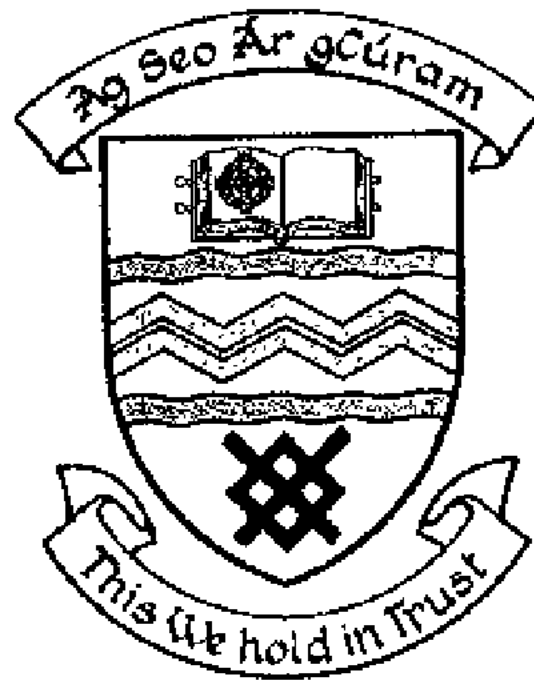


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0607	
1. Location	20 Kilcarrig Green, Tallaght, Dublin 24.		
2. Development	Construction of a 2 storey house attached to side of existing with roof of no.20 extended to maintain line of terrace roof & driveway access provided to same.		
3. Date of Application	30/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 20/09/1999 2.	1. 04/10/1999 2.
4. Submitted by	Name: Lynch O'Toole Martin, Architects, Address: Dodder Park Road, Rathfarnham,		
5. Applicant	Name: Mr. Joe Brohoon, Address: 5 Sylvan Avenue, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 2524 Date 18/11/1999	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 2860 Date 22/12/1999	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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Lynch O'Toole Martin, Architects,
Dodder Park Road,
Rathfarnham,
Dublin 14.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 2860	Date of Final Grant 22/12/99
Decision Order Number 2524	Date of Decision 18/11/1999
Register Reference S99A/0607	Date 04/10/99

Applicant Mr. Joe Brohoon,

Development Construction of a 2 storey house attached to side of existing with roof of no.20 extended to maintain line of terrace roof & driveway access provided to same.

Location 20 Kilcarrig Green, Tallaght, Dublin 24.

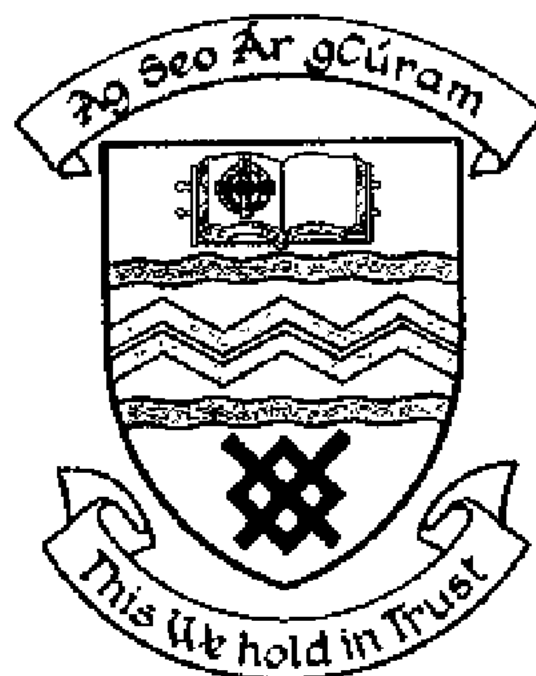
Floor Area 93.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/09/1999 /04/10/1999

A Outline Permission has been granted for the development described above,
subject to the following (15) Conditions.

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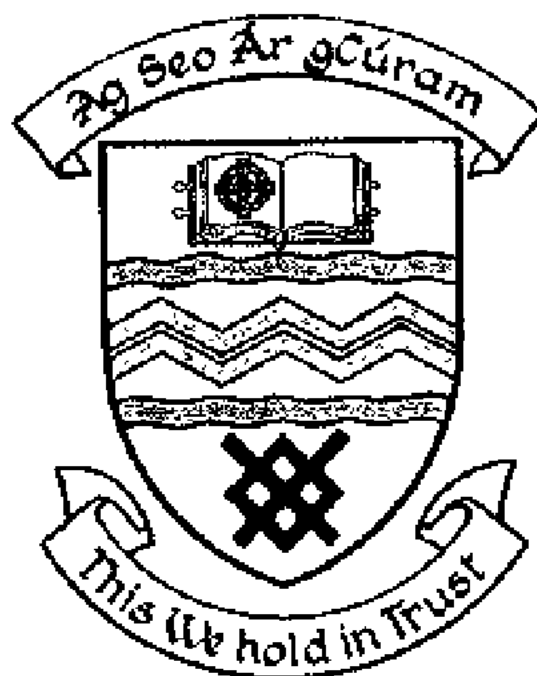
Conditions and Reasons

- 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 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 That THE proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 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 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.
- 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.

(a) Foul Drainage and Surface Water Drainage:

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. There shall be a full

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and complete separation of foul and surface water drainage systems.

REASON:

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

- 7 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. The applicant shall provide 24-hour water storage facilities for the new 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.

- 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 driveways 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 to 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 The existing ESB minipillar box and public lighting pole located along the front boundary of the site shall be relocated in order to provide for access to the proposed house at the applicants expense and in consultation with the E.S.B.

REASON:

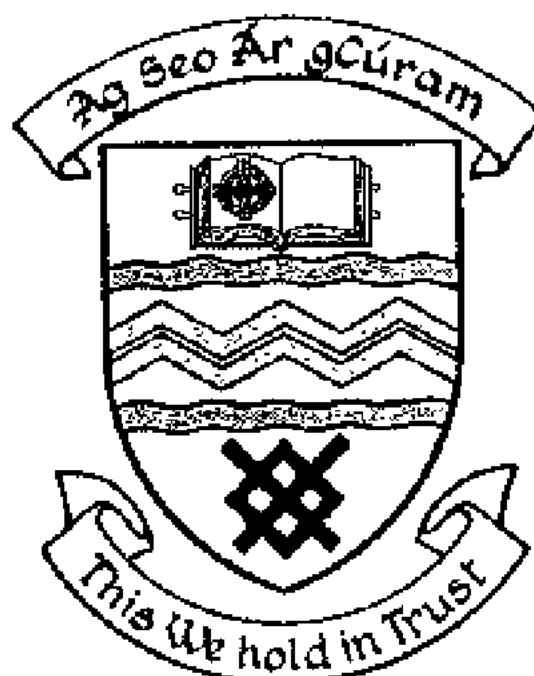
In the interest of public safety and in order to provide access to the dwelling house.

- 11 All windows to the rear elevation at first floor level shall be fitted with clouded/opaque glass and be high level windows.

REASON:

In the interests of residential amenity.

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- 12 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.

- 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 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.

- 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 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.

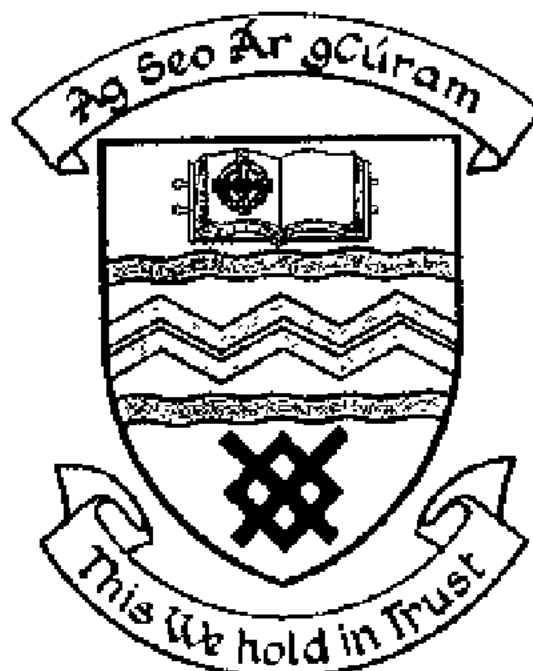
REASON:

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.

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

REASON:

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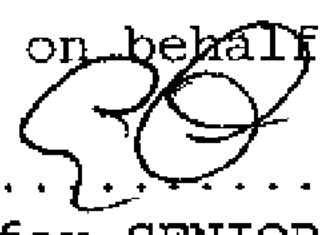
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In the interest of the proper planning and development of
the area.

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

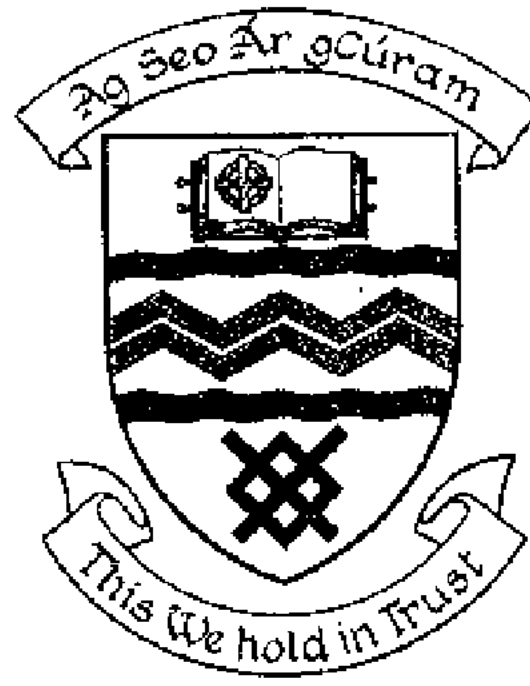
Signed on behalf of South Dublin County Council.


.....23/12/99
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2524	Date of Decision 18/11/1999
Register Reference S99A/0607	Date: 30/08/99

Applicant Mr. Joe Brohoon,

Development Construction of a 2 storey house attached to side of existing with roof of no.20 extended to maintain line of terrace roof & driveway access provided to same.

Location 20 Kilcarrig Green, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/09/1999 /04/10/1999

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 OUTLINE 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.

..... 18/11/99
for SENIOR ADMINISTRATIVE OFFICER

Lynch O'Toole Martin, Architects,
Dodder Park Road,
Rathfarnham,
Dublin 14.

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REG REF. S99A/0607

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 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 That THE proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 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 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.

- 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.

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(a) Foul Drainage and Surface Water Drainage:

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REASON:

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

- 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. The applicant shall provide 24-hour water storage facilities for the new dwelling.

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REASON:

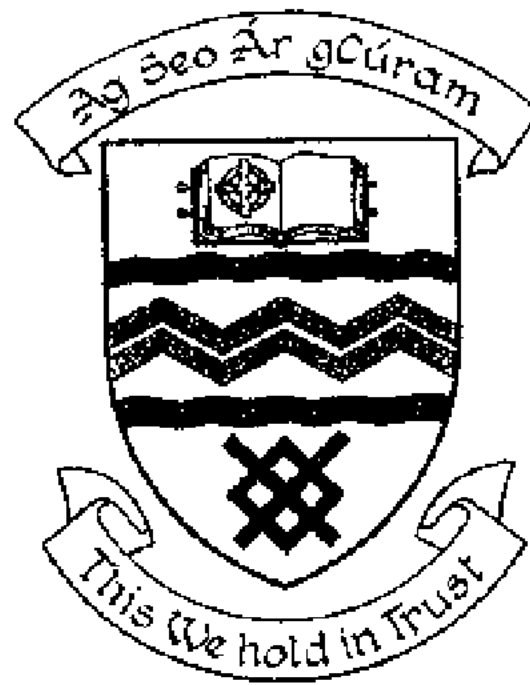
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- 9 Full details of the roof cladding and external finishes to include colour and texture of the same, should be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

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

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REG REF. S99A/0607

- 10 The existing ESB minipillar box and public lighting pole located along the front boundary of the site shall be relocated in order to provide for access to the proposed house at the applicants expense and in consultation with the E.S.B.

REASON:

In the interest of public safety and in order to provide access to the dwelling house.

- 11 All windows to the rear elevation at first floor level shall be fitted with clouded/opaque glass and be high level windows.

REASON:

In the interests of residential amenity.

- 12 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:

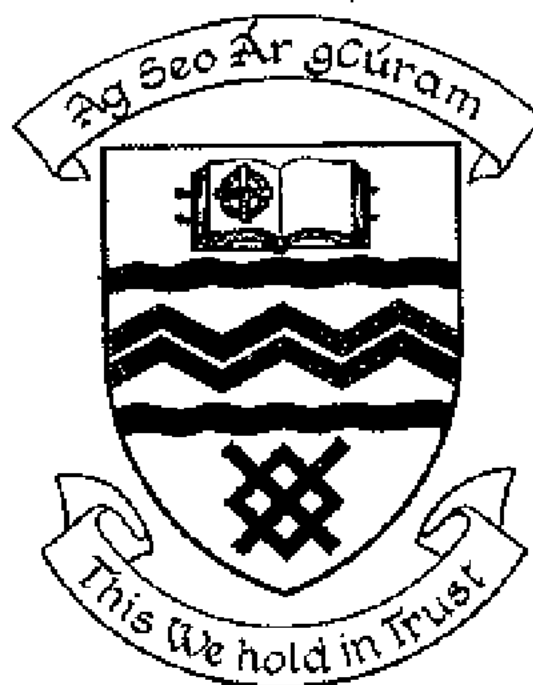
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REASON:

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.

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- 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 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:

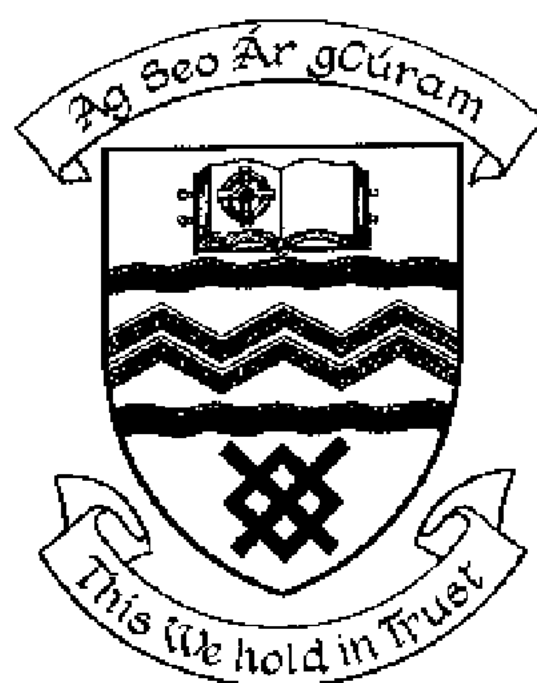
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

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

REASON:

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

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

Order Number 2045	Date of Order 20/09/1999
Register Reference S99A/0607	Date 30/08/99

Applicant Mr. Joe Brohoon,

Development Construction of a 2 storey house attached to side of existing with roof of no.20 extended to maintain line of terrace roof & driveway access provided to same.

Location 20 Kilcarrig Green, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 09/09/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

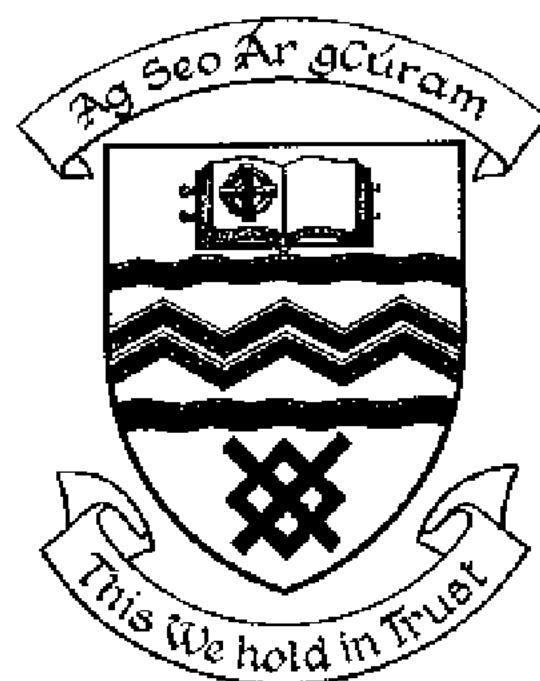
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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:

Lynch O'Toole Martin, Architects,
Dodder Park Road,
Rathfarnham,
Dublin 14.

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- (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,

.....
for Senior Administrative Officer. 20/09/99