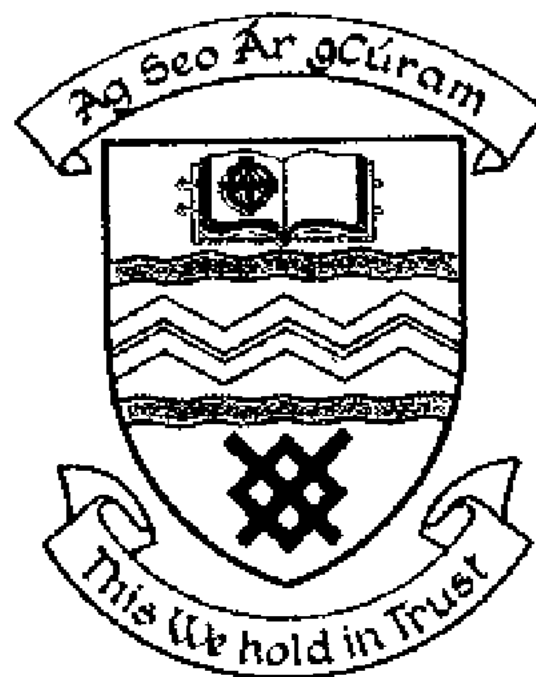


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0597	
1. Location	No. 2 St. Conleth's Road, Greenhills, Dublin 12.		
2. Development	New 3 bedroom 2 storey dwelling house in side garden of and attached to existing dwelling.		
3. Date of Application	27/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Patrick M. Kerr Architect, Address: 39 Maynooth Road, Celbridge,		
5. Applicant	Name: Mr. Tom Stewart, Address: No. 2 St. Conleth's Road, Greenhills, Dublin 12.		
6. Decision	O.C.M. No. 2312 Date 21/10/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2678 Date 03/12/1999	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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Patrick M. Kerr Architect,
39 Maynooth Road,
Celbridge,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2678	Date of Final Grant 03/12/1999
Decision Order Number 2312	Date of Decision 21/10/1999
Register Reference S99A/0597	Date 27/08/99

Applicant Mr. Tom Stewart,

Development New 3 bedroom 2 storey dwelling house in side garden of and attached to existing dwelling.

Location No. 2 St. Conleth's Road, Greenhills, Dublin 12.

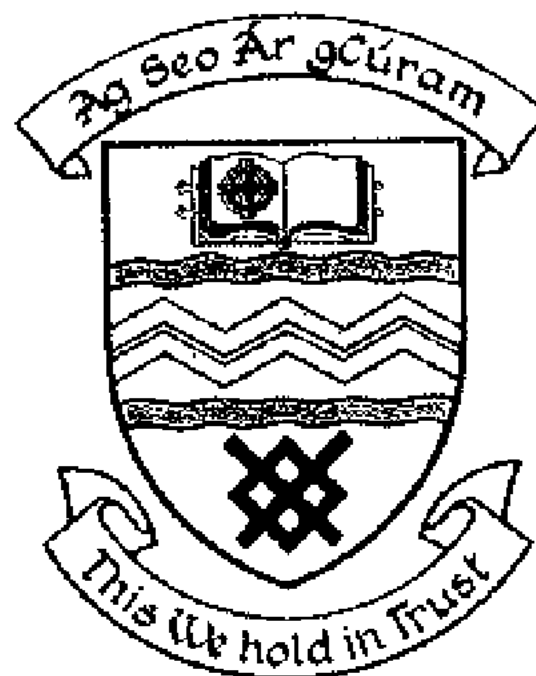
Floor Area 0.00 Sq Metres

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 (14) Conditions.

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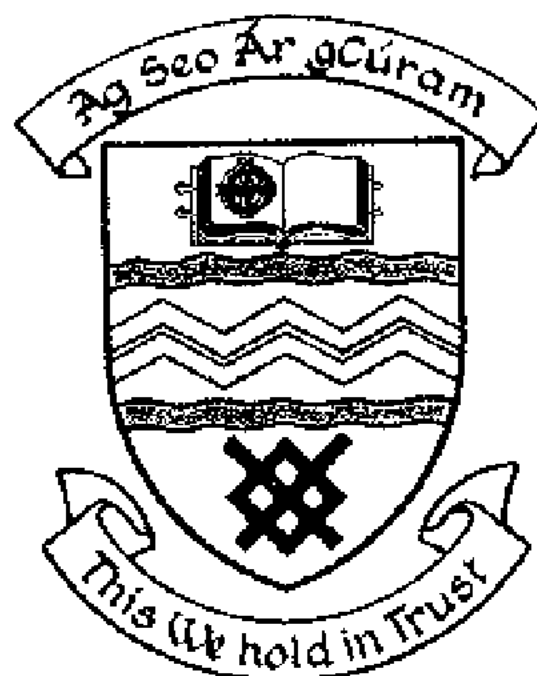
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 all external finishes harmonise in colour and texture with adjoining dwelling.
REASON:
In the interest of visual amenity.
- 3 Prior to the commencement of development details of proposed boundary treatment to both site shall be submitted to and be to the satisfaction of the Planning Authority.
REASON:
In the interests of the proper planning and development of the area and visual amenity.
- 4 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 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.
- 6 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.
- 7 Prior to the first occupation of the proposed dwelling, front, side and rear garden areas shall be provided with sufficient top soil, levelled, graded and planted to allow grass and other vegetation to grow.
REASON:
In the interests of residential and visual amenity.

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- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and shall have regard to the following :
- (a) Applicant to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
 - (b) Soakway proposals for the disposal of surface water runoff are unacceptable in urban areas. The applicant is advised to connect to the separate surface water sewer which is located in the area of the proposed development. Applicant to revise drainage details to take account of above.
 - (c) Applicant to submit proposed watermain layout indicating proposed point of connection to existing watermains. Layout to comply with Building Regulations.
 - (d) Applicant to ensure full and complete separation of foul and surface water systems.
 - (e) All connections to be carried out by South Dublin County Council personnel at applicants prior expense.
 - (f) 24hr storage and separate connection shall be provided.

REASON:

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

- 9 Separate entrance driveways shall be provided to the front of each dwelling and the footpath and kerb shall be dished and the new driveways constructed to the satisfaction of the Area Engineer Roads Maintenance.

REASON:

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

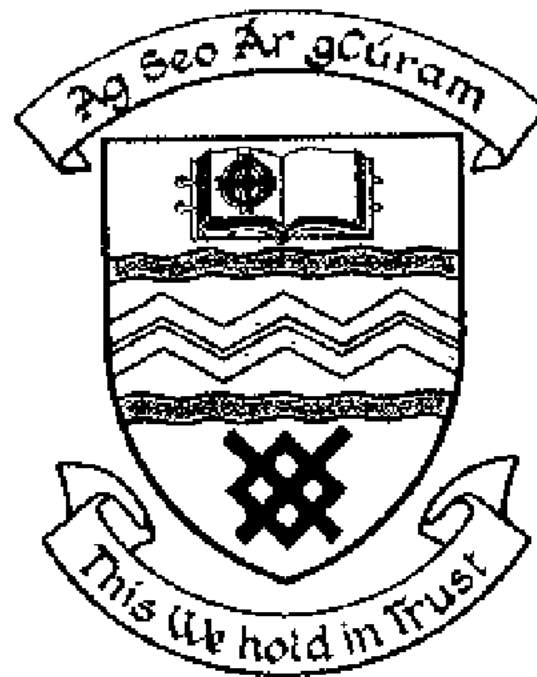
- 10 That the roof to the proposed rear kitchen extension be revised so as to be either a hipped roof or a flat roof. Prior to the commencement of development the applicant to submit revised details for the written agreement of the Planning Authority to provide for same.

REASON:

In the interests of residential amenity.

- 11 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

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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.

- 12 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.

- 13 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:

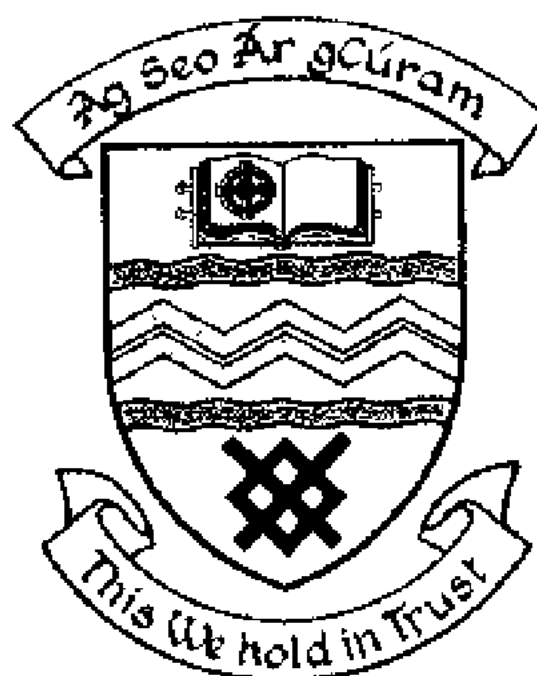
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 14 That an acceptable house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

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

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- (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.


.....03/12/99
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 2312	Date of Decision 21/10/1999
Register Reference S99A/0597	Date: 27/08/99

Applicant Mr. Tom Stewart,

Development New 3 bedroom 2 storey dwelling house in side garden of and attached to existing dwelling.

Location No. 2 St. Conleth's Road, Greenhills, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

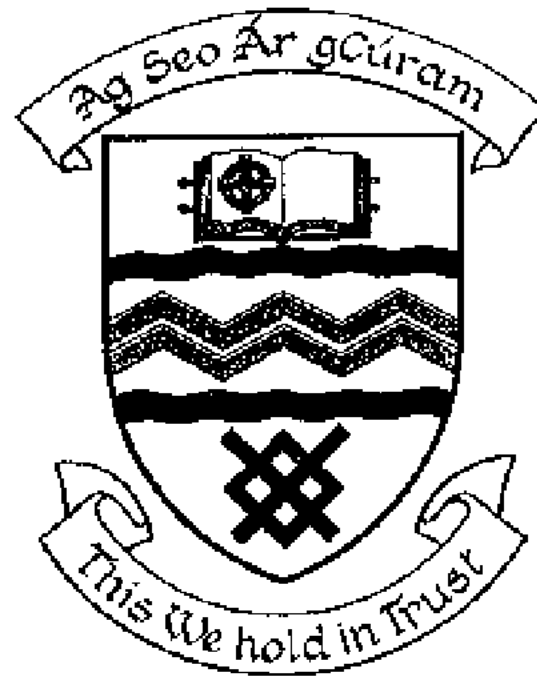
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....*D.C.*..... 21/10/99
for SENIOR ADMINISTRATIVE OFFICER

Patrick M. Kerr Architect,
39 Maynooth Road,
Celbridge,
Co. Kildare.

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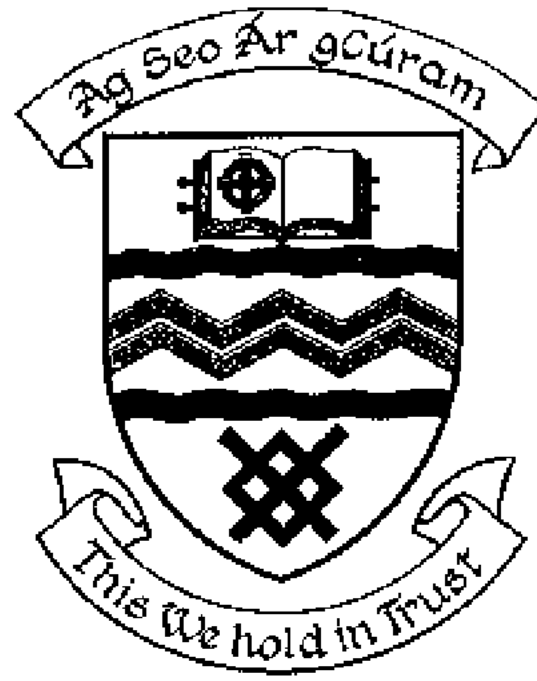
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REG REF. S99A/0597

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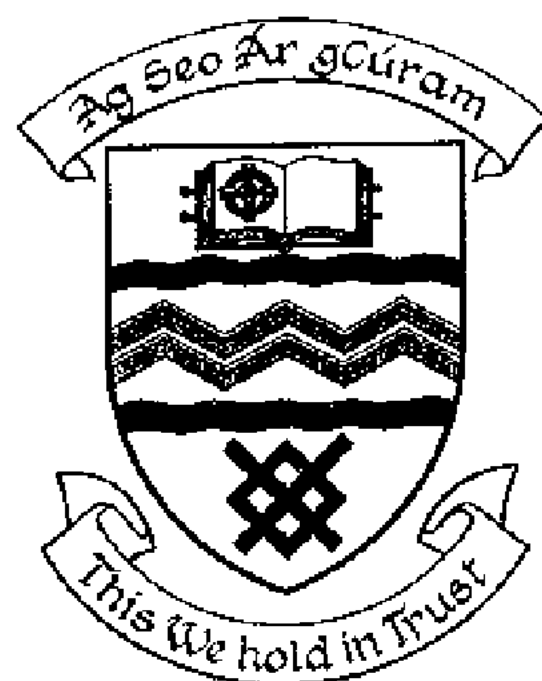
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improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

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