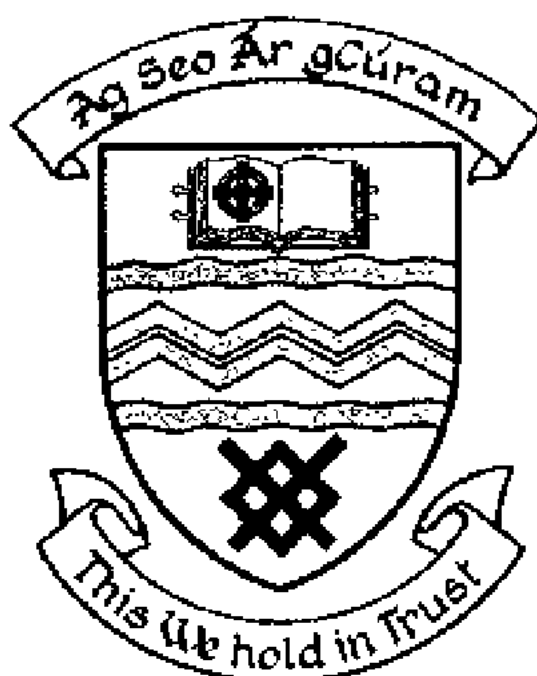


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0385	
1. Location	Site adjoining Idrone House, Idrone Avenue, Knocklyon, Dublin 16 .		
2. Development	Detached two-storey dwelling .		
3. Date of Application	15/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/08/1999 2. 14/12/19	1. 18/10/1999 2. 31/01/20
4. Submitted by	Name: B.G.D.A. Architects Address: Amberwood Studio , Washington Lane ,		
5. Applicant	Name: Mr. John Gallagher Address: Idrone House, 2 Idrone Avenue, Knocklyon, Dublin 16		
6. Decision	O.C.M. No. 0623 Date 28/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1011 Date 11/05/2000	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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B.G.D.A. Architects
Amberwood Studio ,
Washington Lane ,
Rathfarnham ,
Dublin 16 .

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1011	Date of Final Grant 11/05/2000
Decision Order Number 0623	Date of Decision 28/03/2000
Register Reference S99A/0385	Date 31/01/00

Applicant Mr. John Gallagher

Development Detached two-storey dwelling .

Location Site adjoining Idrone House, Idrone Avenue, Knocklyon,
Dublin 16 .

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

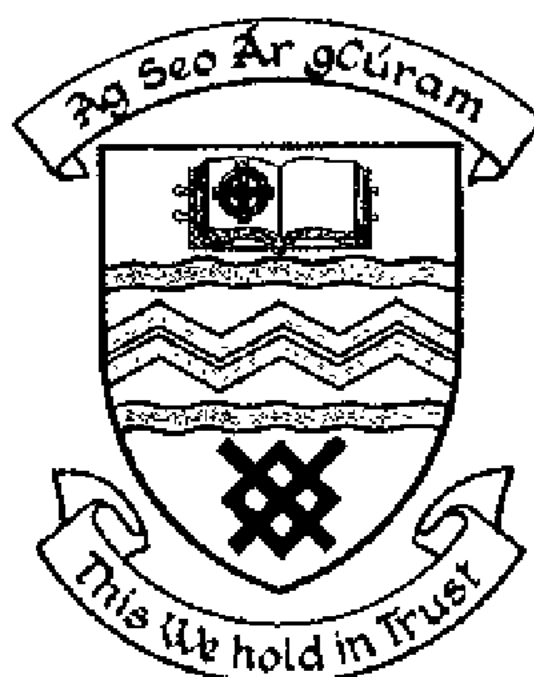
Additional Information Requested/Received 11/08/1999 /18/10/1999

A Permission has been granted for the development described above,
subject to the following (20) Conditions.

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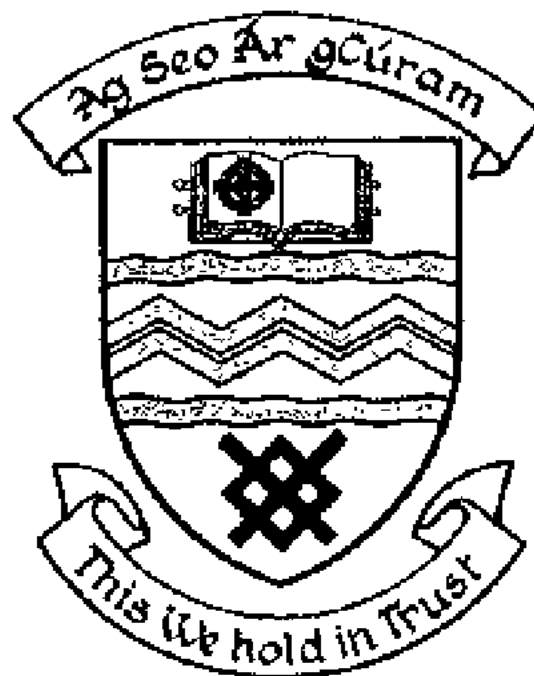
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Conditions and Reasons

- 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 Council on 18/10/99 and Clarification of Additional Information received by the Council on 31/01/00, 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 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 the dwelling.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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requirements of the County Council.

REASON:

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

- 8 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.

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.

- 9 That full details of the boundary walls and railings be submitted to the Planning Department for written agreement prior to commencement of development.

REASON:

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

- 10 The footpath and kerb are to be dished and the new entrance and driveway are to be designed and finished to the Council's satisfaction.

REASON:

In the interest of public safety and visual amenity.

- 11 The applicant shall ensure full and complete separation of foul and surface water drainage systems.

REASON:

In the interest of public safety.

- 12 The selected roof coverings to the house shall be black or blue/black slate or tiles.

REASON:

In the interests of visual amenity.

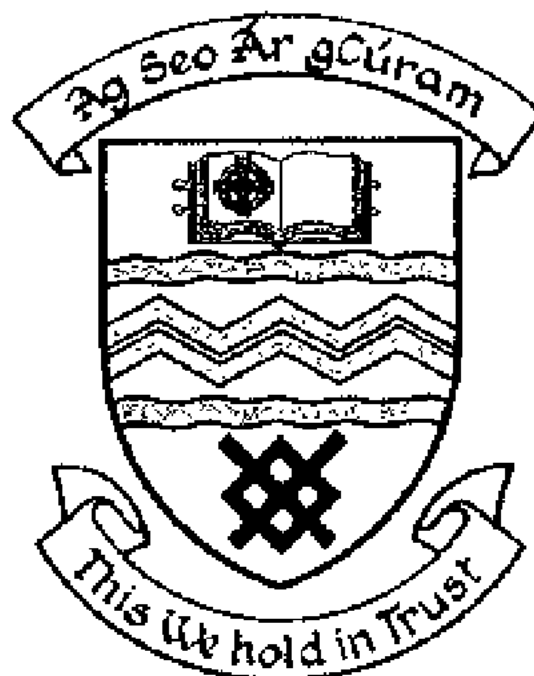
- 13 The selected brickwork to the house shall be redbrick.

REASON:

In the interests of visual amenity.

- 14 No further development which is not ancillary to the existing dwelling and proposed dwelling is to occur on the

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site as outlined in the application in blue on Drawing No. 69901-1 submitted on the 18/10/99.

REASON:

To ensure the proper planning and development of the area and that effective control be maintained.

- 15 The proposed landing window shall be obscure glazed.

REASON:

In the interest of amenity.

- 16 That an acceptable name/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.

- 17 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.

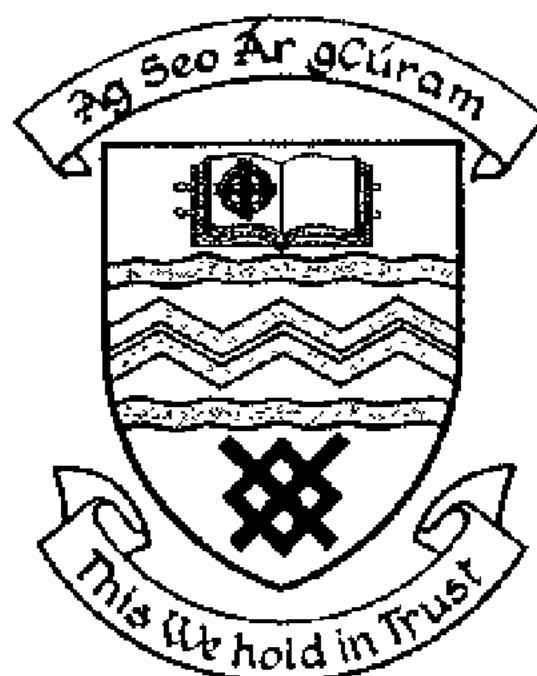
- 18 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development 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.

- 19 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,269 (one thousand two hundred and

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sixty nine 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.


- 20 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 this development.

REASON:

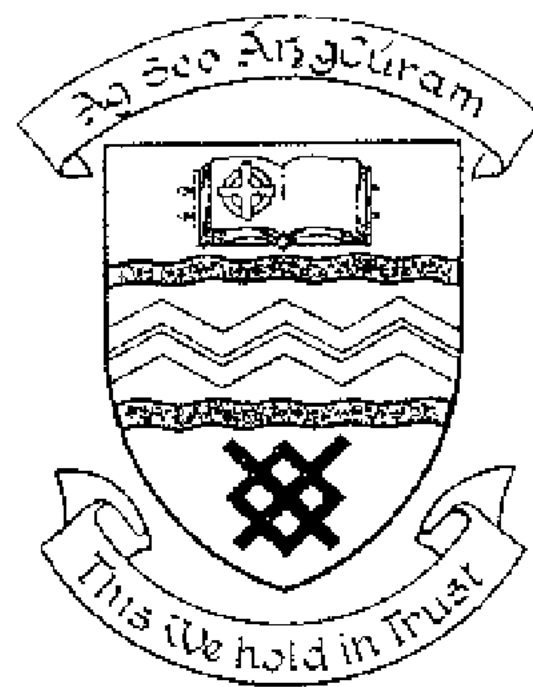
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- (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.


11/05/00
 for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0623	Date of Decision 28/03/2000
Register Reference S99A/0385	Date: 15/06/99

Applicant Mr. John Gallagher

Development Detached two-storey dwelling .

Location Site adjoining Idrone House, Idrone Avenue, Knocklyon,
Dublin 16 .

Floor Area Sq Metres

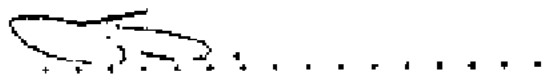
Time extension(s) up to and including

Additional Information Requested/Received 11/08/1999 /18/10/1999

Clarification of Additional Information Requested/Received 14/12/1999 / 31/01/
2000

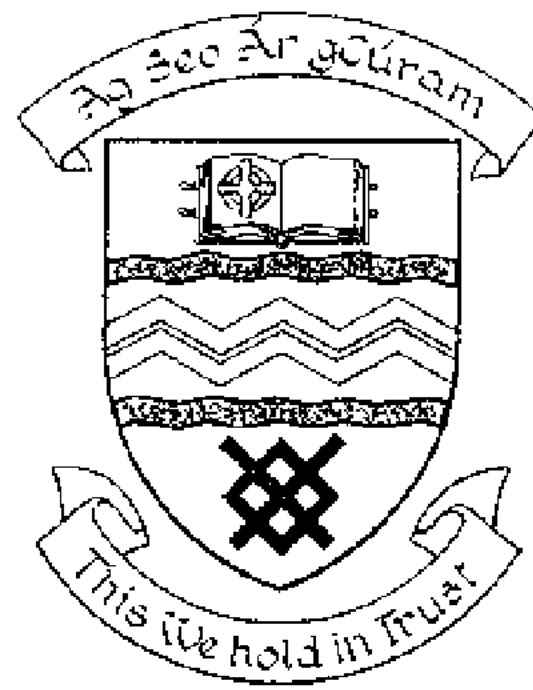
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (20) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

 29/03/00
for SENIOR ADMINISTRATIVE OFFICER

B.G.D.A. Architects
Amberwood Studio ,
Washington Lane ,
Rathfarnham ,
Dublin 16 .

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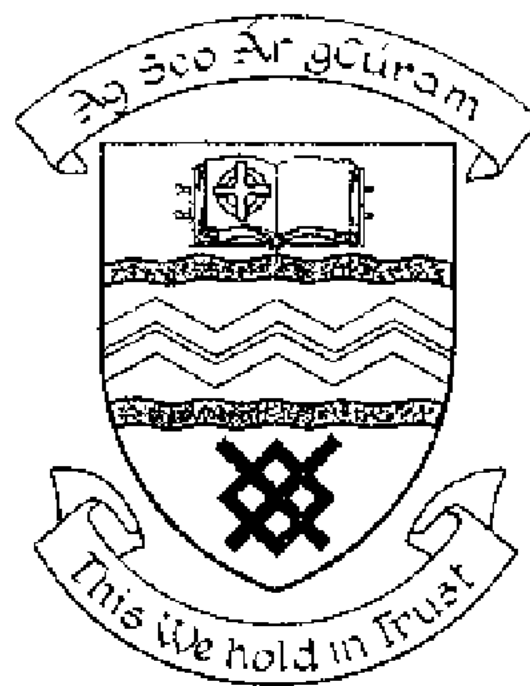
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REG REF. S99A/0385

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 Council on 18/10/99 and Clarification of Additional Information received by the Council on 31/01/00, 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 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 the dwelling.

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REG. REF. S99A/0385

REASON:

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

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

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

- 8 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.

- 9 That full details of the boundary walls and railings be submitted to the Planning Department for written agreement prior to commencement of development.

REASON:

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

- 10 The footpath and kerb are to be dished and the new entrance and driveway are to be designed and finished to the Council's satisfaction.

REASON:

In the interest of public safety and visual amenity.

- 11 The applicant shall ensure full and complete separation of foul and surface water drainage systems.

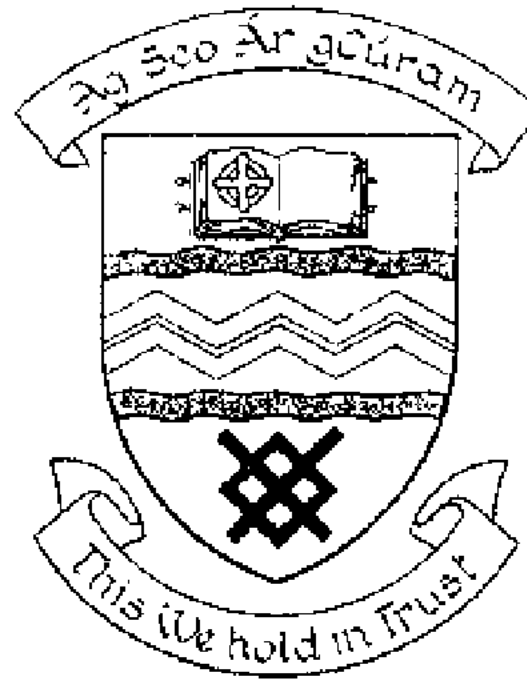
REASON:

In the interest of public safety.

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REG REF. S99A/0385

- 12 The selected roof coverings to the house shall be black or blue/black slate or tiles.

REASON:

In the interests of visual amenity.

- 13 The selected brickwork to the house shall be redbrick.

REASON:

In the interests of visual amenity.

- 14 No further development which is not ancillary to the existing dwelling and proposed dwelling is to occur on the site as outlined in the application in blue on Drawing No. 69901-1 submitted on the 18/10/99.

REASON:

To ensure the proper planning and development of the area and that effective control be maintained.

- 15 The proposed landing window shall be obscure glazed.

REASON:

In the interest of amenity.

- 16 That an acceptable name/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.

- 17 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.

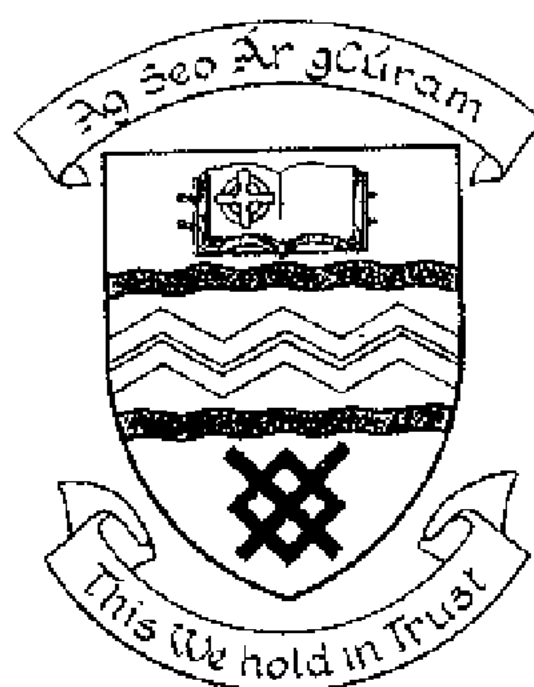
REASON:

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.

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REG. REF. S99A/0385

- 18 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.

- 19 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,269 (one thousand two hundred and sixty nine 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:

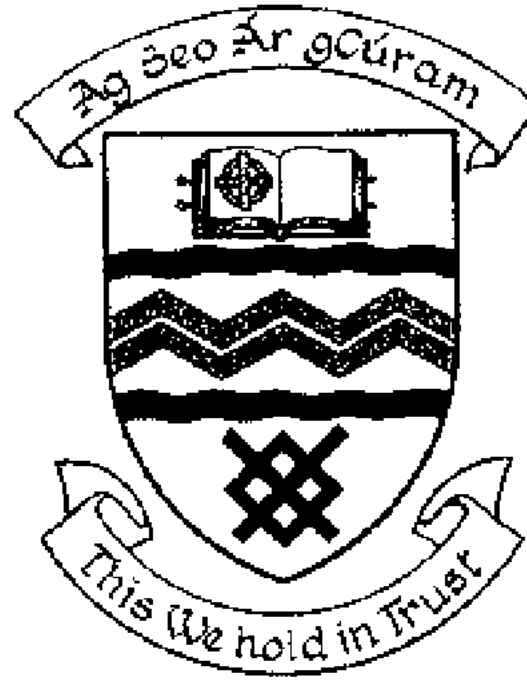
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development..

- 20 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 this development.

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 the works.

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

Decision Order Number 2765	Date of Decision 14/12/1999
Register Reference S99A/0385	Date 15/06/99

Applicant Mr. John Gallagher
App. Type Permission
Development Detached two-storey dwelling .

Location Site adjoining Idrone House, Idrone Avenue, Knocklyon,
Dublin 16 .

Dear Sir / Madam,

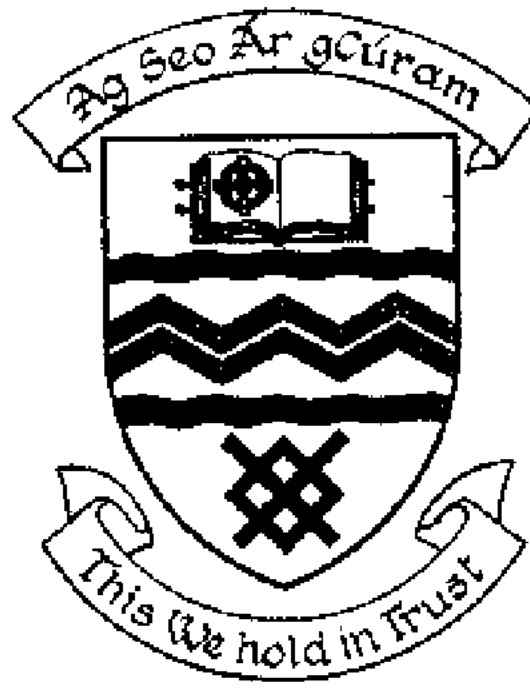
With reference to your planning application, additional information received on 18/10/99 in connection with the above , I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993 , the following Clarification of Additional Information must be submitted in quadruplicate :

- 1 The applicant is requested to indicate the likely impact of the proposed development on the existing trees as requested in the request for additional information dated 11.08.99. The Planning Authority is concerned about effects on canopies, root systems and stability. A plan showing trunk and canopy positions in relation to the proposed house is desirable.

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

B.G.D.A. Architects
Amberwood Studio ,
Washington Lane ,
Rathfarnham ,
Dublin 16 .

SOUTH DUBLIN COUNTY COUNCIL
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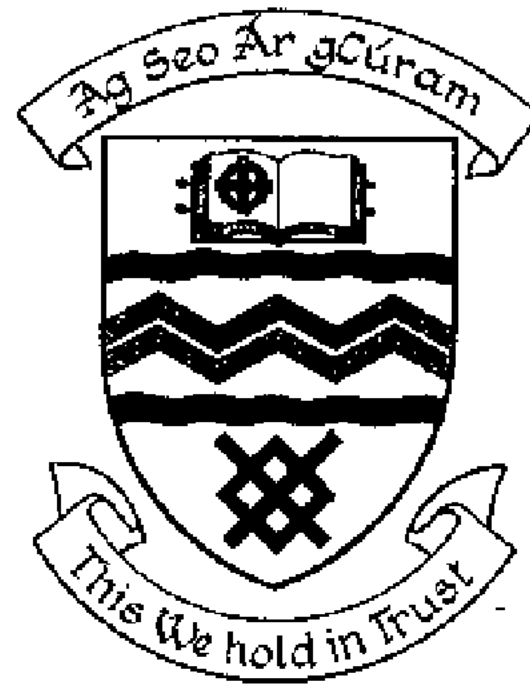
Yours faithfully

MT

.....
for SENIOR ADMINISTRATIVE OFFICER

14/12/99

**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1709	Date of Decision 11/08/1999
Register Reference S99A/0385	Date: 15/06/99

Applicant Mr. John Gallagher
Development Detached two-storey dwelling .

Location Site adjoining Idrone House, Idrone Avenue, Knocklyon,
 Dublin 16 .

App. Type Permission

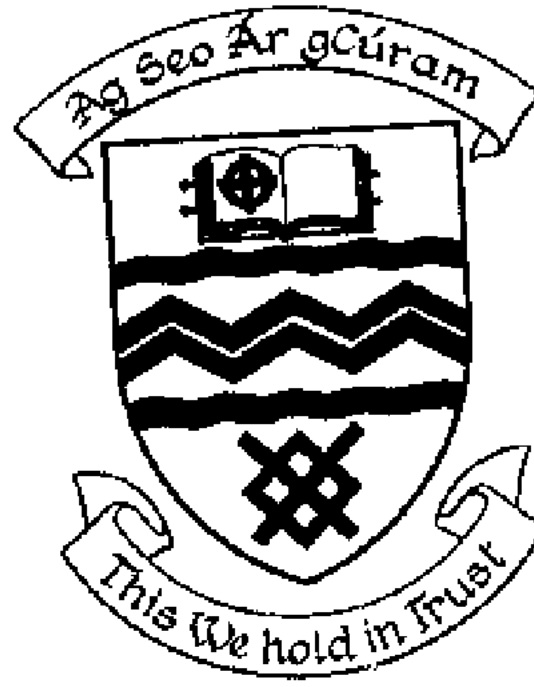
Dear Sir/Madam,

With reference to your planning application, received on 15/06/99 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 Planning Authority is concerned that the proposed development may seriously effect the character and setting of the adjacent Idrone House, a building which is listed as of architectural/historic interest under List 2 of the current Development Plan (Reference No. 185 of List 2). In this regard, the applicant is requested to demonstrate to the satisfaction of the Planning Authority, by the submission of suitable drawings, that the proposed development can be accommodated without injury to the character and setting of Idrone House. Details should include a street scene drawing of the proposed development showing Idrone House, the proposed house, and the house to the north (No. 4).
- 2 The applicant is requested to indicate adjoining lands which are in the applicant's ownership. In this regard, the applicant is requested to submit a new site plan with other lands in the applicant's ownership outlined in blue.

B.G.D.A. Architects
Amberwood Studio ,
Washington Lane ,
Rathfarnham ,
Dublin 16 .

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REG REF. S99A/0385

- 3 The applicant is requested to submit a tree survey of all existing trees on the site and in the front garden of Idrone House. Details to include number, location, spread, age species and condition of trees. The applicant is requested to indicate the likely impact of the proposed development on existing trees.
- 4 The applicant is requested to submit details of proposed boundary treatment to the site. In this regard, the applicant is advised that a low wall and railings to the south boundary of the front garden would be more acceptable to the Planning Authority than a block wall.
- 5 The applicant is requested to submit revised plans reducing the width of the site by moving the southern site boundary northwards by 2 metres. The applicant is also requested to submit revised plans indicating the length of the back garden along the southern site boundary reduced to 15 metres in length. The object of these revisions is to reduce the visual impact on the setting of Idrone House.

NOTE : The applicant is advised to contact the Planner for the area prior to responding.

Signed on behalf of South Dublin County Council

LM
.....
for Senior Administrative Officer

11/08/99