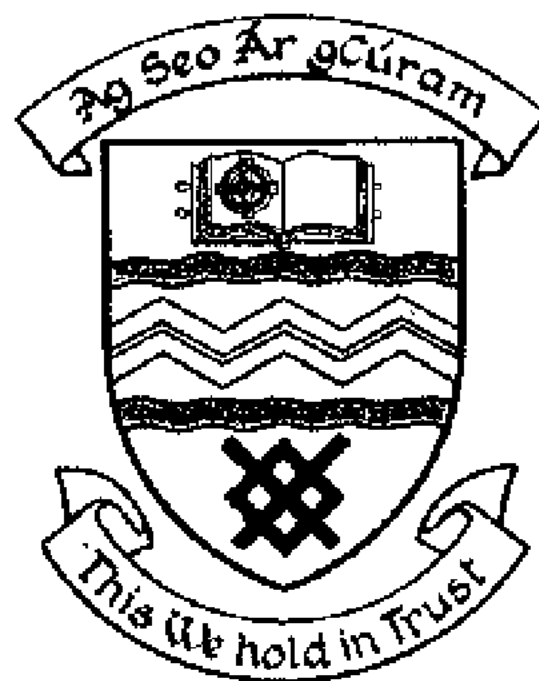


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0886	
1. Location	15 and 16 The Orchard, Stonepark Abbey, Rathfarnham, Dublin 14.		
2. Development	2 no. four bed semi-detached houses in lieu of already approved houses.		
3. Date of Application	21/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John F. O'Connor Architects, Address: 11a Greenmount House, Harolds Cross Road,		
5. Applicant	Name: M. & N. Grady, Address: Site Office, The Orchard, Stonepark Abbey, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0323 Date 18/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0658 Date 01/04/1999	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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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

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

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Fax: 01-414 9104

John F. O'Connor Architects,
11a Greenmount House,
Harolds Cross Road,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0658	Date of Final Grant 01/04/1999
Decision Order Number 0323	Date of Decision 18/02/1999
Register Reference S98A/0886	Date 21st December 1998

Applicant M. & N. Grady,

Development 2 no. four bed semi-detached houses in lieu of already approved houses.

Location 15 and 16 The Orchard, Stonepark Abbey, Rathfarnham, Dublin 14.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

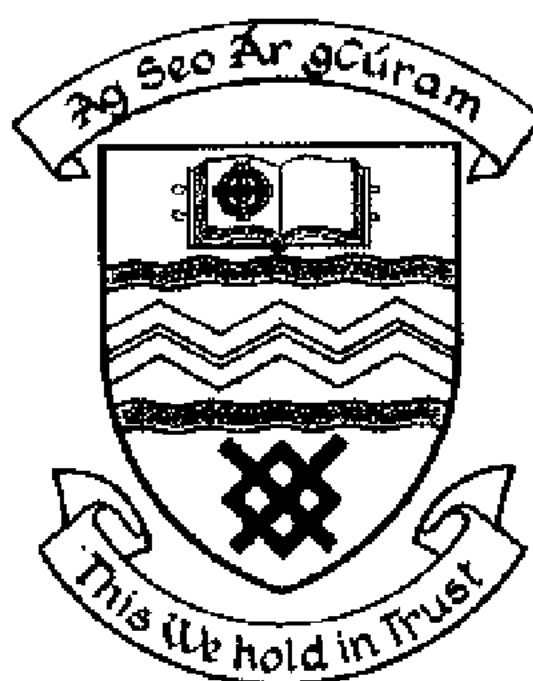
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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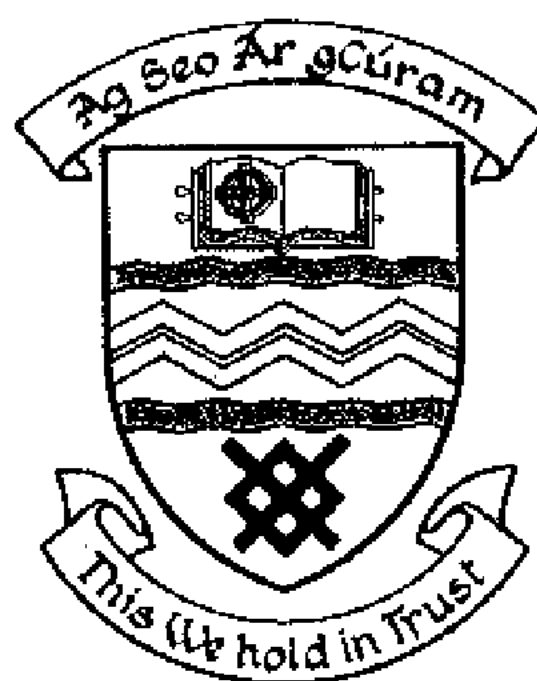
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Conditions and Reasons

- 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 External finishes to the proposed dwellings, including roof materials and colours shall be in keeping with finishes on adjacent dwellings to the south.
 REASON:
 In the interests of residential amenity.
- 3 Boundary treatment to the sites shall be consistent with boundary treatment on sites to the south.
 REASON:
 In the interests of the proper planning and development of the area.
- 4 The first floor windows in the gable elevation of the proposed dwelling on site No. 16 shall be omitted.
 REASON:
 In the interest of residential amenity.
- 5 That each proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 6 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.
- 7 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.
- 8 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

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REASON:

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

- 9 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.

- 10 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.

- 11 That an acceptable house numbering scheme be submitted to an approved by the South Dublin 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.

- 12 Footpath and kerb to be dished and new entrances constructed to the requirements of Roads Department.

REASON:

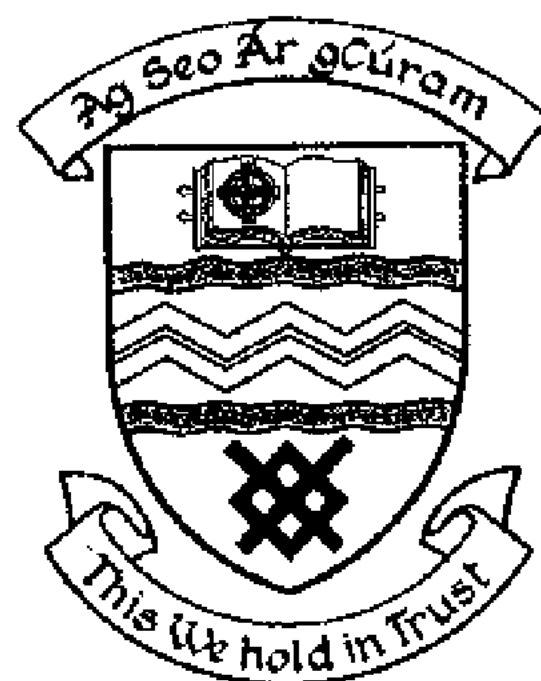
In the interest of the proper planning and development of the area.

- 13 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's.. 14, 15 and 16 of Register Reference S98A/0328, arrangements to be made prior to commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council

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to induce provision of services and prevent disamenity in the development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

Edna O'Sullivan 7th
.....April 1999
for SENIOR ADMINISTRATIVE OFFICER

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Facs: 01-414 9104



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

Decision Order Number 0323	Date of Decision 18/02/1999
Register Reference S98A/0886	Date: 21/12/1998

Applicant M. & N. Grady,
Development 2 no. four bed semi-detached houses in lieu of already approved houses.
Location 15 and 16 The Orchard, Stonepark Abbey, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

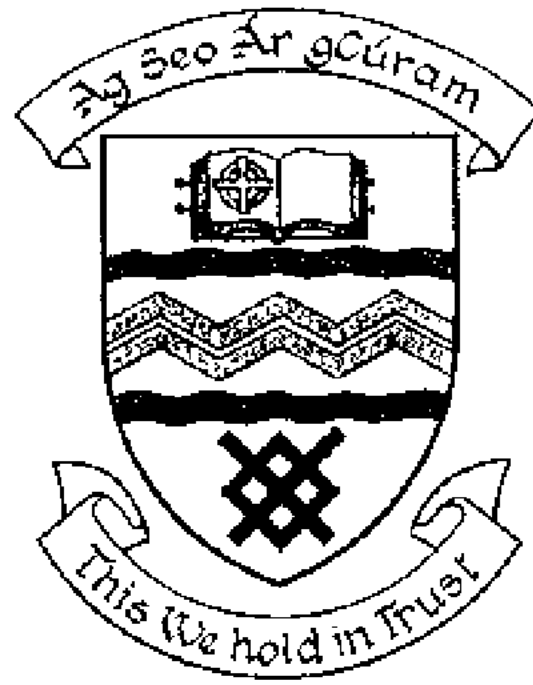
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

/H
..... 18/02/1999
for SENIOR ADMINISTRATIVE OFFICER

John F. O'Connor Architects,
11a Greenmount House,
Harolds Cross Road,
Dublin 6W.

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REG REF. S98A/0886

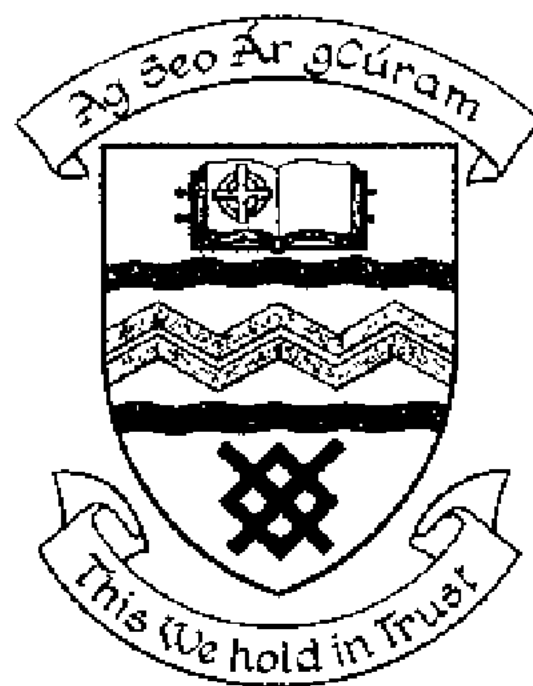
Conditions and Reasons

- 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 External finishes to the proposed dwellings, including roof materials and colours shall be in keeping with finishes on adjacent dwellings to the south.
REASON:
In the interests of residential amenity.
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REASON:
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- 4 The first floor windows in the gable elevation of the proposed dwelling on site No. 16 shall be omitted.
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REASON:
To prevent unauthorised development.
- 6 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.
- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be

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REG. REF. S98A/0886

located underground throughout the entire site.

REASON:

In the interest of amenity.

- 8 That no dwellinghouse be 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.

- 9 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.

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REASON:

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

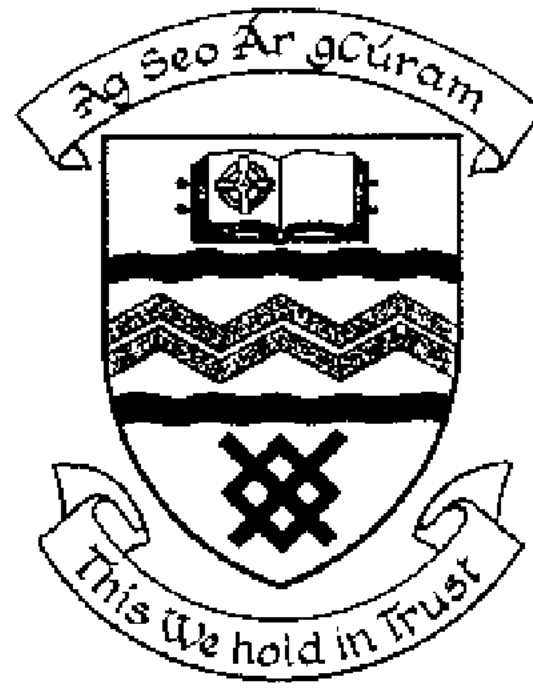
- 12 Footpath and kerb to be dished and new entrances constructed to the requirements of Roads Department.

REASON:

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

- 13 That arrangements be made with regard to the payment of
financial contributions and lodgement of security in respect
of the overall development, as required by Condition No's..
14, 15 and 16 of Register Reference S98A/0328, arrangements
to be made prior to commencement of development.

REASON:

It is considered reasonable that the developer should
contribute towards the cost of providing services and to
ensure that a ready sanction may be available to the Council
to induce provision of services and prevent disamenity in
the development.