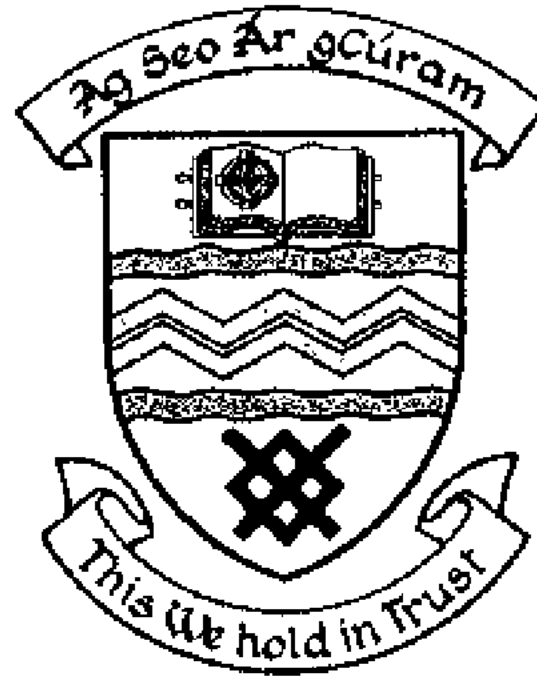


| | | | |
|-----------------------------|--|--|-----------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S98A/0818 | |
| 1. Location | Side garden of 352 Orwell Park Close, Templeogue, Dublin 6W. | | |
| 2. Development | 2 storey detached house. | | |
| 3. Date of Application | 03/12/1998 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Outline Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Thomas Cleary, Address: 352 Orwell Park Close, Templeogue, | | |
| 5. Applicant | Name: Thomas Cleary, Address: 352 Orwell Park Close, Templeogue, Dublin 6W. | | |
| 6. Decision | O.C.M. No. 0186 Date 01/02/1999 | Effect AO GRANT OUTLINE PERMISSION | |
| 7. Grant | O.C.M. No. 0537 Date 22/03/1999 | 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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PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
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Thomas Cleary,
352 Orwell Park Close,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Outline Permission

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

| | |
|-------------------------------|--------------------------------|
| Final Grant Order Number 0537 | Date of Final Grant 22/03/1999 |
| Decision Order Number 0186 | Date of Decision 01/02/1999 |
| Register Reference S98A/0818 | Date 3rd December 1998 |

Applicant Thomas Cleary,

Development 2 storey detached house.

Location Side garden of 352 Orwell Park Close, Templeogue, Dublin 6W.

Floor Area 125.00 Sq Metres

Time extension(s) up to and including

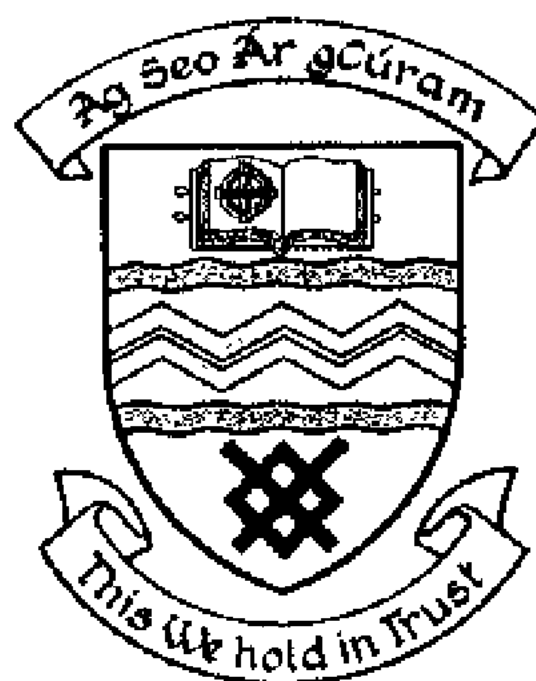
Additional Information Requested/Received /

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

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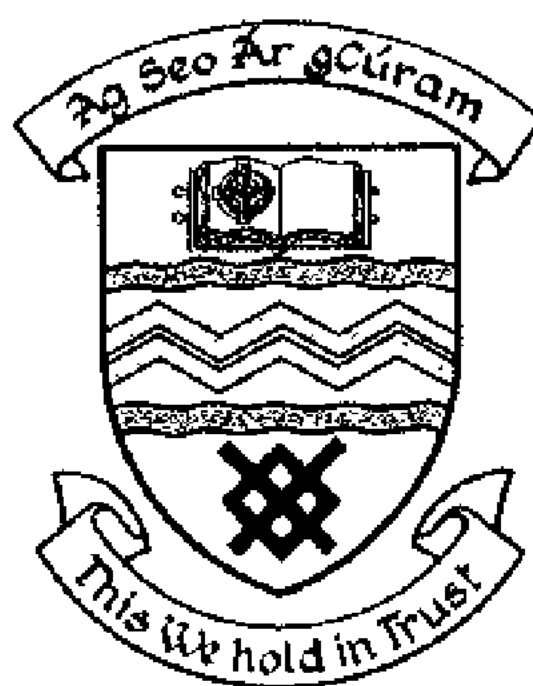
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Conditions and Reasons

- 1 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.
- 2 Details of proposed access and entrance area, including precise location as well as dishing and ramping of the footpath at the site frontage shall be submitted at approval stage.
 REASON:
 In the interests of the proper planning and development of the area.
- 3 Prior to the commencement of development details of proposed boundary treatment to the 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 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.

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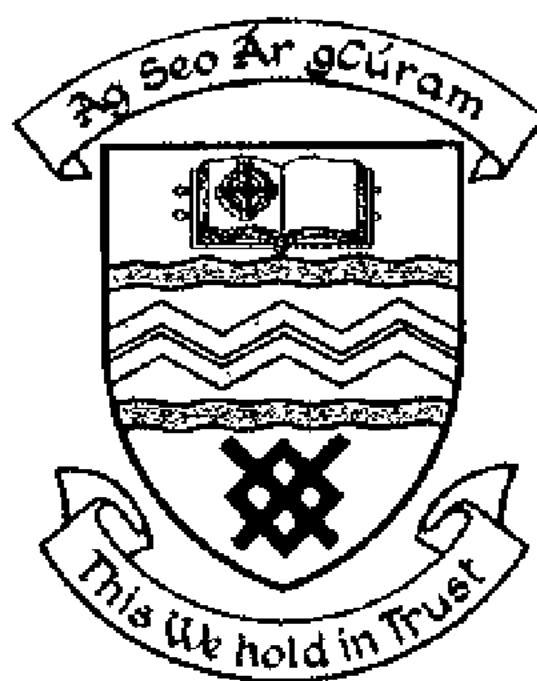
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- 8 Prior to the first occupation of the proposed dwelling, front, side and rear garden areas shall be provided with sufficient top soil, levelled, graded and planted to allow grass and other vegetation to grow.
 REASON:
 In the interests of residential and visual amenity.
- 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 a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to the 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.
- 11 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to the South Dublin County Council towards the cost of provision of road improvements and traffic management 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:
 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.
- 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 and development of public open space in the area of the proposed development; this contribution to be paid before the commencement of

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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 provision and development of amenity lands in the area which will facilitate the proposed development.

- 13 That an acceptable house name/number be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed development.

REASON:

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 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.

Esther O'Connell
 March 1999
 for SENIOR ADMINISTRATIVE OFFICER