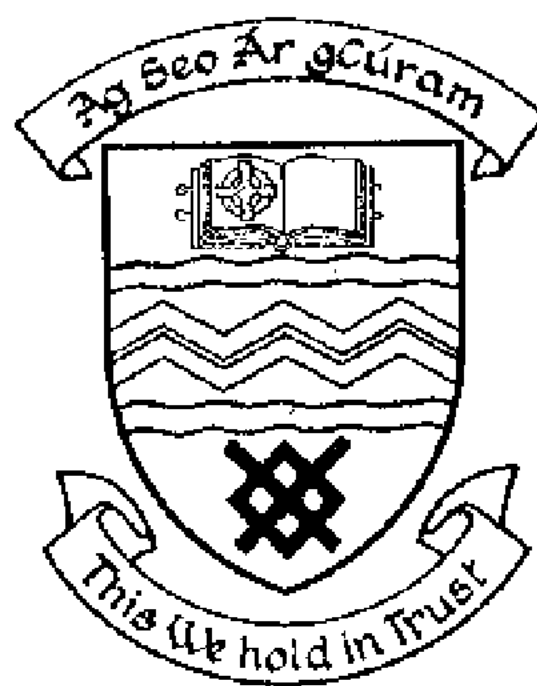


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0528	
1. Location	Side of 5 Knocklyon Cottages, Knocklyon Road, Templeogue, Dublin 16.		
2. Development	Dormer type detached bungalow.		
3. Date of Application	29/07/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Eamonn Weber, Architect, Address: 26 Aranleigh Mount, Rathfarnham,		
5. Applicant	Name: Mr. D. Behan, Address: 5 Knocklyon Cottages, Knocklyon Road, Templeogue, Dublin 16.		
6. Decision	O.C.M. No. 1936 Date 25/09/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2238 Date 06/11/98	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Eamonn Weber, Architect,
26 Aranleigh Mount,
Rathfarnham,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2238	Date of Final Grant 06/11/98
Decision Order Number 1936	Date of Decision 25/09/98
Register Reference S98A/0528	Date 29th July 1998

Applicant Mr. D. Behan,

Development Dormer type detached bungalow.

Location Side of 5 Knocklyon Cottages, Knocklyon Road, Templeogue,
Dublin 16.

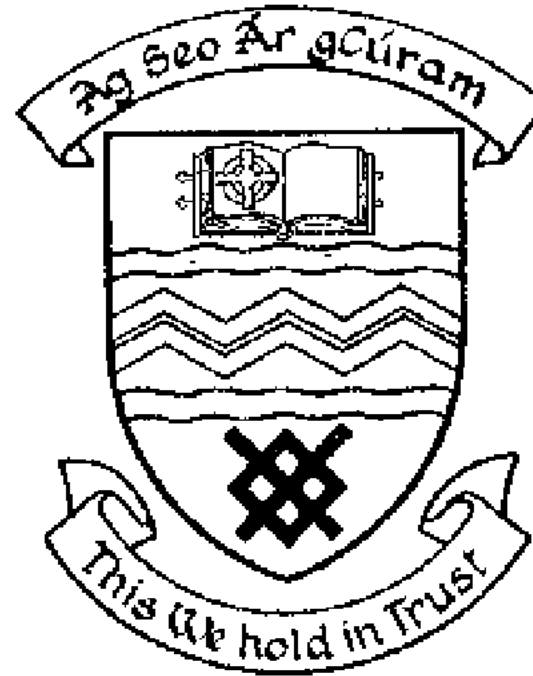
Floor Area 174.450 Sq Metres

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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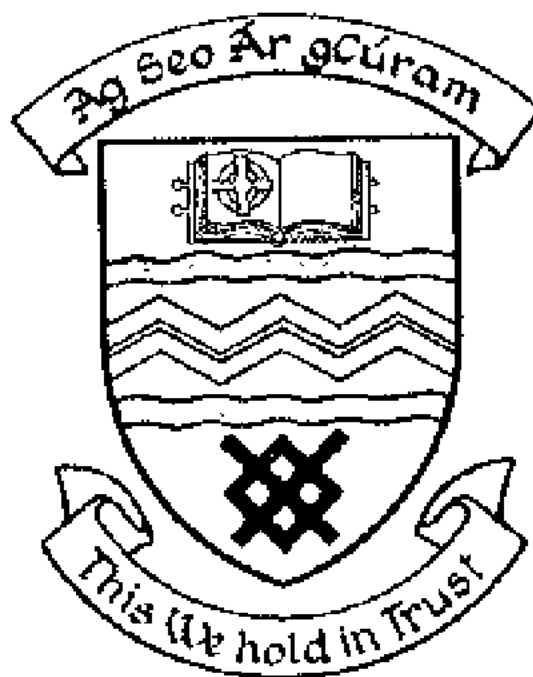
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Conditions and Reasons

- 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 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 not 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.
- 6 All bathroom and utility room windows shall be fitted with obscure glazing only.
REASON:
In the interest of residential amenity.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard applicant to connect to the existing 225mm Roads drain on Knocklyon Road as soakways are unacceptable in urban areas.

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REASON:

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

- 8 The proposed access to the dwelling shall be designed and constructed to the requirements of the acting Area Engineer, Roads Department.

REASON:

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

- 9 Parking for two cars shall be provided within the curtilage of the dwelling.

REASON:

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

- 10 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

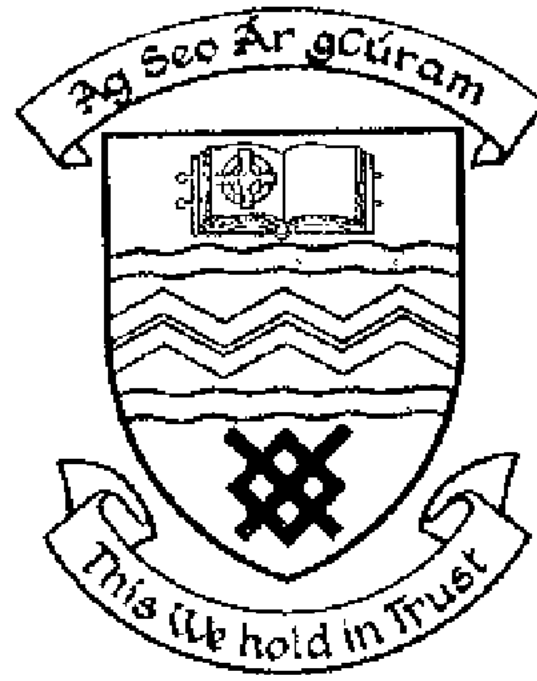
In the interest of reducing air pollution.

- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) 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.

- 12 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of

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roads 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.

- 13 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development 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 provision and development of amenity lands in the area which will facilitate the proposed development.

- 14 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:

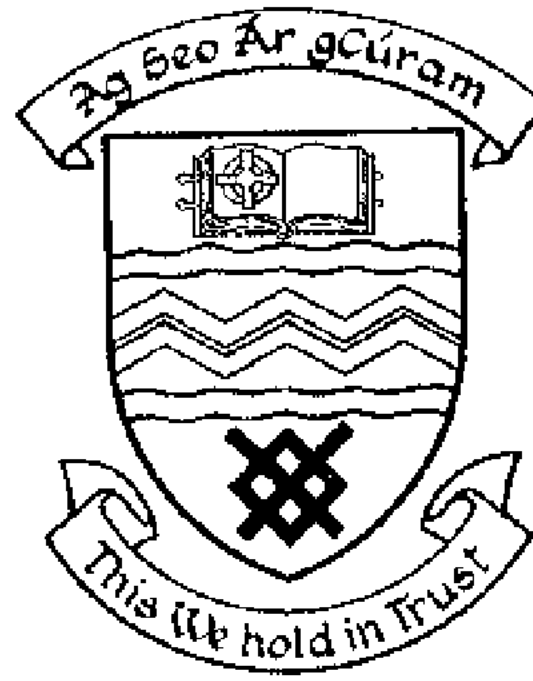
In the interest of the proper planning and development of the area.

- (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.

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- (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.

 November 1998
for SENIOR ADMINISTRATIVE OFFICER