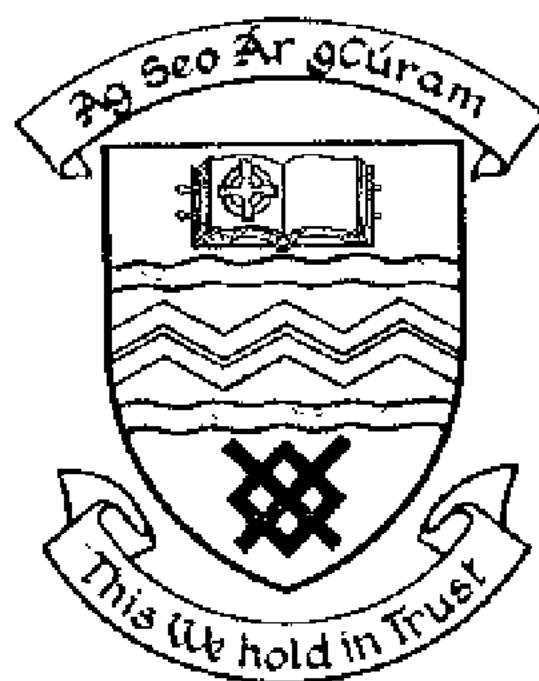


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0433	
1. Location	Gortlum, Brittas, Co. Dublin.		
2. Development	Dwelling and septic tank.		
3. Date of Application	29/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Grainne Mallon & Associates, Address: 6 Merrion Square, Dublin 2.		
5. Applicant	Name: Leslie Tynan, Address: Tullyvin, Ballyfolan, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 1713 Date 27/08/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2053 Date 08/10/98	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



Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9000
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**PLANNING
 DEPARTMENT**

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 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9000
 Fax: 01-414 9104

Grainne Mallon & Associates,
 6 Merrion Square,
 Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

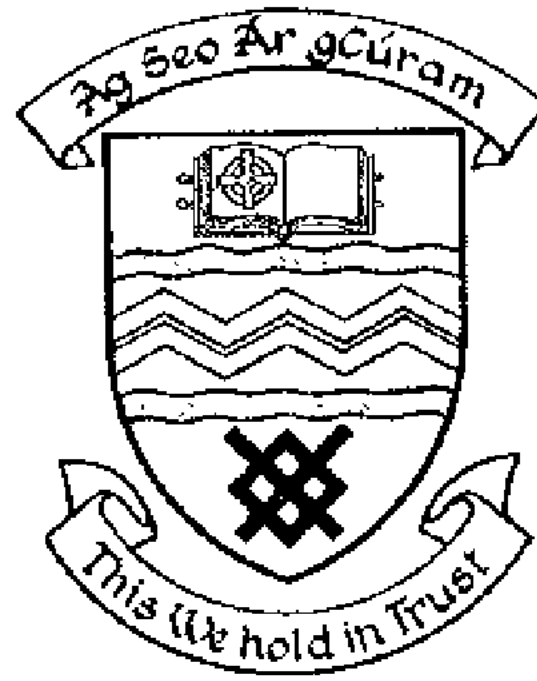
Final Grant Order Number 2053	Date of Final Grant 08/10/98
Decision Order Number 1713	Date of Decision 27/08/98
Register Reference S98A/0433	Date 29th June 1998

Applicant Leslie Tynan,
Development Dwelling and septic tank.
Location Gortlum, Brittas, Co. Dublin.

Floor Area 0.000 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 (11) Conditions.

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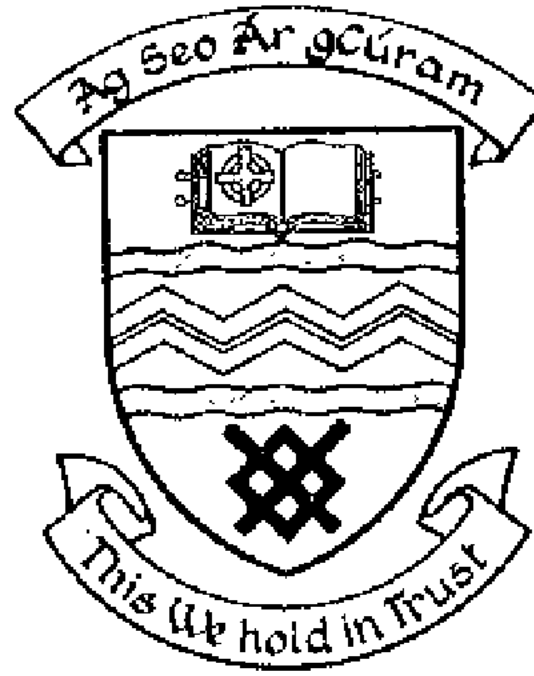
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Conditions and Reasons

- 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 house be used as a single dwelling unit only.
REASON:
To prevent unauthorised development.
- 3 That no development takes place on the remainder of the site which shall be used for agricultural use only.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the location of the entrance and details of splays and setback be agreed with the Council's Roads Department before any development takes place on the site.
REASON:
In the interest of the proper planning and development of the area and traffic safety.
- 5 That the boundary hedge along the entire road frontage, save for the section needed to be removed for the entrance shall be retained and maintained in its existing condition by the applicant.
REASON:
It is considered essential that this hedgerow be maintained in order to minimise the visual impact of the house in this high amenity area.
- 6 That the location of the septic tank and details of the percolation area be in accordance with the requirements of the Principal Environmental Health Officer of the Eastern Health Board.
REASON:

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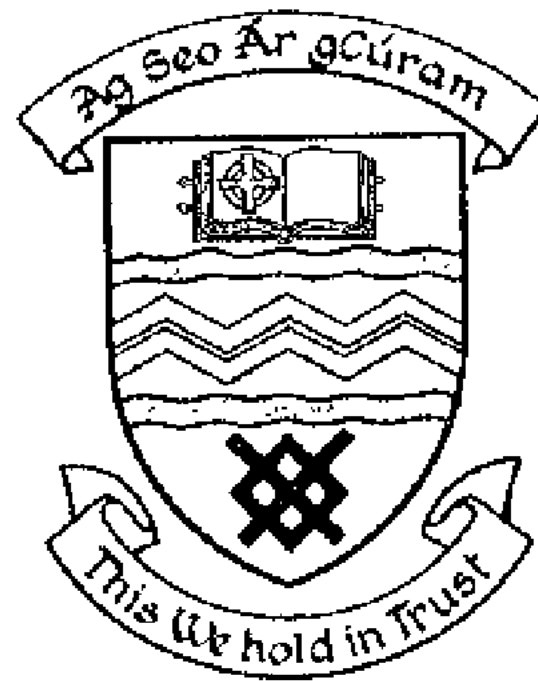
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In the interest of the proper planning and development of the area.

- 7 That the house, when completed, be first occupied by the applicant and/or members of his immediate family.
REASON:
In the interest of the proper planning and development of the area.
- 8 That the floor level of the bungalow in relation to existing ground contours be agreed with the Planning Department before development commences on site.
REASON:
In the interest of the proper planning and development of the area.
- 9 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 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.
- 10 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.
REASON:
The provision of such service in the area by the Council

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 11 That a financial contribution in the sum of £375 (three hundred and seventy five 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.

- (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.

.....
for SENIOR ADMINISTRATIVE OFFICER

2 October 1998