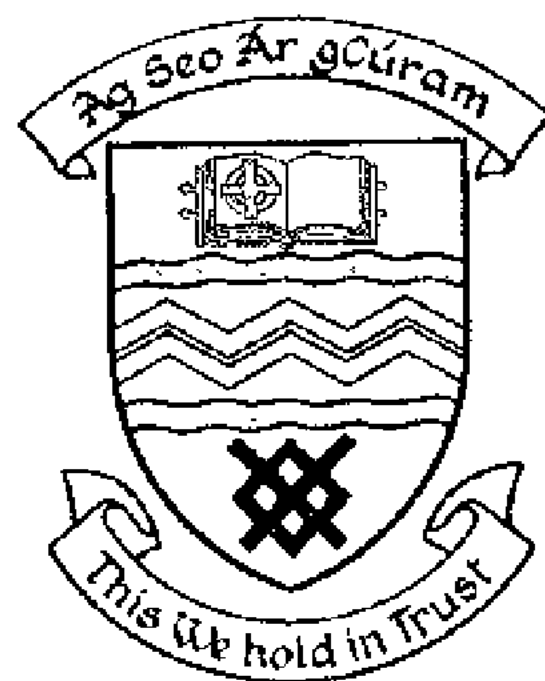


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0415	
1. Location	242 Orwell Park Glade, Templeogue, Dublin 6W.		
2. Development	Detached two storey single family private residence incorporating accommodation for disabled person (Wheelchair) on groundfloor and living accommodation on first floor.		
3. Date of Application	22/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/08/98 2.	1. 29/09/98 2.
4. Submitted by	Name: Declan Ridge, B.Arch, MRIAI, Address: 35 Anna Villa, Ranelagh,		
5. Applicant	Name: Mr. & Mrs. Gay Carter, Address: 242 Orwell Park Glade, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 2252 Date 10/11/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2627 Date 23/12/98	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.	

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Declan Ridge, B.Arch, MRIAI,
35 Anna Villa,
Ranelagh,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2627	Date of Final Grant 23/12/98
Decision Order Number 2252	Date of Decision 10/11/98
Register Reference S98A/0415	Date 29th September 1998

Applicant Mr. & Mrs. Gay Carter,

Development Detached two storey single family private residence
incorporating accommodation for disabled person (Wheelchair)
on groundfloor and living accommodation on first floor.

Location 242 Orwell Park Glade, Templeogue, Dublin 6W.

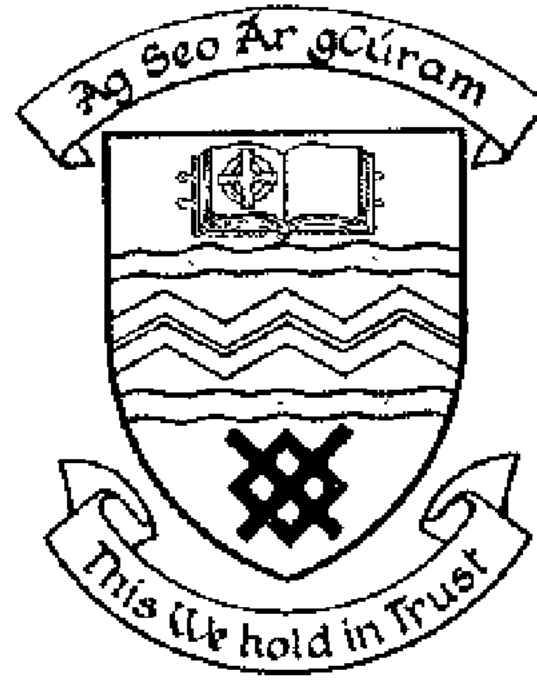
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/08/98 /29/09/98

A Permission has been granted for the development described above,
subject to the following (10) conditions.

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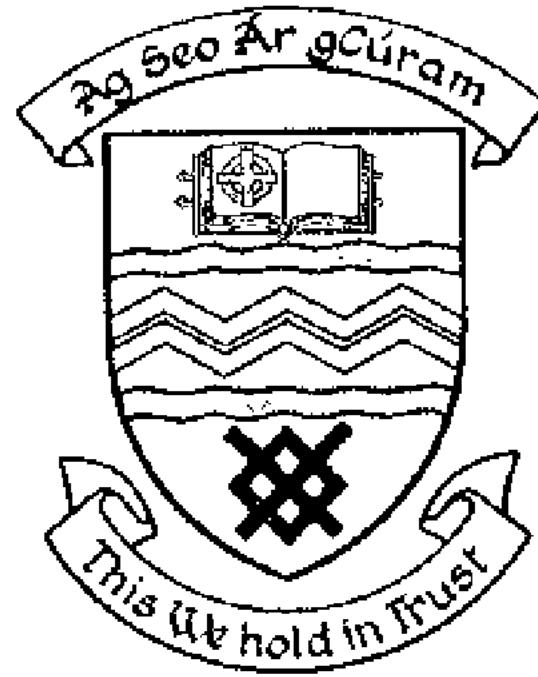
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Conditions and Reasons

- 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 all external finishes harmonise in colour and texture with those of adjoining dwellings.
REASON:
In the interests of visual amenity.
- 3 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 That the proposed footpath and kerb be dishd to the requirements of the Area Engineer, Road Maintenance.
REASON:
In the interests of traffic safety.
- 5 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.

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- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and shall provide for the following:-

- (a) There shall be a full and complete separation of foul and surface water systems;
- (b) All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicants prior expense;
- (c) 24 hour water storage must be provided;
- (d) A separate water connection shall be provided for the proposed dwelling;
- (e) Applicant to contact Area Engineer for connection to surface water sewer.

REASON:

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

- 7 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.

REASON:

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

- 8 All underground or overhead services to be relocated as may be necessary to a suitable location adjacent to the boundary of the site at the developers expense.

REASON:

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

- 9 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.

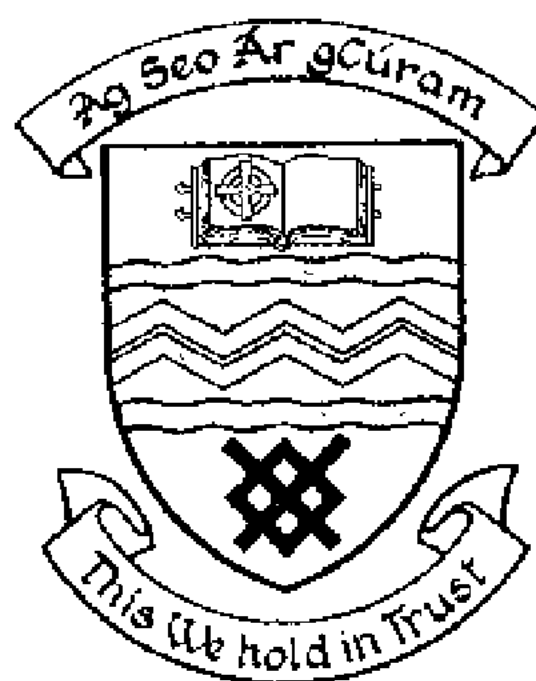
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the cost of providing the services.

- 10 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 Class 1 public open space in Tymon Park 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.

- (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.

 23 December 1998
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 2252	Date of Decision 10/11/98
Register Reference S98A/0415	Date 22nd June 1998

Applicant Mr. & Mrs. Gay Carter,

Development Detached two storey single family private residence
incorporating accommodation for disabled person (Wheelchair)
on groundfloor and living accommodation on first floor.

Location 242 Orwell Park Glade, Templeogue, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/08/98 /29/09/98

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 (10) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

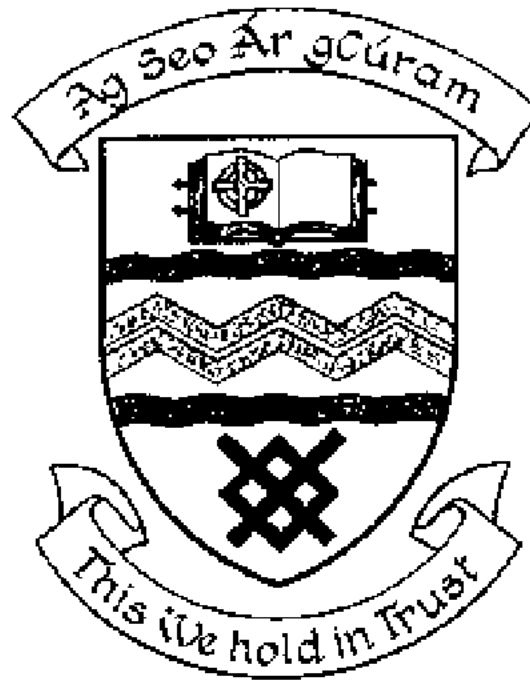
..... 11/11/98
for SENIOR ADMINISTRATIVE OFFICER

Declan Ridge, B.Arch, MRIAI,
35 Anna Villa,
Ranelagh,
Dublin 6.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S98A/0415

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.

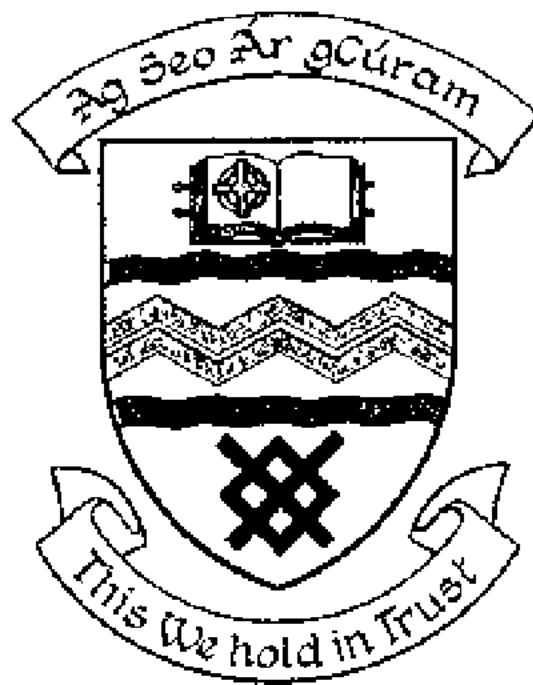
- 2 That all external finishes harmonise in colour and texture with those of adjoining dwellings.
REASON:
In the interests of visual amenity.

- 3 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

- 4 That the proposed footpath and kerb be dishd to the requirements of the Area Engineer, Road Maintenance.
REASON:
In the interests of traffic safety.

- 5 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

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REG. REF. S98A/0415

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.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and shall provide for the following:-

- (a) There shall be a full and complete separation of foul and surface water systems;
- (b) All connections, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicants prior expense;
- (c) 24 hour water storage must be provided;
- (d) A separate water connection shall be provided for the proposed dwelling;
- (e) Applicant to contact Area Engineer for connection to surface water sewer.

REASON:

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

- 7 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.

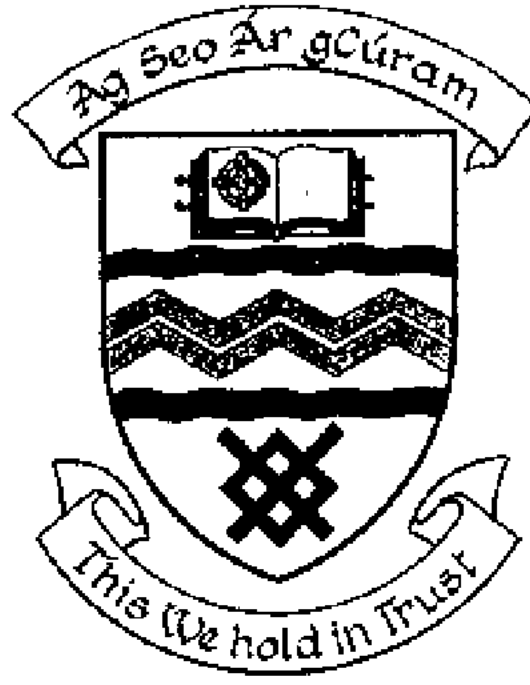
REASON:

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

- 8 All underground or overhead services to be relocated as may be necessary to a suitable location adjacent to the boundary of the site at the developers expense.

REASON:

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REG REF. S98A/0415

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

- 9 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.

- 10 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 Class 1 public open space in Tymon Park 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.

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

Decision Order Number 1658	Date of Decision 20/08/98
Register Reference S98A/0415	Date 22nd June 1998

Applicant Mr. & Mrs. Gay Carter,
Development Detached two storey single family private residence
incorporating accommodation for disabled person (Wheelchair)
on groundfloor and living accommodation on first floor.

Location 242 Orwell Park Glade, Templeogue, Dublin 6W.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 22/06/98 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 Lodged plan indicate a combined drainage system, which is unacceptable to the Planning Authority. The applicant is asked to identify the existing public foul sewer and surface water sewers in the area and show a completely separate system of drainage into the public mains. No building to be located within 5 metres of a public sewer.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

20/08/98

Declan Ridge, B.Arch, MRITAI,
35 Anna Villa,
Ranelagh,
Dublin 6.