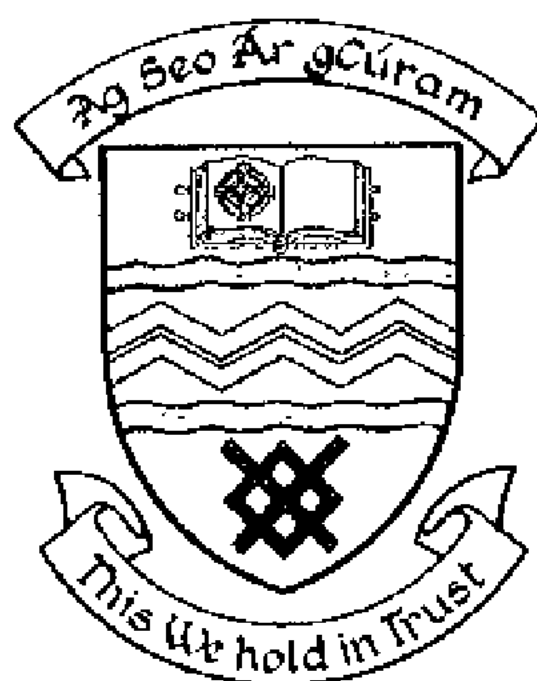


|                             |  |  |                     |
|-----------------------------|--|--|---------------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) | Plan Register No.<br><br>S98A/0407                     |                     |
| 1. Location                 | 272 St. James' Road, Greenhills, Dublin 12.  |  |                     |
| 2. Development              | 2 storey detached house in side garden.  |  |                     |
| 3. Date of Application      | 19/06/1998   | Date Further Particulars<br>(a) Requested (b) Received |                     |
| 3a. Type of Application     | Permission   | 1. 17/08/1998<br>2.                                    | 1. 20/10/1998<br>2. |
| 4. Submitted by             | Name: Braxton Ltd.,<br>Address: 15 Knocklyon Heights, Templeogue,  |  |                     |
| 5. Applicant                | Name: Mr. Joe Powell,<br>Address: 272 St. James' Road, Greenhills, Dublin 12.  |  |                     |
| 6. Decision                 | O.C.M. No. 2580<br><br>Date 17/12/1998   | Effect<br>AP GRANT PERMISSION                          |                     |
| 7. Grant                    | O.C.M. No. 0178<br><br>Date 29/01/1999   | Effect<br>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. ....<br>Registrar       | .....<br>Date  | .....<br>Receipt No.                                   |                     |

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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DEPARTMENT**

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Dublin 24

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Braxton Ltd.,  
15 Knocklyon Heights,  
Templeogue,  
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

|                               |                                |
|-------------------------------|--------------------------------|
| Final Grant Order Number 0178 | Date of Final Grant 29/01/1999 |
| Decision Order Number 2580    | Date of Decision 17/12/1998    |
| Register Reference S98A/0407  | Date 20th October 1998         |

Applicant Mr. Joe Powell,

Development 2 storey detached house in side garden.

Location 272 St. James' Road, Greenhills, Dublin 12.

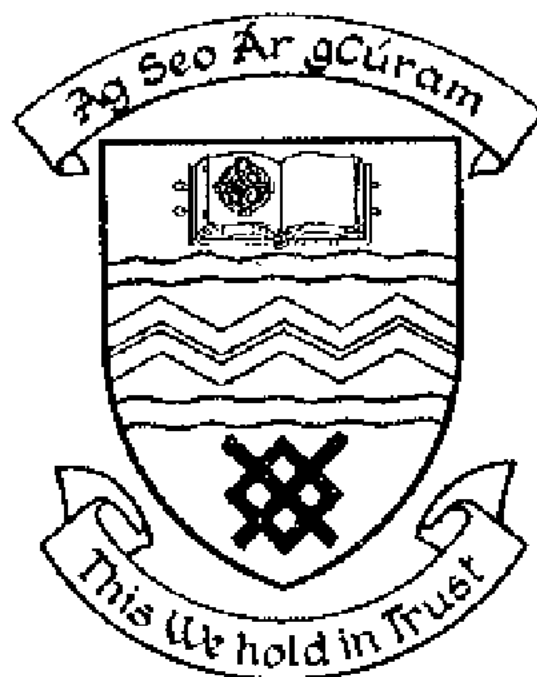
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/08/1998 /20/10/1998

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

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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 as amended by the revised plans and details submitted by way of additional information and received by the Planning Authority on 20/10/98, 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 All external finishes shall match those of the adjoining dwelling.

**REASON:**

In the interests of visual amenity.

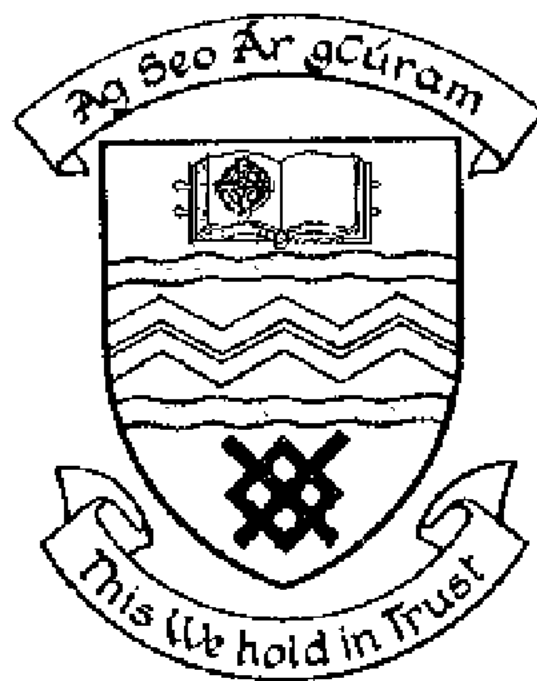
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and shall have regard to the following:-

- (a) Applicant to ensure full and complete separation of foul and surface water systems;
- (b) South Dublin County Council records indicate proposed dwelling within 5 metres of public sewer. Applicant to ensure that foundations are taken below invert level of this sewer i.e. 2.5 metres below ground level;
- (c) Soakways not allowed in built up areas. Applicant to contact area engineer Deansrath Depot (01) 457 0784 to make arrangements to connect surface water drainage from back of buildings to public sewer at to the side of the property (St. Killian's Avenue);
- (d) A separate connection is required for the proposed dwelling;
- (e) Connection and tapping of the main to be carried out by South Dublin County Council personnel at applicant's expense;
- (f) Provide 24 hours storage.

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REG REF. S98A/0407  
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REASON:

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

- 5 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

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

- 6 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 houses.

REASON:

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

- 7 Details of any proposed front, side and rear boundary treatment to the site shall be submitted for the written agreement of the Planning Authority.

REASON:

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

- 8 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.

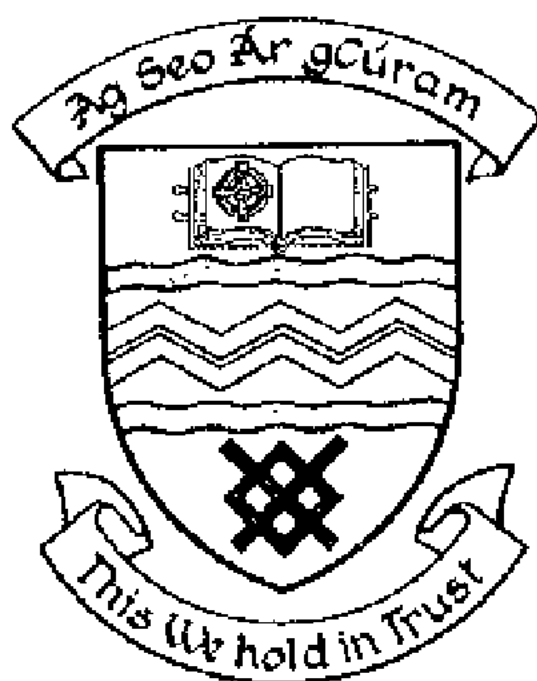
REASON:

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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- 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 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.

- (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.

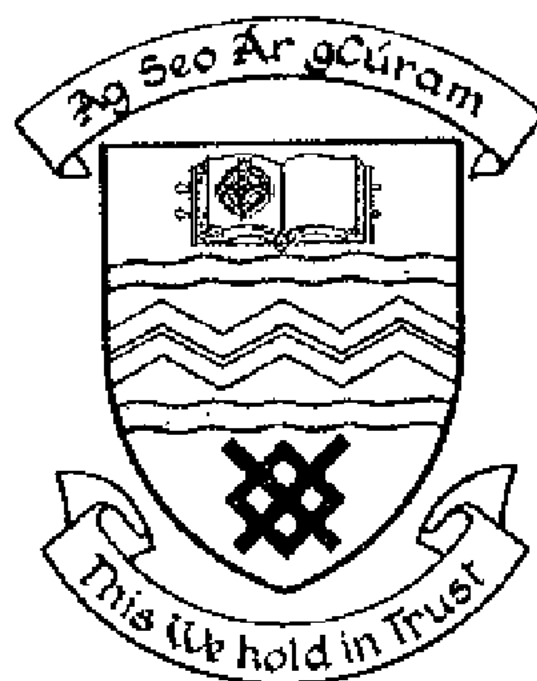
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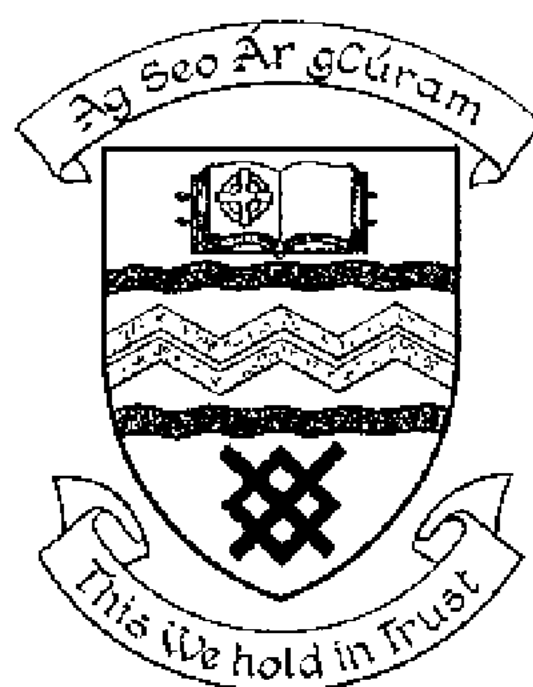
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.....1. February 1999  
for SENIOR ADMINISTRATIVE OFFICER

**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 2580   | Date of Decision 17/12/98 |
| Register Reference S98A/0407 | Date 19th June 1998       |

**Applicant** Mr. Joe Powell,

**Development** 2 storey detached house in side garden.

**Location** 272 St. James' Road, Greenhills, Dublin 12.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 17/08/98 /20/10/98

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.

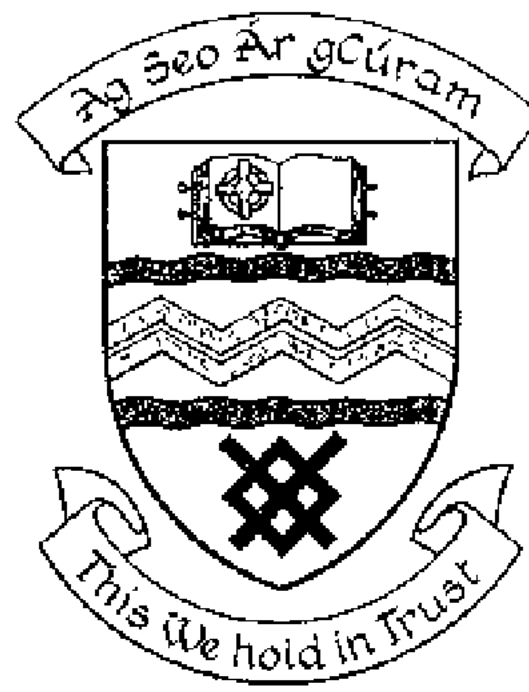
..... 17/12/98  
for SENIOR ADMINISTRATIVE OFFICER

Braxton Ltd.,  
15 Knocklyon Heights,  
Templeogue,  
Dublin 16.

**SOUTH DUBLIN COUNTY COUNCIL  
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**Conditions and Reasons**

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REASON:  
To prevent unauthorised development.
- 3 All external finishes shall match those of the adjoining dwelling.  
REASON:  
In the interests of visual amenity.
- 4 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 have regard to the following:-
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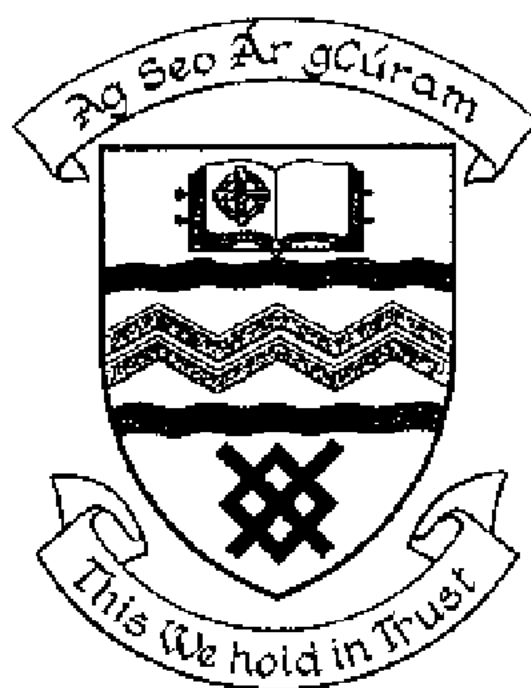
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