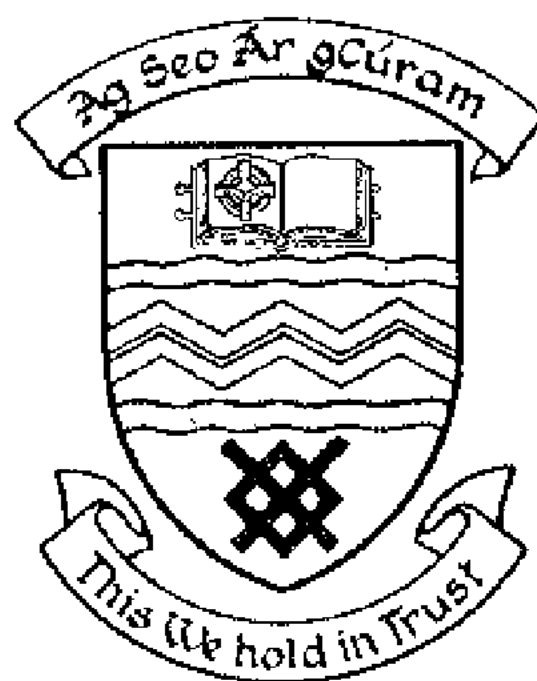


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0388	
1. Location	Beside 398 Belgard Heights, Belgard, Dublin 24.		
2. Development	2 storey dwelling.		
3. Date of Application	16/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/08/98 2.	1. 20/08/98 2.
4. Submitted by	Name: Alan Miller, Address: 398 Belgard Heights, Belgard,		
5. Applicant	Name: Alan Miller, Address: 398 Belgard Heights, Belgard, Dublin 24.		
6. Decision	O.C.M. No. 2110 Date 16/10/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2377 Date 25/11/98	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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Baile Átha Cliath 24

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Alan Miller,
398 Belgard Heights,
Belgard,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2377	Date of Final Grant 25/11/98
Decision Order Number 2110	Date of Decision 16/10/98
Register Reference S98A/0388	Date 20th August 1998

Applicant Alan Miller,

Development 2 storey dwelling.

Location Beside 398 Belgard Heights, Belgard, Dublin 24.

Floor Area 0.000 Sq Metres

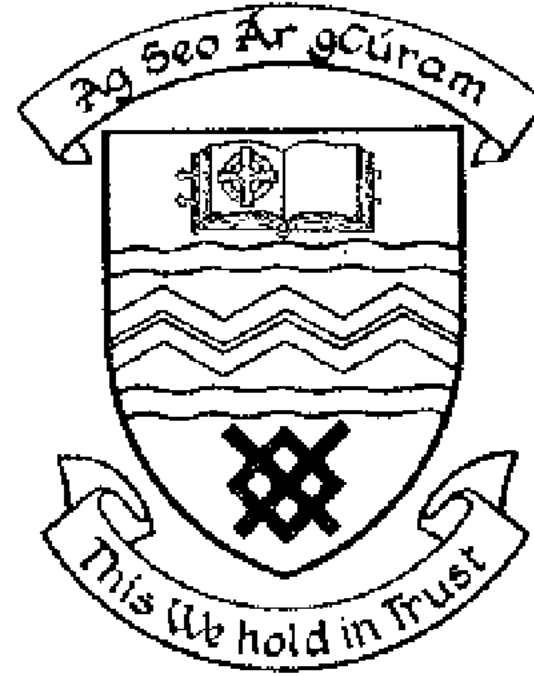
Time extension(s) up to and including

Additional Information Requested/Received 12/08/98 /20/08/98

A Permission has been granted for the development described above,

subject to the following (13) 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 Additional Information received by the Planning Authority on 20/08/98, 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.

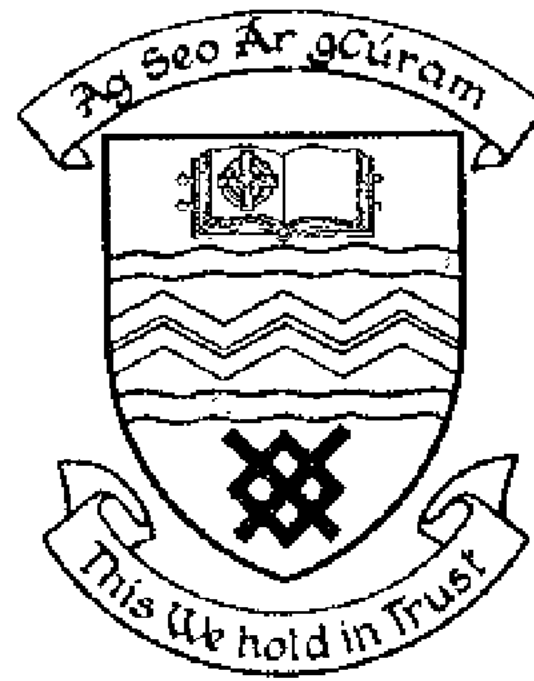
- 2 The design of the proposed house shall be revised as follows:-
 - a) The first floor projecting bay to the front of the house shall be omitted;
 - b) all pediments above first floor windows shall be omitted;
 - c) the ground floor projecting bay to the front of the house shall have a tiled hipped roof;
 - d) the ground floor front facade of the house shall be brick to match the existing house on site;
 - e) the roof of the house and the roof of the bay window shall match the roof of the existing house on site.
 REASON:
In the interest of visual amenity and the proper planning and development of the area.

- 3 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.

- 4 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.

- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the

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requirements of the County Council.

REASON:

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

- 6 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 7 Footpaths and kerbs shall be dishd to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.

REASON:

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

- 8 All roadside boundary walls shall be fully capped and plastered - where visible from the public road.

REASON:

In the interest of visual amenity.

- 9 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

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

REASON:

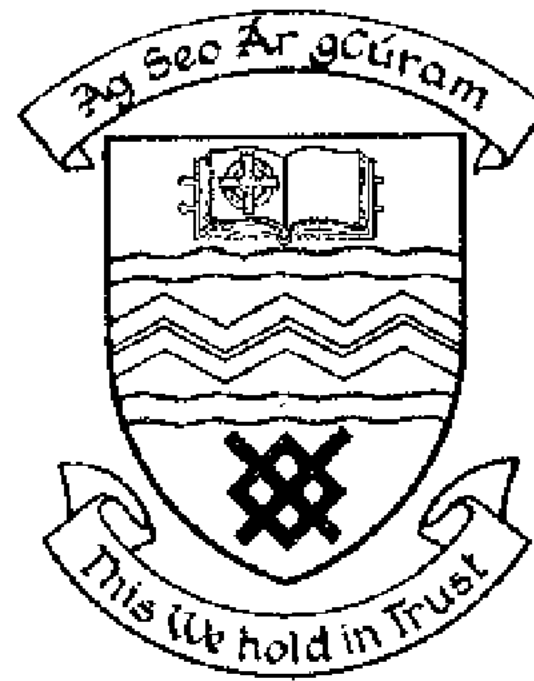
In the interest of the proper planning and development of the area.

- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South

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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 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.

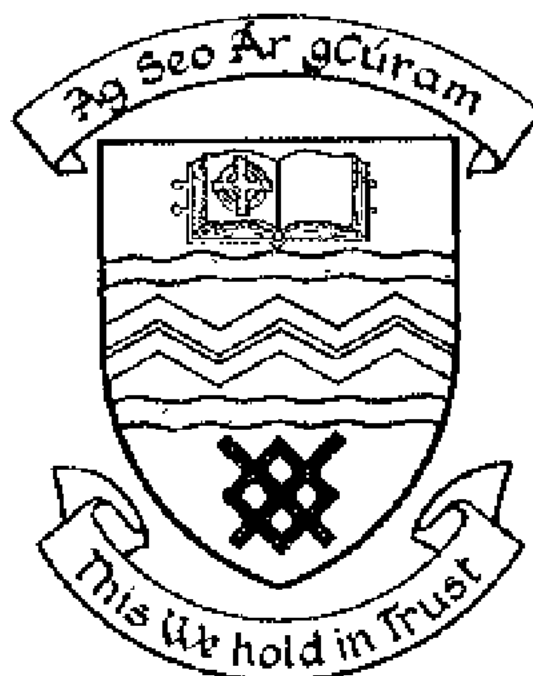
REASON:

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.

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- (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.

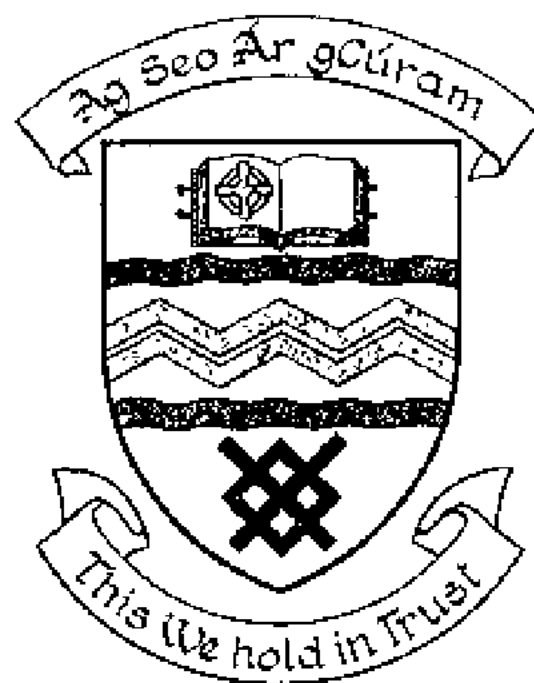
Signed on behalf of South Dublin County Council.

..... November 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 2110	Date of Decision 16/10/98
Register Reference S98A/0388	Date 16th June 1998

Applicant Alan Miller,

Development 2 storey dwelling.

Location Beside 398 Belgard Heights, Belgard, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/08/98 /20/08/98

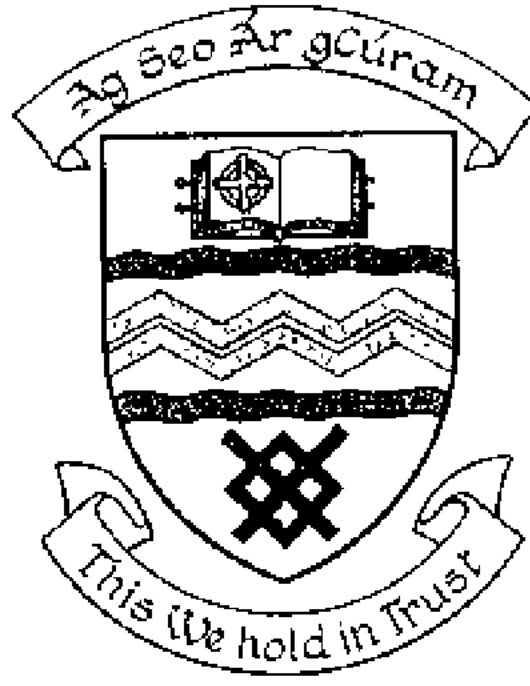
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (13) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

..... 16/10/98
for SENIOR ADMINISTRATIVE OFFICER

Alan Miller,
398 Belgard Heights,
Belgard,
Dublin 24.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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REG REF. S98A/0388

Conditions and Reasons

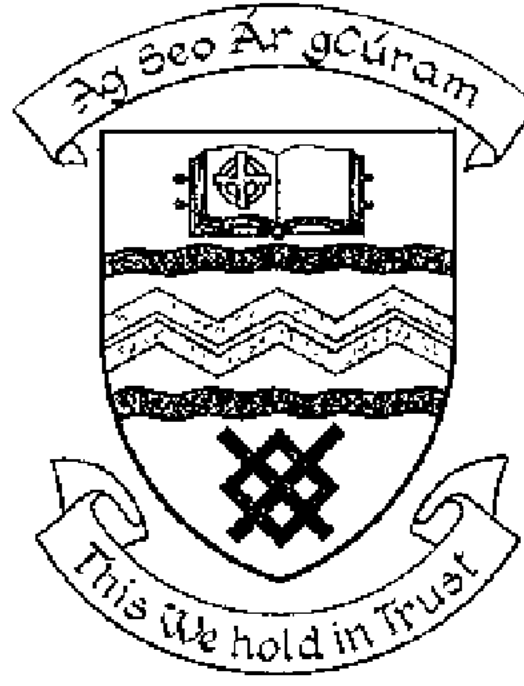
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 20/08/98, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 The design of the proposed house shall be revised as follows:-
 - a) The first floor projecting bay to the front of the house shall be omitted;
 - b) all pediments above first floor windows shall be omitted;
 - c) the ground floor projecting bay to the front of the house shall have a tiled hipped roof;
 - d) the ground floor front facade of the house shall be brick to match the existing house on site;
 - e) the roof of the house and the roof of the bay window shall match the roof of the existing house on site.REASON:
In the interest of visual amenity and the proper planning and development of the area.

- 3 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.

- 4 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.

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REG. REF. S98A/0388

REASON:

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

- 5 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.

- 6 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 7 Footpaths and kerbs shall be dishd to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.

REASON:

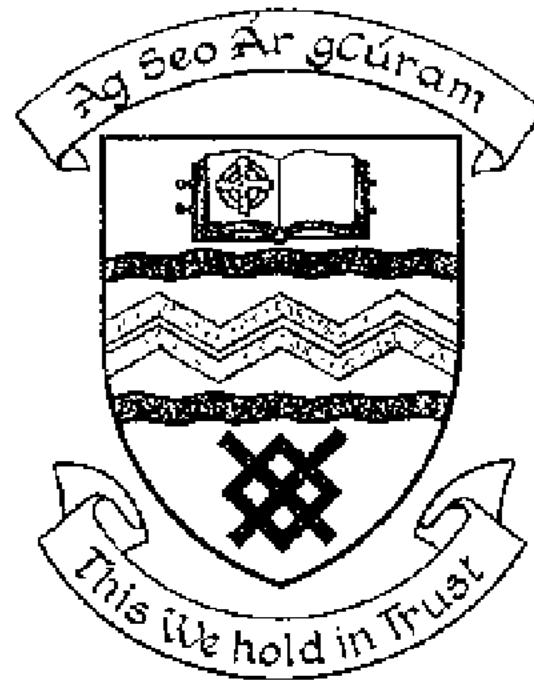
In the interest of traffic safety and the proper planning and development of the area.

- 8 All roadside boundary walls shall be fully capped and plastered - where visible from the public road.

REASON:

In the interest of visual amenity.

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REASON:

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- 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.

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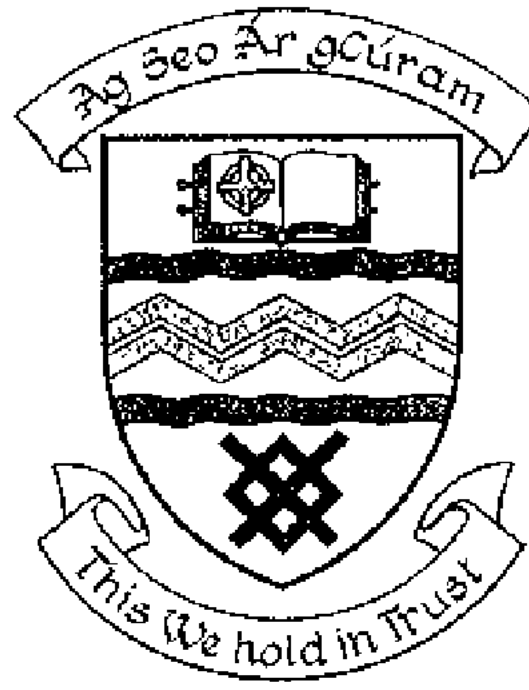
REASON:

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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REG. REF. S98A/0388

- 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.

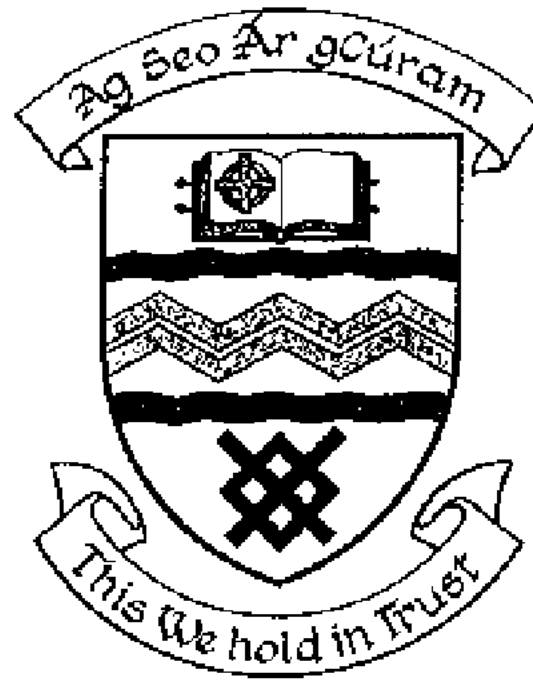
REASON:

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.

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

Decision Order Number 1578	Date of Decision 12/08/98
Register Reference S98A/0388	Date 16th June 1998

Applicant Alan Miller,
Development 2 storey dwelling.

Location Beside 398 Belgard Heights, Belgard, Dublin 24.

App. Type Permission

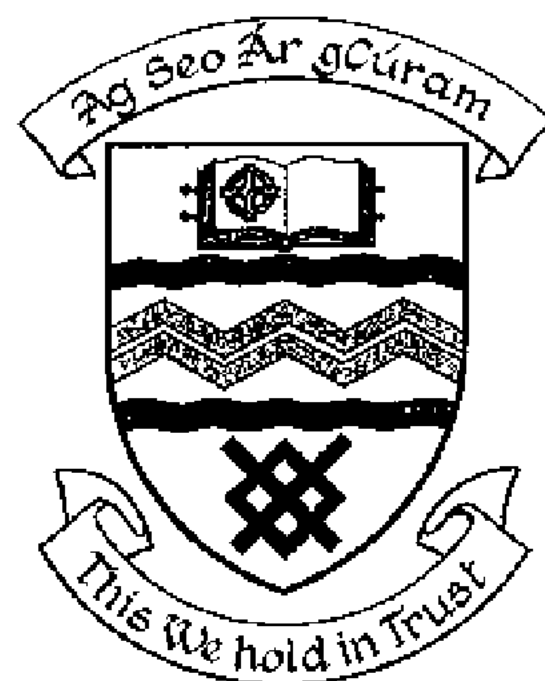
Dear Sir/Madam,

With reference to your planning application, received on 16/06/98 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 The applicant is requested to submit full elevation drawings of the existing house No. 398.
- 2 The applicant is requested to submit revised proposals and drawings for the new house such that the house matches, as closely as possible, the existing house no. 398 in terms of size, height, design and finishes. The proposed house should adhere to the established front and rear building lines. A rear garden length of 11.0m minimum should be provided.
- 3 The applicant is requested to submit revised proposals for a car-parking space in the front garden of the house in place of the one proposed in the rear garden.
- 4 The applicant is requested to clearly indicate the division proposed for the rear gardens of the two houses.

Signed on behalf of South Dublin County Council
Alan Miller,
398 Belgard Heights,
Belgard,
Dublin 24.

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—REG REF. S98A/0388—

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DC
.....
for Senior Administrative Officer

13/08/98