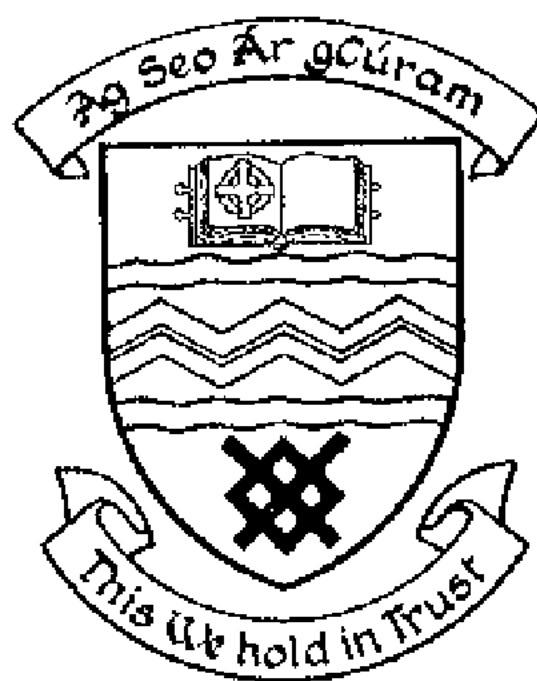


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0354	
1. Location	Laurel Hill, Stocking Lane, Ballyboden, Dublin 16.		
2. Development	Alternative house type and minor alterations to entrance gates, to that previously approved (Planning Ref. No. S96A/0674).		
3. Date of Application	02/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: M. Blake, Address: 12 Carraig Mor, Lott Lane,		
5. Applicant	Name: Mr. E. Murtagh, Address: Laurel Hill, Stocking Lane, Ballyboden, Dublin 16.		
6. Decision	O.C.M. No. 1464 Date 22/07/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1759 Date 02/09/98	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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M. Blake,
12 Carraig Mor,
Lott Lane,
Kilcoole,
Co. Wicklow.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1759	Date of Final Grant 02/09/98
Decision Order Number 1464	Date of Decision 22/07/98
Register Reference S98A/0354	Date 2nd June 1998

Applicant Mr. E. Murtagh,

Development Alternative house type and minor alterations to entrance gates, to that previously approved (Planning Ref. No. S96A/0674).

Location Laurel Hill, Stocking Lane, Ballyboden, Dublin 16.

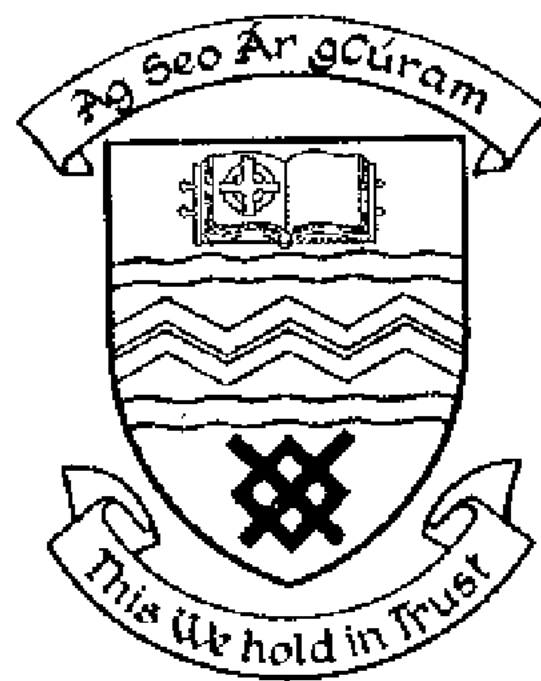
Floor Area 0.000 Sq Metres

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 (17) Conditions.

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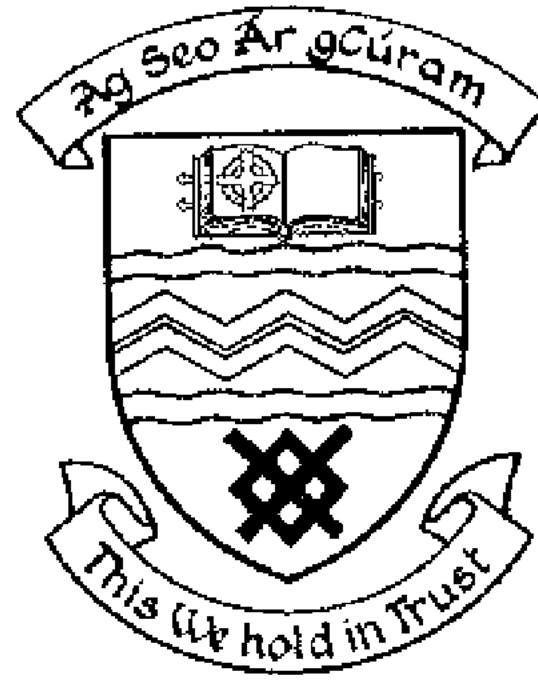
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Conditions and Reasons

- 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 For the purposes of this application the site is considered to be that outlined in Red on Drawing 98/30/01 received by the Planning Authority on 02/06/98. Only one house shall be erected on this site as outlined in red.
REASON:
To preserve the rural character of this agricultural area in the interest of proper planning and development and visual amenity.
- 3 The existing house on site shall be demolished before the construction of the new house commences.
REASON:
To ensure that there is one residential unit only on this landholding in the interest of the proper planning and development of the area.
- 4 The existing vehicular entrance to the site shall be closed up permanently and a stone wall to match the existing roadside boundary wall constructed in its place. The existing roadside boundary wall shall be retained except at the proposed new entrance and shall be repaired, where necessary, using matching stone.
REASON:
In the interest of traffic safety and visual amenity.
- 5 The height of the proposed house shall be not greater than the ridge height line of the existing house on this site.
REASON:
In the interest of visual amenity and to ensure that the proposed house is not obtrusive on the landscape.

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- 6 The existing hedgerow located approximately 25m to the south east of the proposed house shall be retained in its entirety.

REASON:

In the interests of visual amenity and to screen the proposed house from the route of the southern cross motorway.

- 7 The entire motorway boundary of the site shall be planted with a 10m wide belt of mixed evergreen and deciduous trees planted in at least 3 rows at 1.0m centres. All planting shall take place within the first planting season following the commencement of construction of the house. The belt of planting shall be protected by a stock-proof fence until trees are established.

REASON:

To screen the proposed house from the motorway in the interest of visual amenity.

- 8 The existing septic tank for Laurel Hill shall be drained and back-filled. A biocycle effluent treatment unit shall be installed to the manufacturers requirements and to comply with the requirements of SR6:1991 published by Eolas. A maintenance contract shall be entered into with the manufacturer/supplier of the unit.

REASON:

In the interest of public health.

- 9 All surface water shall be discharged to soakways.

REASON:

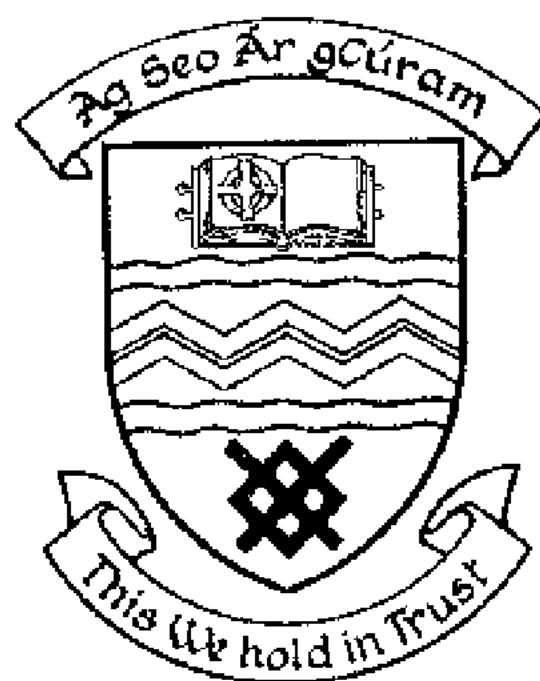
In the interest of public health.

- 10 All mature trees on site shall be retained in full except where felling is indicated on Drawing No. 17A to scale 1:500 received by the Planning Authority on 07/07/97 as part of application made under Reg. Ref. S96A/0674). Trees to be felled shall be replaced with equivalent species type standard trees with girth 12-14cm except for the belt of evergreen trees to the north of the proposed house.

REASON:

In the interest of visual amenity.

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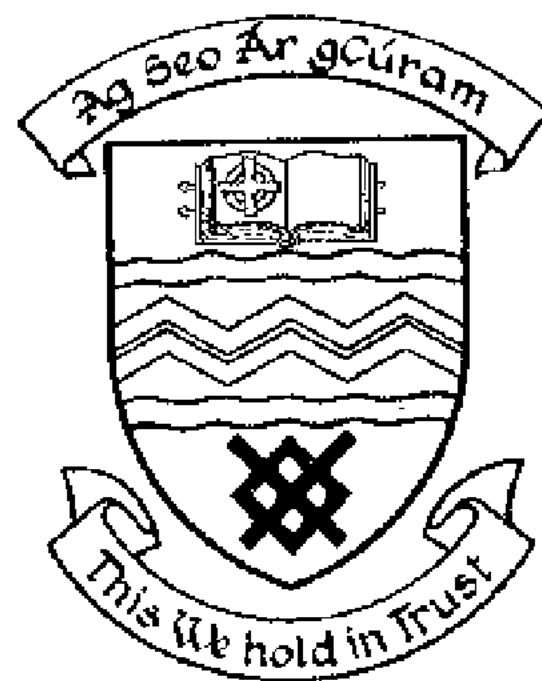
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- 11 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 12 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 13 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.
- 14 That the dwellinghouse shall 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.
- 15 The roadside boundary including the proposed pillars shall be set back either side of the access for a sufficient distance to allow adequate sight lines from a 3m set-back to South Dublin County Council Roads Department requirements. Details shall be agreed on site during construction with the Roads Planning Control Section. Any services to be moved shall be at the applicants expense. No surface water shall discharge from the site onto the public road.
REASON:
In the interest of traffic safety.
- 16 The roof of the proposed house shall be natural slate with terrocotta ridge tiles. All external walls shall be napp plaster finish painted (if required) a neutral colour.
REASON:
In the interest of visual amenity.

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- 17 The site layout of this development shall be as per Drawing No. 98/30/02 received by the Planning Authority on 02/06/98 except where altered or amended by other conditions of this permission.

REASON:

In the interest of clarity and proper planning and 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.


.....3. September 1998
for SENIOR ADMINISTRATIVE OFFICER