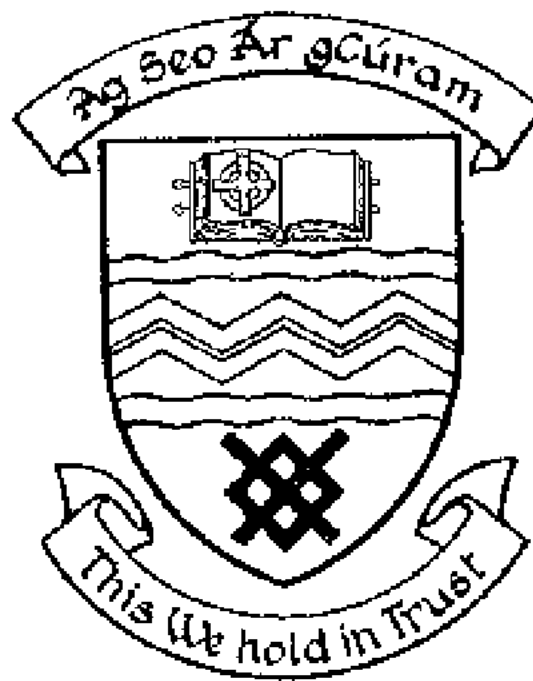


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0328	
1. Location	The Orchard, Stonepark Abbey, Rathfarnham, Dublin 14.		
2. Development	Demolition of dwelling and the construction of a 4 bed house and 3 bed bungalow.		
3. Date of Application	22/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: John F. O'Connor and Associates, Address: 11a Greenmount House, Harolds Cross,		
5. Applicant	Name: M. & N. O'Grady Ltd., Address: 23 Stonepark Abbey, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1425  Date 20/07/98	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.	

SOUTH DUBLIN COUNTY COUNCIL  
 BOARDE CHONTAE ÁTHA CLIATH THEAS



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 Dublin 24

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John F. O'Connor and Associates,  
 11a Greenmount House,  
 Harolds Cross,  
 Dublin 6W.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 1759	<b>Date of Final Grant</b> 02/09/98
<b>Decision Order Number</b> 1425	<b>Date of Decision</b> 20/07/98
<b>Register Reference</b> S98A/0328	<b>Date</b> 22nd May 1998

**Applicant** M. & N. O'Grady Ltd.,

**Development** Demolition of dwelling and the construction of a 4 bed house and 3 bed bungalow.

**Location** The Orchard, Stonepark Abbey, Rathfarnham, Dublin 14.

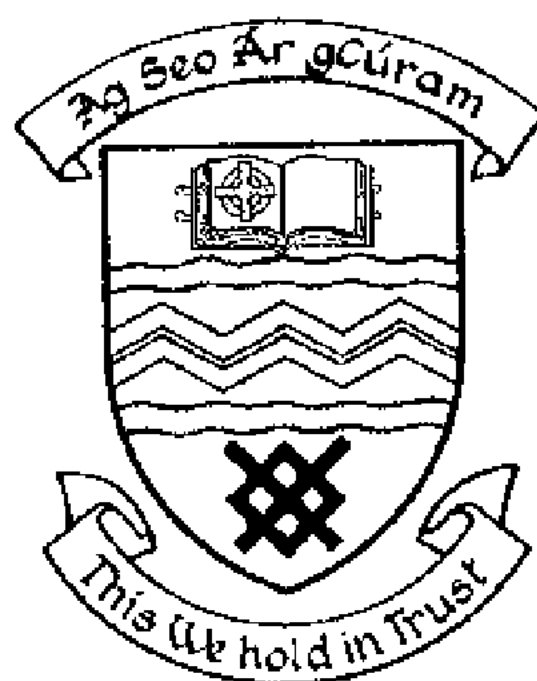
**Floor Area** 0.000 Sq Metres

**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 (16) Conditions.

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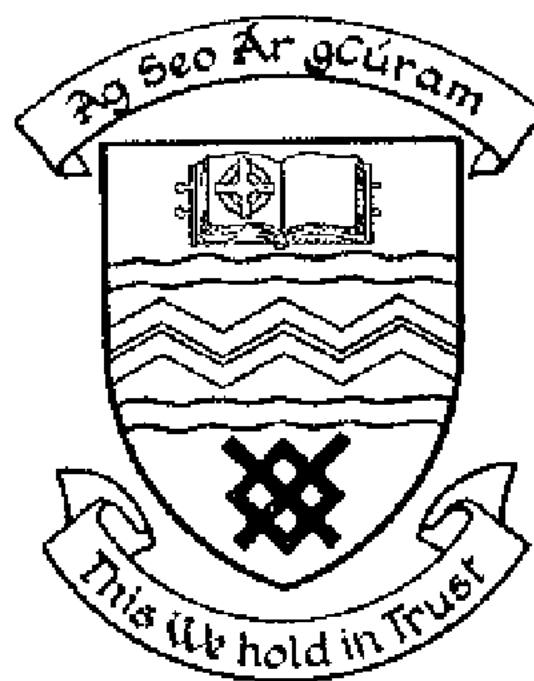
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**Conditions and Reasons**

- 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 External finishes to the proposed dwellings, including roof materials and colours shall be in keeping with finishes on adjacent dwellings to the south.  
**REASON:**  
 In the interests of residential amenity.
- 3 Boundary treatment to the site shall be consistent with boundary treatment on sites to the south.  
**REASON:**  
 In the interests of the proper planning and development of the area.
- 4 All bathroom, utility room and landing windows shall be fitted with obscure glazing and where openings are provided they shall be of high level opening type only.  
**REASON:**  
 In the interests of residential amenity.
- 5 That each proposed house be used as a single dwelling unit.  
**REASON:**  
 To prevent unauthorised development.
- 6 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.
- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be

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located underground throughout the entire site.

**REASON:**

In the interest of amenity.

- 8 That no dwellinghouse 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.

- 9 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.

- 10 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.

- 11 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.

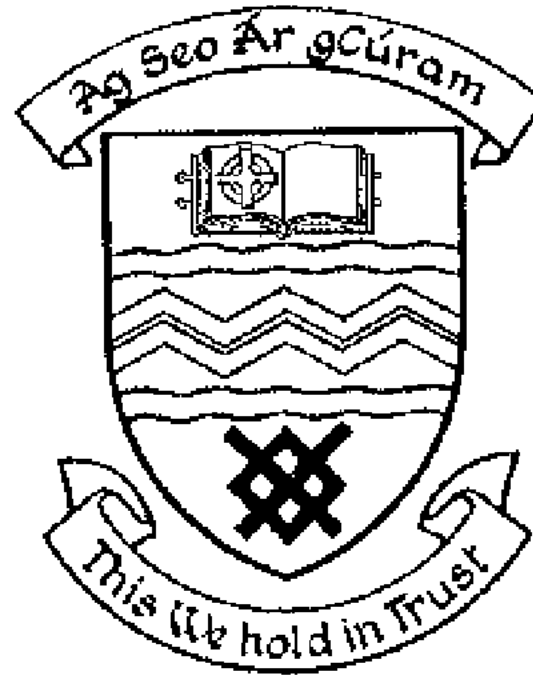
- 12 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

**REASON:**

In the interest of reducing air pollution.

- 13 Footpath and kerb to be dished and ramped to the requirements of the Area Engineer, Roads Department, South Dublin County Council.

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**REASON:**

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

- 14 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 8, 9, 10 of Register Reference S97A/0561 be strictly adhered to in respect of this development.

**REASON:**

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 15 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 the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

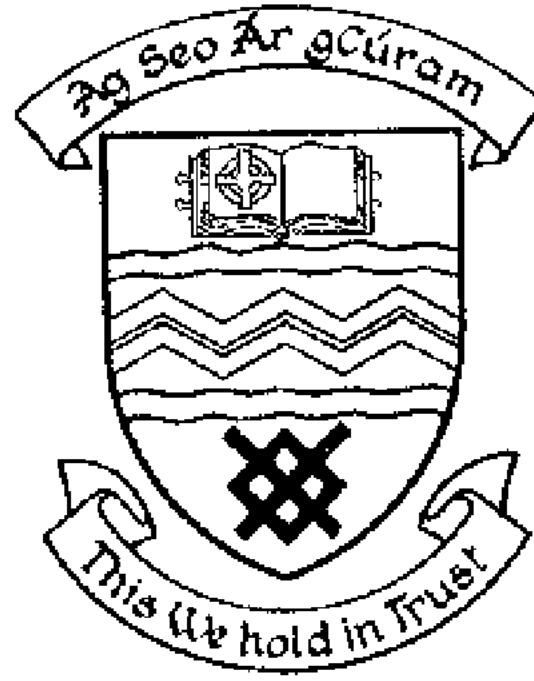
**REASON:**

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.

- 16 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:**

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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.

- (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