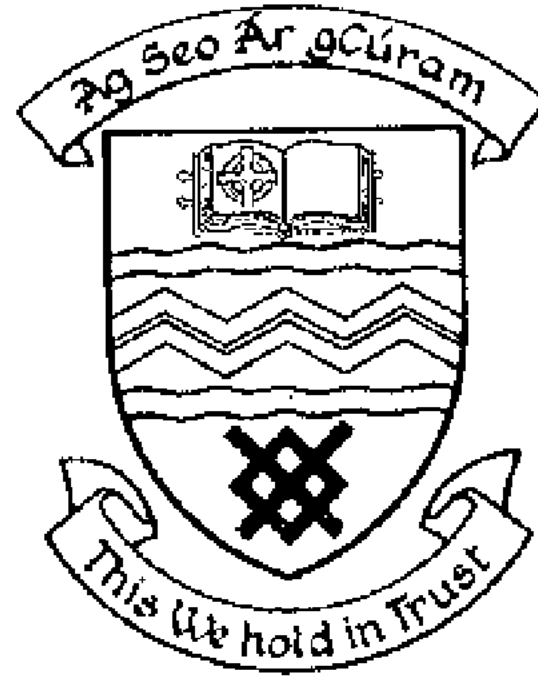


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0275	
1. Location	1 Three Rock Close, Greenpark, Dublin 12.		
2. Development	Demolish existing garage/workshop and construct new two storey detached house inside garden.		
3. Date of Application	30/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Braxton Ltd., Address: 15 Knocklyon Heights, Templeogue, Dublin 16.		
5. Applicant	Name: Mr. John Cleary, Address: 1 Three Rock Close, Greenpark, Dublin 12.		
6. Decision	O.C.M. No. 1256  Date 25/06/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1543  Date 06/08/98	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



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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**PLANNING  
DEPARTMENT**

P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9000  
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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 1543	Date of Final Grant 06/08/98
Decision Order Number 1256	Date of Decision 25/06/98
Register Reference S98A/0275	Date 30th April 1998

**Applicant** Mr. John Cleary,

**Development** Demolish existing garage/workshop and construct new two storey detached house inside garden.

**Location** 1 Three Rock Close, Greenpark, Dublin 12.

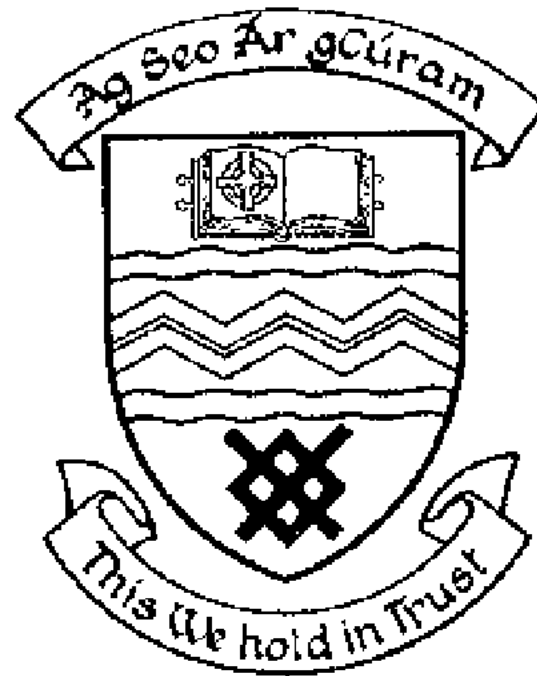
**Floor Area** 0.000 Sq Metres

**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 (11) Conditions.

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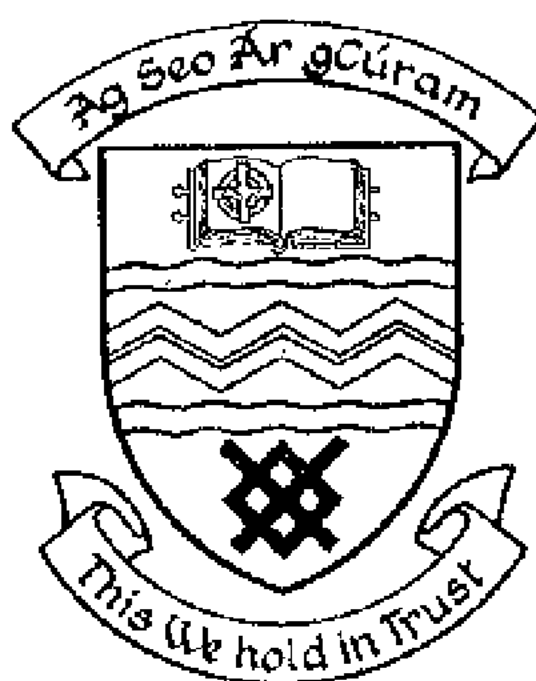
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 proposed dwelling shall be repositioned on the site so as to provide a 2.3 metre distance between the proposed dwelling and the existing dwelling to the west. Prior to the commencement of development a revised site layout plan to provide for same shall be submitted to and be to the satisfaction of the Planning Authority.  
**REASON:**  
In the interests of the proper planning and development of the area.
- 3 That the proposed house be used as a single dwelling unit.  
**REASON:**  
To prevent unauthorised development.
- 4 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.
- 5 All external finishes, including roof tiles and elevational finish shall harmonise with the external finishes of adjoining dwellings.  
**REASON:**  
In the interests of visual amenity.
- 6 A 2 metre high screen wall (suitably capped and finished to the outside) shall be provided from the rear boundary of the site to the front building line of the proposed dwelling.  
**REASON:**  
In the interests of residential amenity.

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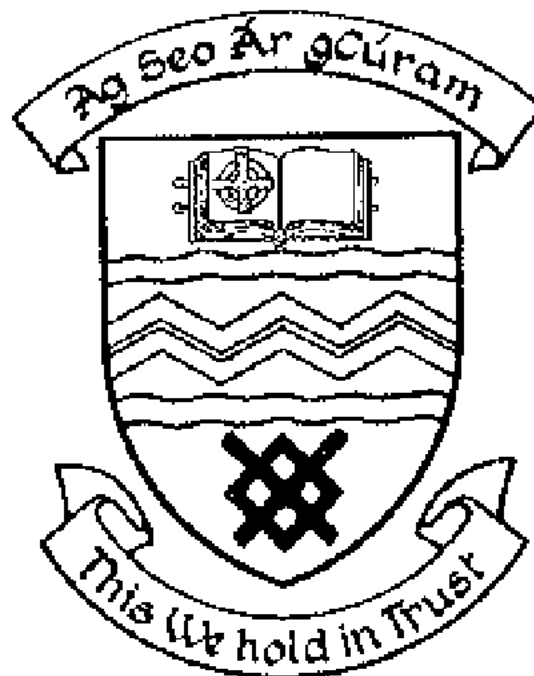
- 7 The footpath and kerb shall be dished to the requirements of the Area Engineer, Road Maintenance.  
**REASON:**  
In the interests of traffic safety.

- 8 A financial contribution of £1,000 (one thousand pounds) shall be paid by the County Council to assist the Council in the further development of Class 1 Open Space and recreational facilities in Tymon Park. This contribution shall be paid prior to commencement of development.  
**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.

- 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 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;

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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.

- 11 That an acceptable and house numbering scheme be submitted to and approved by the 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.

- (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.

  
.....7.....August 1998  
for SENIOR ADMINISTRATIVE OFFICER