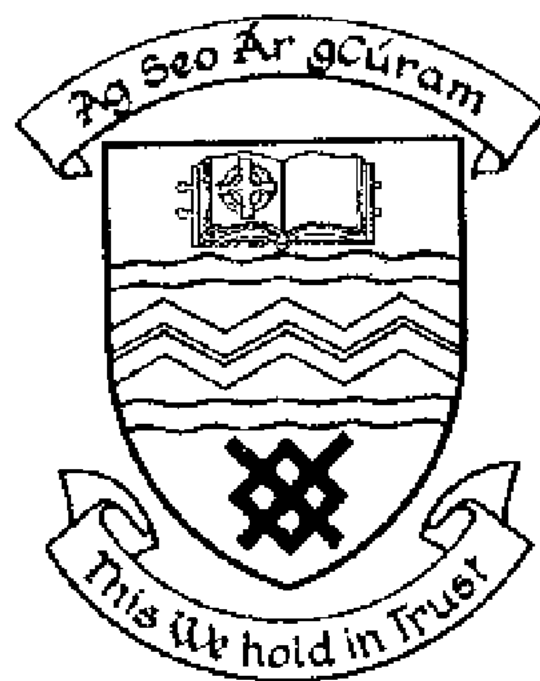


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0248	
1. Location	Site at side of 1 Tibbradden Drive, Green Park, Dublin 12.		
2. Development	Two storey detached house.		
3. Date of Application	17/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: J. Furlong R.I.B.A. Architect, Address: 42 Grange Park Road, Raheny,		
5. Applicant	Name: Kirwan Building Contractors, Address: 2 Kilmashogue Drive, Green Park, Dublin 12.		
6. Decision	O.C.M. No. 1165  Date 15/06/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1526  Date 29/07/98	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  
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J. Furlong R.I.B.A. Architect,  
42 Grange Park Road,  
Raheny,  
Dublin 5.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1526	Date of Final Grant 29/07/98
Decision Order Number 1165	Date of Decision 15/06/98
Register Reference S98A/0248	Date 17th April 1998

**Applicant** Kirwan Building Contractors,

**Development** Two storey detached house.

**Location** Site at side of 1 Tibbradden Drive, Green Park, Dublin 12.

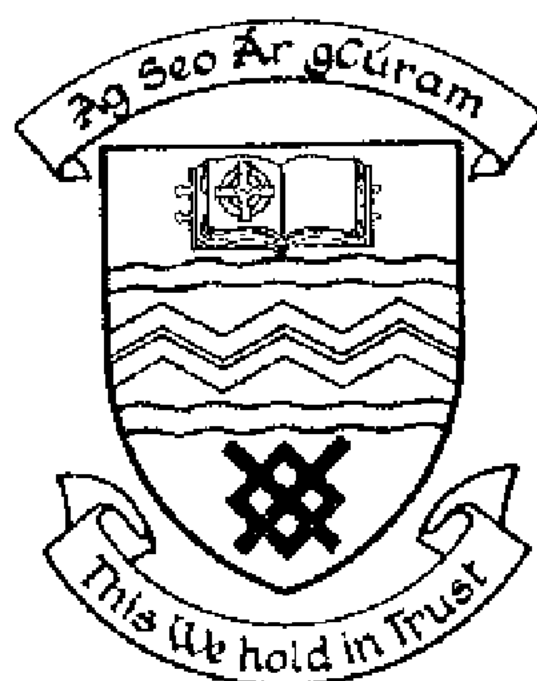
**Floor Area** 0.000 Sq Metres

**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 (13) conditions.

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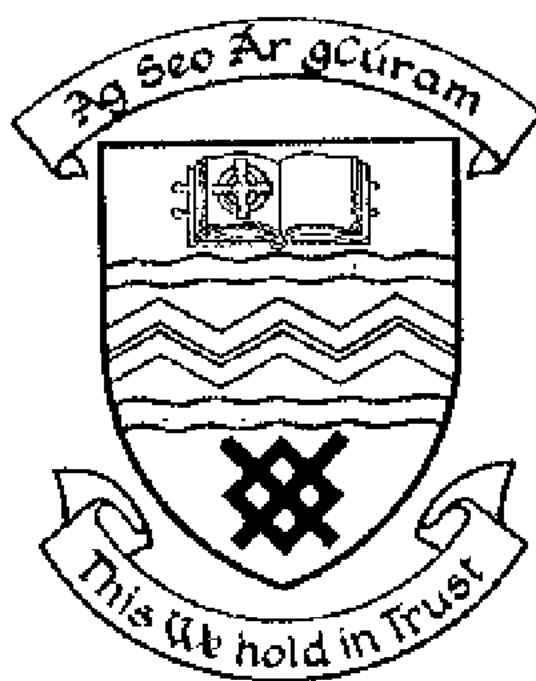
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**Conditions and Reasons**

- 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 That the footpath and kerb be dished and drained to the requirements of the Planning Authority (Roads Department).  
REASON:  
In the interest of the proper planning and development of the area.
- 3 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1994 any porch extension beyond the proposed building line shall require a grant of permission by the Planning Authority.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 5 That the materials and finishes of the proposed development including the pattern of rendered finish shall match with existing adjacent dwellings. (Red brick to be restricted to ground floor level as indicated in the submitted plans).  
REASON:  
In the interest of the proper planning and development of the area.
- 6 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.

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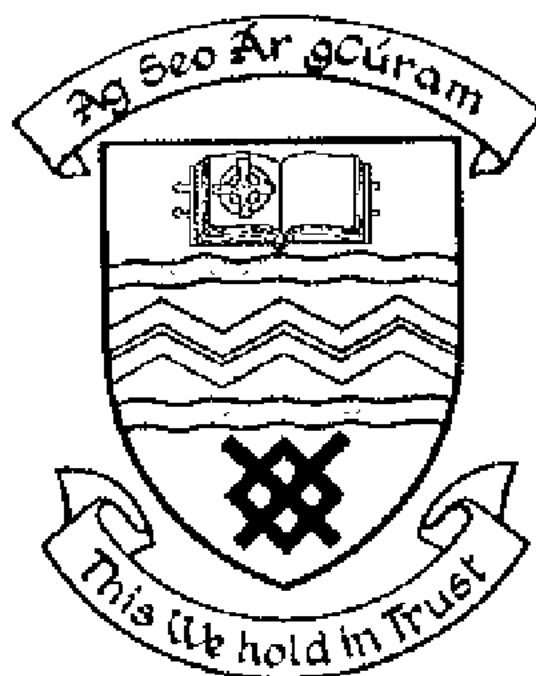
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- 7 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.  
REASON:  
In the interest of the proper planning and development of the area.
- 8 That all requirements of the Environmental Services Department in respect of foul and surface water drainage and water supply be ascertained and strictly adhered to in the development.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 9 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.
- 10 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.
- 11 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st

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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.

- 12 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 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 the provision and development of amenity lands in the area which will facilitate the proposed development.

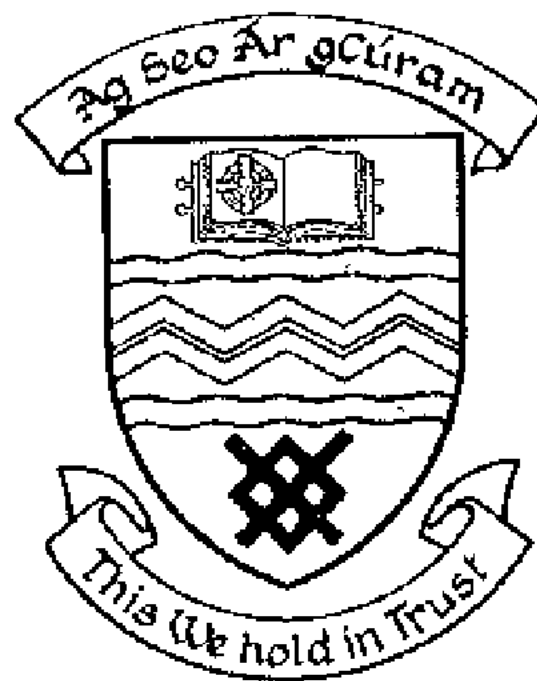
- 13 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

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.

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- (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.

 ..... P. August 1998  
for SENIOR ADMINISTRATIVE OFFICER