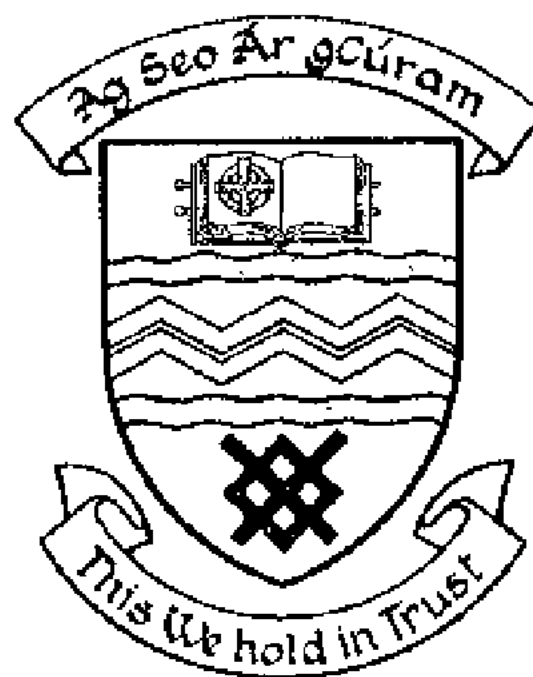


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0241	
1. Location	site adjacent to "Donnington", Scholarstown Road, Rathfarnham, Dublin 16.		
2. Development	Construction of a 2-storey 5 bedroom detached house and side garage with new vehicular entrance off the Scholarstown Road.		
3. Date of Application	15/04/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: G. Flynn, Address: Architect, 72 Monalea Grove, Firhouse,		
5. Applicant	Name: Michael McShane, Address: "Woodlands", Scholarstown Road, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1131 Date 11/06/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1486 Date 23/07/98	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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G. Flynn,
Architect,
72 Monalea Grove,
Firhouse,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1486	Date of Final Grant 23/07/98
Decision Order Number 1131	Date of Decision 11/06/98
Register Reference S98A/0241	Date 15th April 1998

Applicant Michael McShane,

Development Construction of a 2-storey 5 bedroom detached house and side garage with new vehicular entrance off the Scholarstown Road.

Location site adjacent to "Donnington", Scholarstown Road, Rathfarnham, Dublin 16.

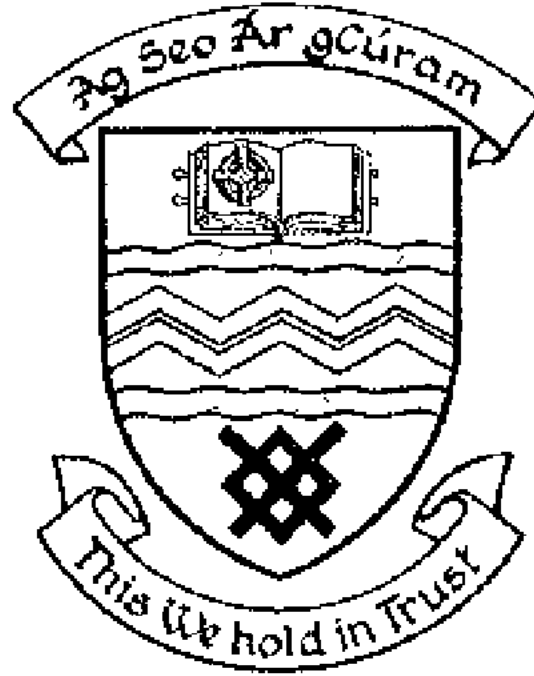
Floor Area 238.000 Sq Metres

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 (15) 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 That the front boundary of the proposed site and the adjoining 'Donnington' site be set back in the order of 2m from the existing kerb. Exact location of boundary wall and/or hedge to be to the requirements of the Planning Authority (Roads Department) and all details to be submitted for written agreement with the Planning Authority prior to commencement of development.

REASON

In the interest of traffic safety.

- 3 That design, materials and finish of the front boundary wall harmonise with existing boundary treatment.

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 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:

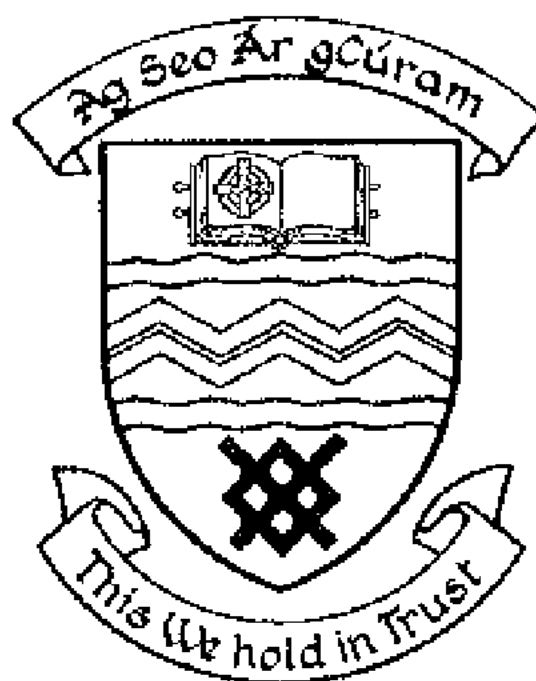
To protect the amenities of the area.

- 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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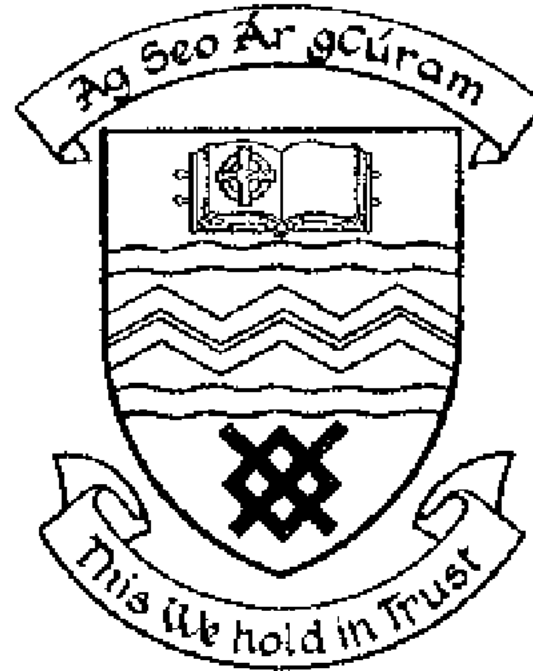
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- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 That all watermain 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.
- 9 That the dwelling house will 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.
- 10 That the foot path and kerb be dishd and drained to the requirements of the Planning Authority (Roads Department).
REASON:
In the interest of the proper planning development of the area.
- 11 That the proposed bathroom windows be of obscured glass only.
REASON:
In the interest of the proper planning and development of the area.
- 12 That an acceptable name/house number be submitted and approved by the County Council before any constructional

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work has taken place on the proposed house.

REASON:

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

- 13 That a financial contribution in the sum of £750.00 (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.

- 14 That a financial contribution in the sum of money equivalent to the value of £1,850.00 (one thousand eight hundred and fifty 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:

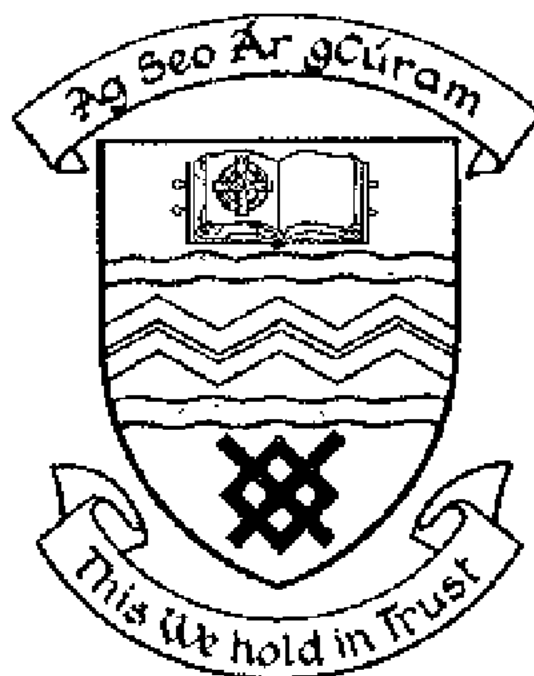
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 15 That a financial contribution in the sum of £1,000.00 (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

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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.

- (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.


..... 24 July 1998
for SENIOR ADMINISTRATIVE OFFICER