

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0170	
1. Location	58 Anne Devlin Road, Rathfarnham, Dublin 14.		
2. Development	Detached house.		
3. Date of Application	20/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Architectural Construction Technology Address: An Tigh Ballyogan, Carrickmines,		
5. Applicant	Name: Gerry Harmon Address: 58 Anne Devlin Road, Rathfarnham, Dubin 14.		
6. Decision	O.C.M. No. 0939 Date 18/05/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1320 Date 02/07/1998	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 Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0170/C1	
1. Location	58 Anne Devlin Road, Rathfarnham, Dublin 14.		
2. Development	Detached house. Condition No. 5.		
3. Date of Application	08/09/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Architectural Construction Technology Address: An Tigh Ballyogan, Carrickmines,		
5. Applicant	Name: Gerry Harmon Address: 58 Anne Devlin Road, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0122 Date 20/01/2000	Effect CR COMPLIANCE NOT ACCEPTABLE	
7. Grant	O.C.M. No. Date	Effect CR COMPLIANCE NOT ACCEPTABLE	
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.	

REG. REF. : S98A/0170/C1

DATE : 21.01.2000


RE: Detached house at 58 Anne Devlin Road, Rathfarnham, Dublin 14 for Gerry Harmon.

Dear Sir,

I refer to your submission received on 08.09.1998 to comply with Condition No. 5 of decision to Grant Permission Order No. 1320, dated 02.07.1998, in connection with the above.

In this regard I wish to inform you that the submitted information does not clearly indicate that the condition is complied with and that a dimensioned drawing be submitted for consideration.

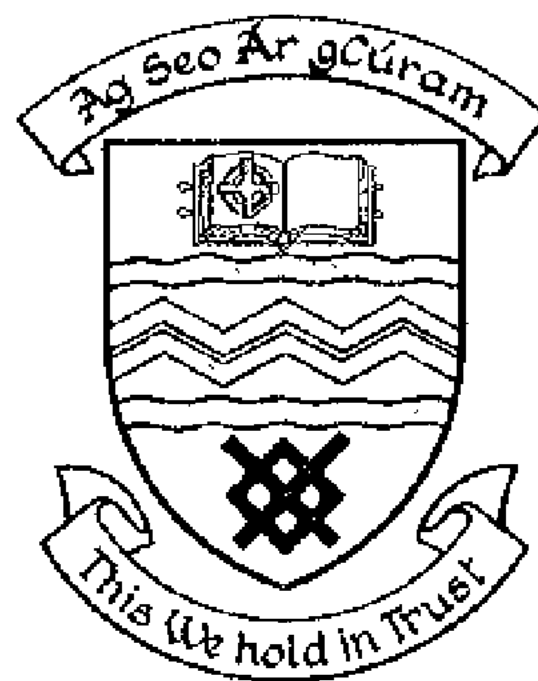
Yours faithfully,



for Senior Administrative Officer

Architectural Construction Technology,
An Tigh Ballyogan,
Carrickmines,
Dublin 18.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
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Architectural Construction Technology
An Tigh Ballyogan,
Carrickmines,
Dublin 18.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1320	Date of Final Grant 02/07/98
Decision Order Number 0939	Date of Decision 18/05/98
Register Reference S98A/0170	Date 20th March 1998

Applicant Gerry Harmon

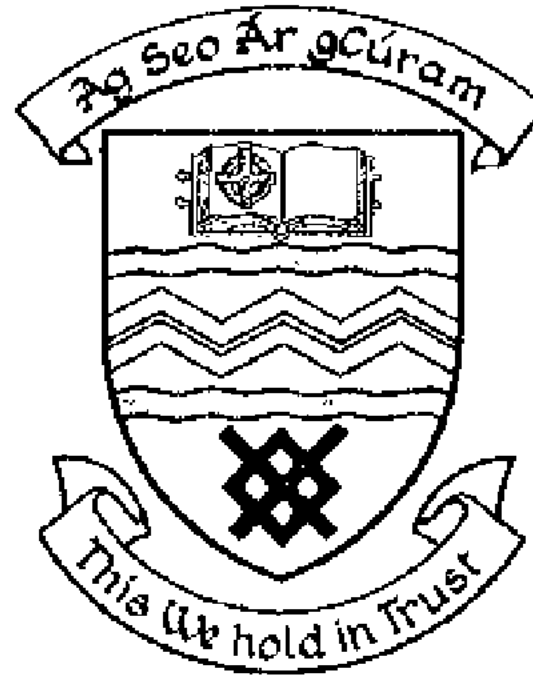
Development Detached house.

Location 58 Anne Devlin Road, 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 (8) conditions.

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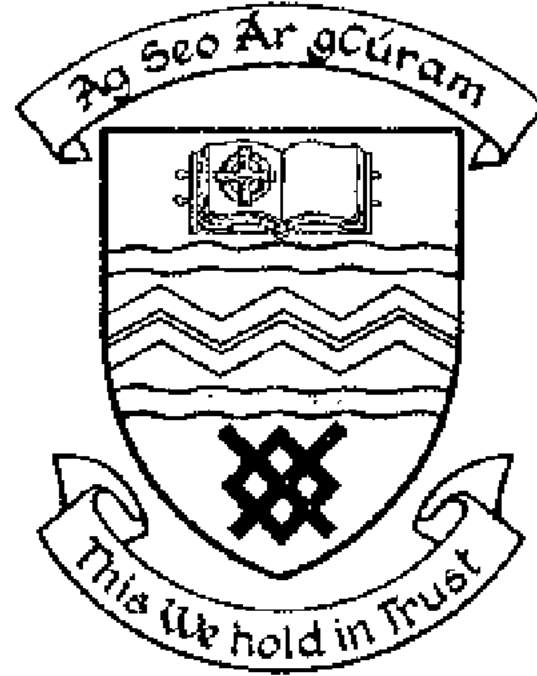
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Conditions and Reasons

- 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 entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard foundations within 5 metres of public sewer must be taken down to the invert level of the public sewer. Foul sewers and surface water drainage to be kept completely separate.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 5 The width of the house to be reduced so that there is a minimum distance of 2 metres between the front corner of the house and the side boundary. Details to be agreed with the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 6 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 7 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:

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.

- 8 That a financial contribution in the sum of £1000 (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:

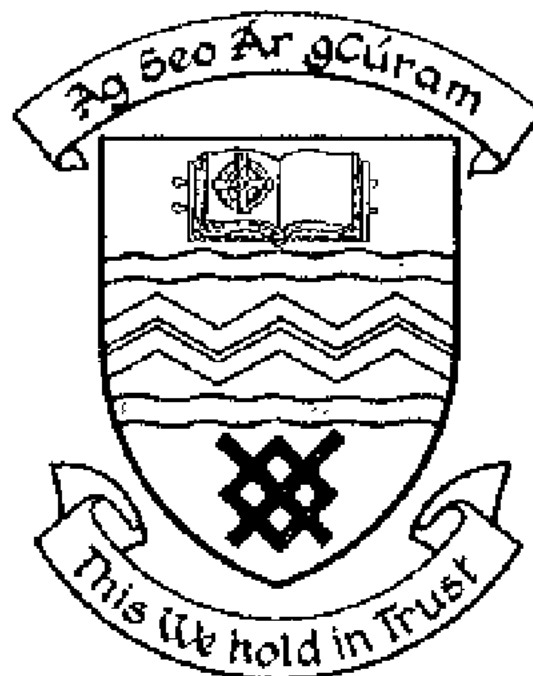
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- (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.

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- (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.

 2 July 1998
for SENIOR ADMINISTRATIVE OFFICER