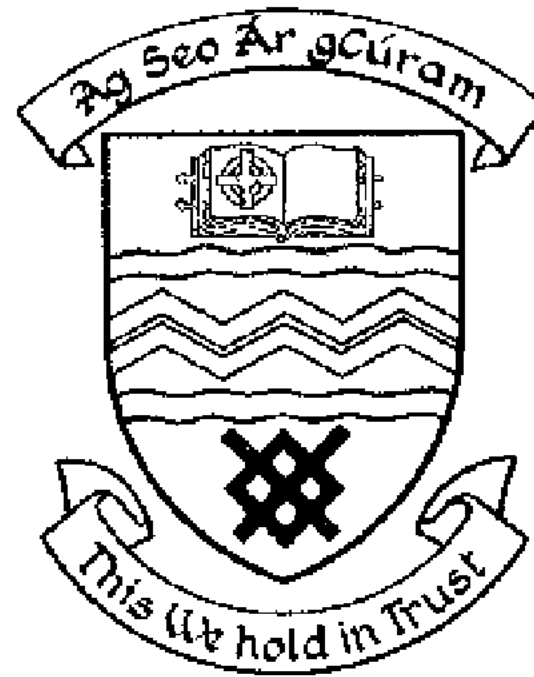


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0089	
1. Location	12 Glenview Park, Dublin 24.		
2. Development	Subdivision of existing property and erection of one two storey three bedroomed dwelling at side of house situated at the junction of Glenview Park and Old Blessington Road, Tallaght.		
3. Date of Application	20/02/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/04/98 2.	1. 04/06/98 2.
4. Submitted by	Name: Andrew T. Johnston, Address: 6 Sweetmount Park, Dundrum,		
5. Applicant	Name: Dr. C. Brennan, Address: 12 Glenview Park, Dublin 24.		
6. Decision	O.C.M. No. 1459 Date 22/07/98	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
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Andrew T. Johnston,
6 Sweetmount Park,
Dundrum,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1759	Date of Final Grant 02/09/98
Decision Order Number 1459	Date of Decision 22/07/98
Register Reference S98A/0089	Date 4th June 1998

Applicant Dr. C. Brennan,

Development Subdivision of existing property and erection of one two storey three bedroomed dwelling at side of house situated at the junction of Glenview Park and old Blessington Road, Tallaght.

Location 12 Glenview Park, Dublin 24.

Floor Area 90.200 **Sq Metres**

Time extension(s) up to and including

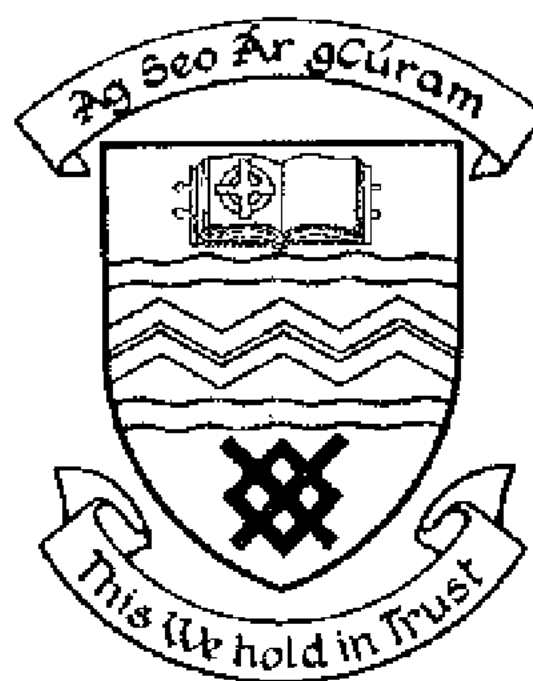
Additional Information Requested/Received 16/04/98 /04/06/98

A Permission has been granted for the development described above,
subject to the following (15) conditions.

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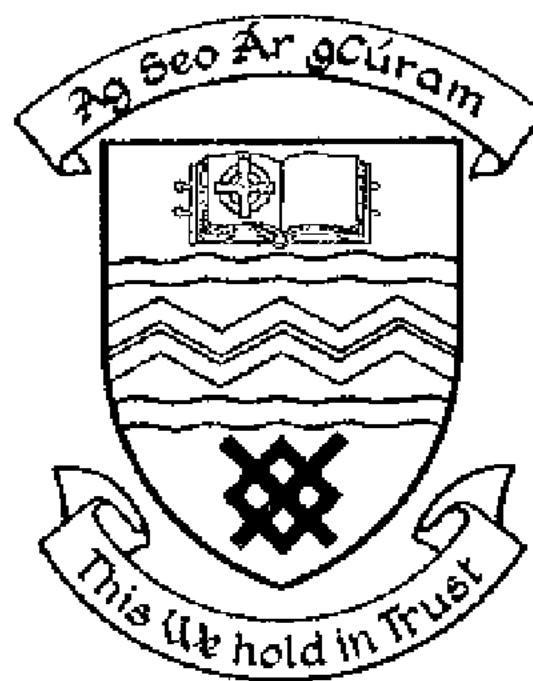
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 04/06/98, 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 distance between the gable walls of the existing and the proposed house shall be increased to 2.3m which shall be divided equally between the two houses.
REASON:
In the interest of the proper planning and development of the area.
- 3 The foundations of the proposed house where they are within 5.0m of the 150mm watermain in the grass verge shall be taken down below the invert level of this watermain.
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 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.
- 6 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.

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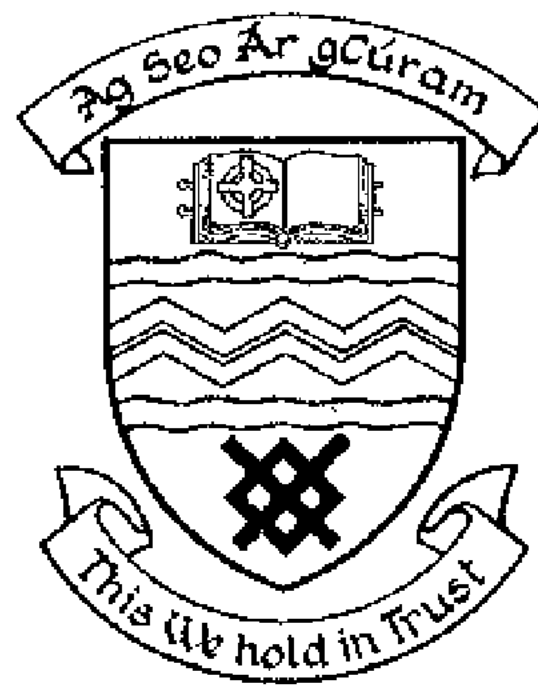
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- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 That all watermain 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 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 house.
REASON:
In the interest of the proper planning and development of the area.
- 10 The external finishes of the proposed house shall match, as closely as possible, the external finishes of No. 12 Glenview Park.
REASON:
In the interest of visual amenity.
- 11 The footpath and kerb at the proposed new vehicular entrance shall be dished to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.
REASON:
In the interest of traffic safety and the proper planning and development of the area.

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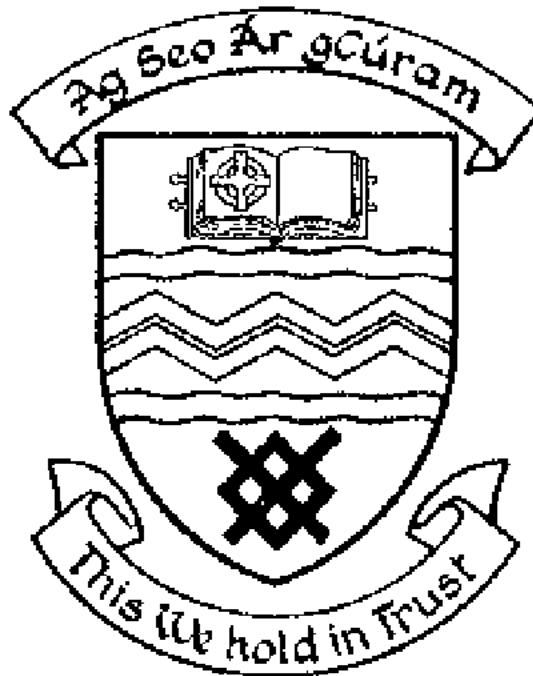
- 12 A screen wall not greater than 2.0m in height, plastered or wet-dashed externally and capped along its entire length shall be constructed along the side boundary of the site to the rear of the front building line.
REASON:
To screen private open space to the rear of the house from public view in the interest of the proper planning and development of the area.

- 13 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.

- 14 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.

- 15 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South

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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.

- (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