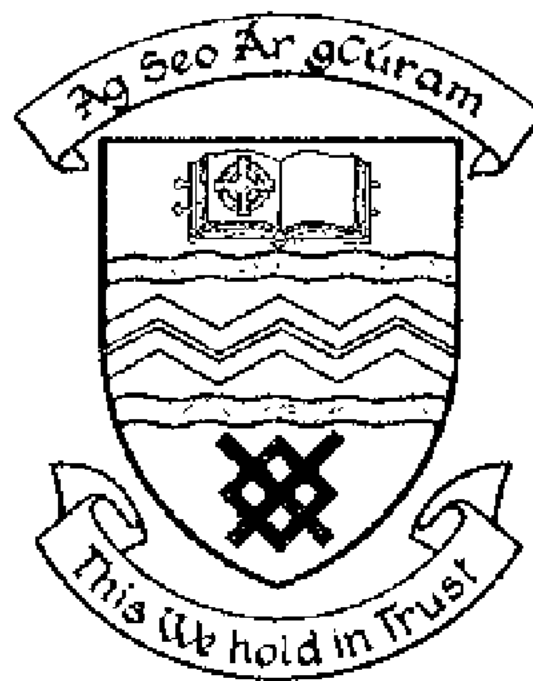


| | | | |
|-----------------------------|--|--|-----------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S98A/0075 | |
| 1. Location | Site Nos. 137 & 139 Wainsfort Manor, Dublin 6W. | | |
| 2. Development | Alterations to sites (Reg. Ref. S95A/0359 and An Bord Pleanala ref. PL.06S. 098608) addition of garage/study to dwelling at 139 (Reg. Ref. S97A/0031). | | |
| 3. Date of Application | 12/02/98 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: O'Muire Smyth Architects, Address: Columbia Mills, 14-15 Sir John Rogersons Quay, | | |
| 5. Applicant | Name: Flynn & O'Flaherty Properties Limited, Address: 21 Pembroke Road, Ballsbridge, Dublin 4. | | |
| 6. Decision | O.C.M. No. 0665 Date 08/04/98 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 1022 Date 27/05/98 | 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



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 Baile Átha Cliath 24

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 Facs: 01-414 9104

**PLANNING
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 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9000
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O'Muire Smyth Architects,
 Columbia Mills,
 14-15 Sir John Rogersons Quay,
 Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|------------------------------|
| Final Grant Order Number 1022 | Date of Final Grant 27/05/98 |
| Decision Order Number 0665 | Date of Decision 08/04/98 |
| Register Reference S98A/0075 | Date 12th February 1998 |

Applicant Flynn & O'Flaherty Properties Limited,

Development Alterations to sites (Reg. Ref. S95A/0359 and An Bord Pleanála ref. PL.06S. 098608) addition of garage/study to dwelling at 139 (Reg. Ref. S97A/0031).

Location Site Nos. 137 & 139 Wainsfort Manor, Dublin 6W.

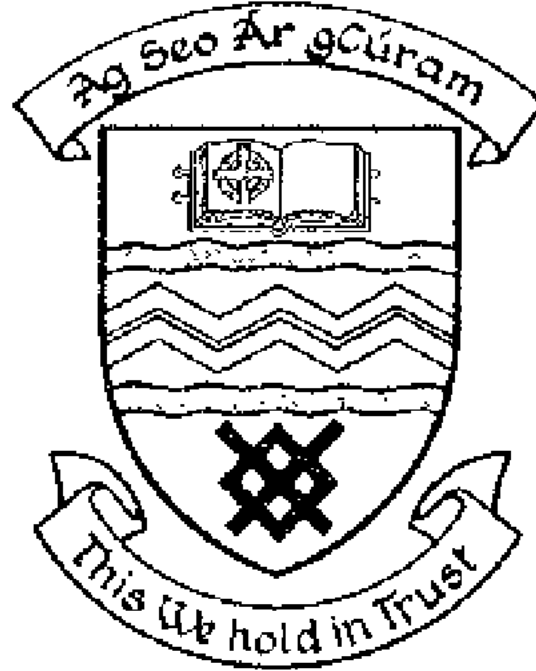
Floor Area 0.000 Sq Metres

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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**PLANNING
DEPARTMENT**

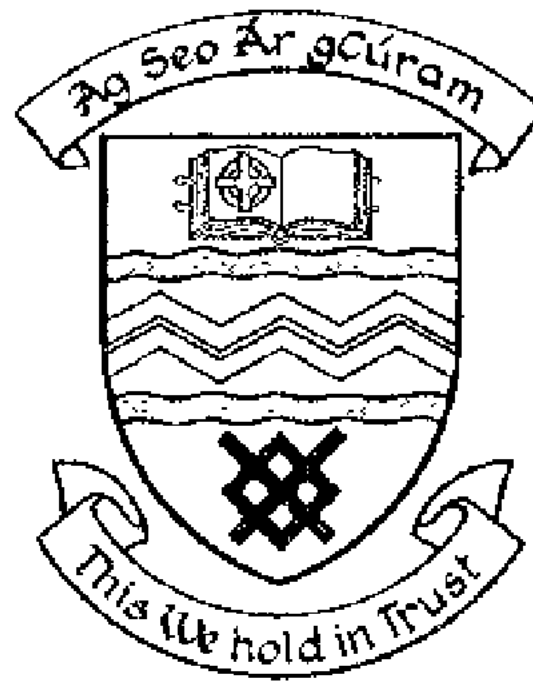
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Conditions and Reasons

- 1 The proposed development shall be carried out in accordance with the plans particulars and specifications lodged with the application and shall otherwise be in accordance with conditions attached to the grant of permission under Reg. Ref. S95A/0359 and An Bord Pleanála Reg. Ref. PL.06S.098608 save as 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 this permission relates to the revised boundaries of sites nos. 137 and 139 and revised house type at site no. 139 and does not relate to any other alterations to previously approved plans relating to the site outlined in blue in the submitted drawings.
REASON:
To clarify the scope of the permission.
- 3 A minimum separation of not less than 2.3m shall be provided between the side walls of adjacent houses.
REASON:
In the interest of the proper planning and development of the area.
- 4 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.
- 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 public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard

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required by South Dublin County Council.

REASON:

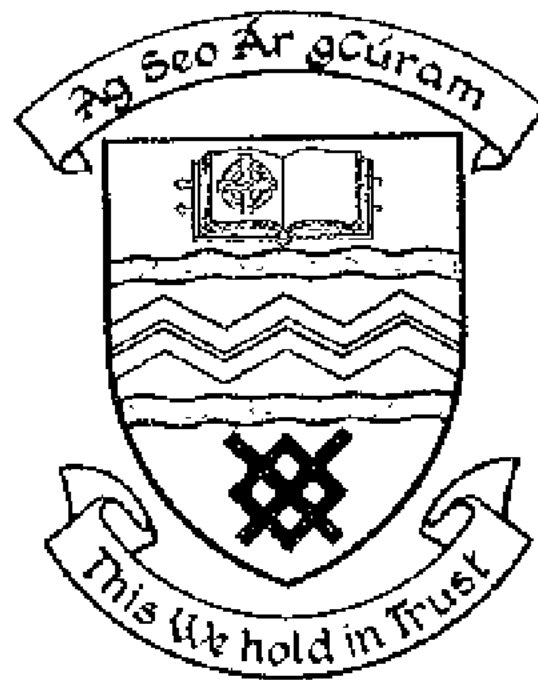
In the interest of amenity and public safety.

- 7 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.
- 8 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
REASON:
In the interest of the proper planning and development of the area.
- 9 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.
- 10 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.
- 11 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
REASON:

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

- 12 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

- 13 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 18, 19, 20 and 21 of Register Reference S95A/0359 (An Bord Pleanála PL.06S.098608) be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the 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.

.....*Annelle Daly*.....^{28th} May 1998
for SENIOR ADMINISTRATIVE OFFICER