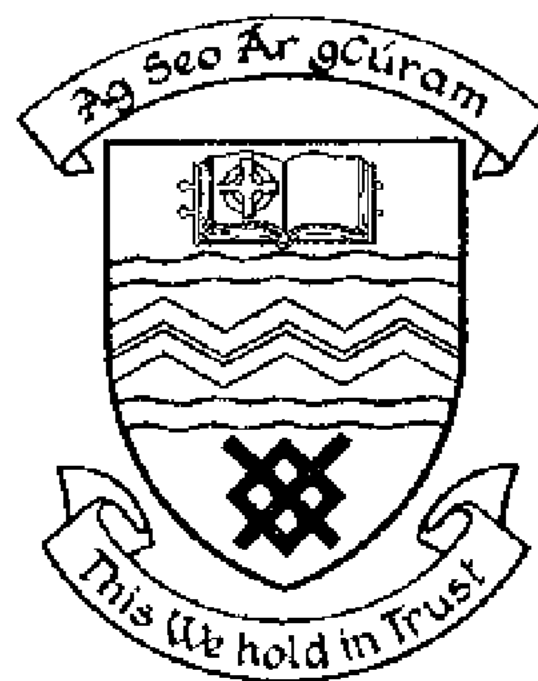


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0051	
1. Location	Adjacent 2 Carriglea Drive, Firhouse Road, Dublin 24.		
2. Development	A two storey dwelling on site.		
3. Date of Application	06/02/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 25/03/98 2.	1. 05/06/98 2.
4. Submitted by	Name: Nuala and Henry Rose, Address: 2 Carriglea Drive, Firhouse Road,		
5. Applicant	Name: Nuala and Henry Rose, Address: 2 Carriglea Drive, Firhouse Road, Dublin 24.		
6. Decision	O.C.M. No. 1490 Date 24/07/98	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 1759 Date 02/09/98	Effect AO GRANT OUTLINE 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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**PLANNING
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Dublin 24

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Nuala and Henry Rose,
2 Carriglea Drive,
Firhouse Road,
Dublin 24.

NOTIFICATION OF GRANT OF Outline 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 1490	Date of Decision 24/07/98
Register Reference S98A/0051	Date 5th June 1998

Applicant Nuala and Henry Rose,

Development A two storey dwelling on site.

Location Adjacent 2 Carriglea Drive, Firhouse Road, Dublin 24.

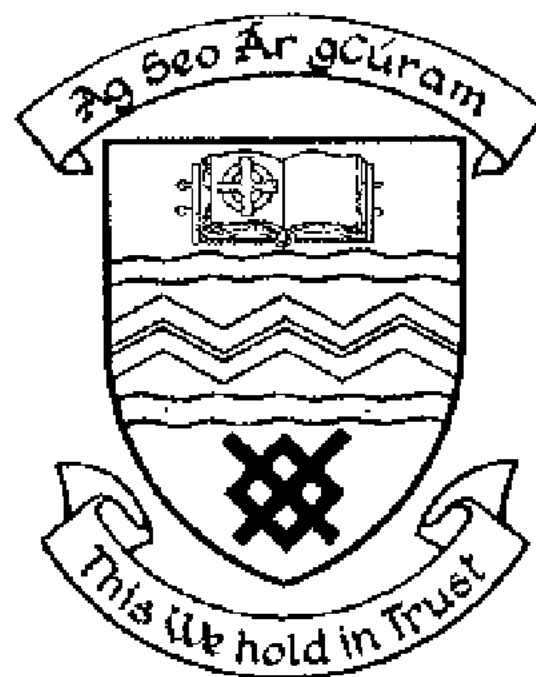
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 25/03/98 /05/06/98

A Outline Permission has been granted for the development described above,
subject to the following (12) conditions.

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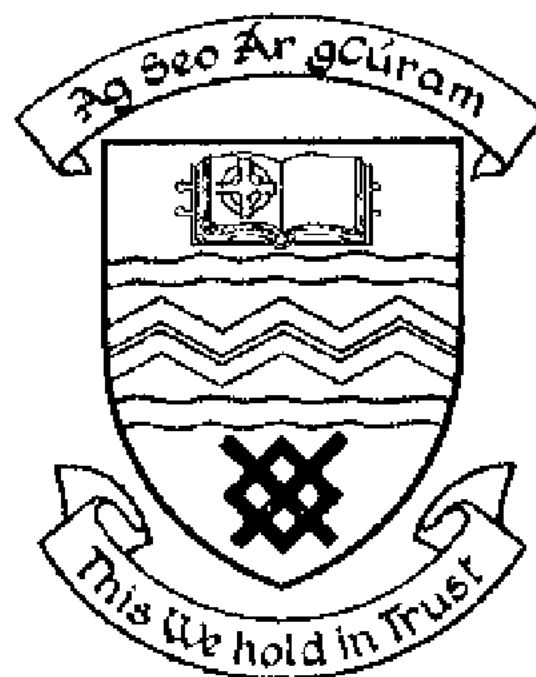
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 05/06/98, 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 No development shall be carried out on foot of this Outline Planning Permission pending a grant of Approval from the Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of clarity and the proper planning and development of the area.
- 3 The proposed house shall match, as closely as possible, the design, size and finish of the existing house on site.
REASON:
In the interest of architectural harmony and visual amenity.
- 4 The proposed house shall adhere to the established front and rear building lines. A distance of 2.3m between opposing gable walls shall be maintained.
REASON:
In the interest of the proper planning and development of the area.
- 5 At least one parking space shall be provided within the front garden curtilage of the site. The footpath and kerb shall be dished at the applicant's expense.
REASON:
In the interest of traffic safety and the proper planning and development of the area.

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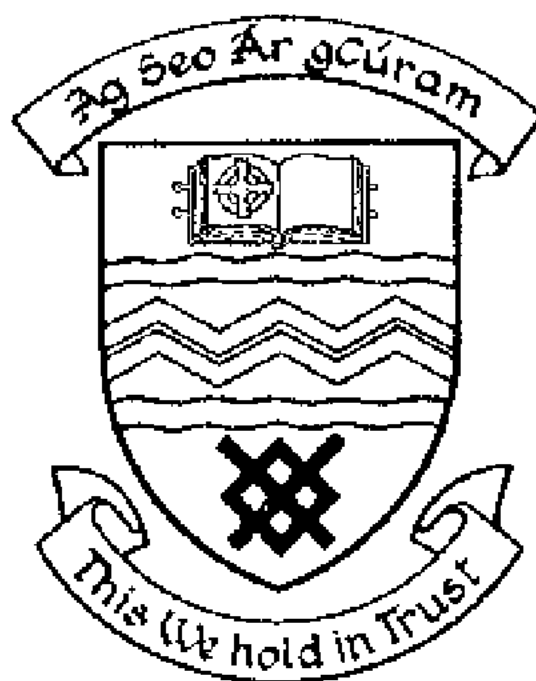
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- 6 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 8 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.
- 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 to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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.

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- 11 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road improvement works and traffic management schemes facilitating the proposed development.

- 12 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed 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.
- (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.

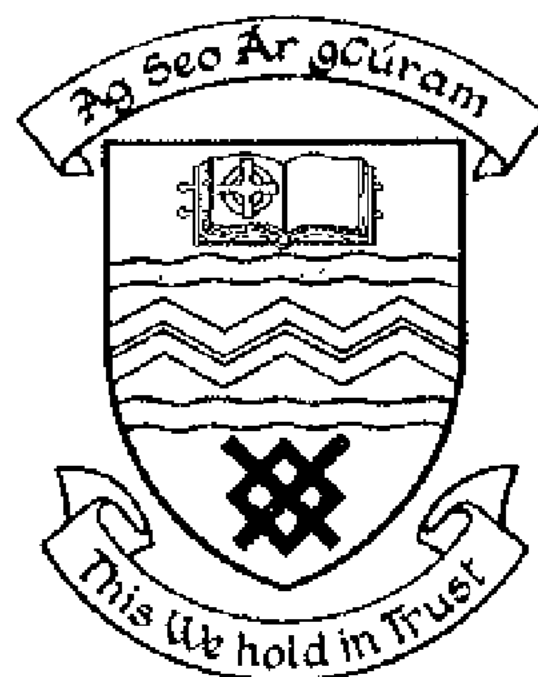
Signed on behalf of South Dublin County Council.

REG. REF. S98A/0051

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.....3: september 1998
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0522	Date of Decision 25/03/98
Register Reference S98A/0051	Date 6th February 1998

Applicant Nuala and Henry Rose,
Development A two storey dwelling on site.

Location Adjacent 2 Carriglea Drive, Firhouse Road, Dublin 24.

App. Type Outline Permission

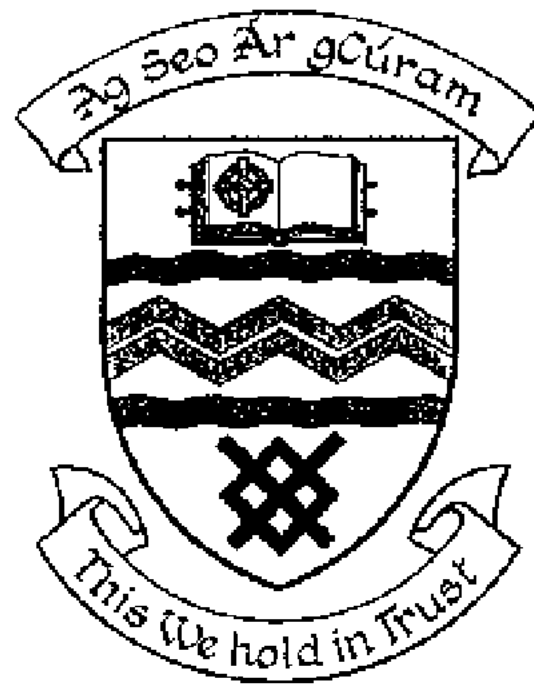
Dear Sir/Madam,

With reference to your planning application, received on 06/02/98 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit a revised site layout plan to scale 1:500, 1:250 or 1:200 to accurately show:-
 - a) all site boundaries;
 - b) the position of the existing house on site;
 - c) the position of the existing vehicular access;
 - d) the position of the proposed house;
 - e) the position of the proposed new vehicular access and for the existing house if it is proposed to alter it;
 - f) the position of all public foul and surface water sewers and public watermain adjacent to the site boundaries. The applicant should note there is a 5m wayleave on either side of all such pipes inside which no new building is permitted;
 - g) provision for two on site parking spaces for the proposed new house.

Nuala and Henry Rose,
2 Carriglea Drive,
Firhouse Road,
Dublin 24.

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REG REF. S98A/0051

- 2 The applicant is requested to submit proposals to externally render the exposed blockwork wall along the site boundary and to cap it along its entire length.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

26/03/98