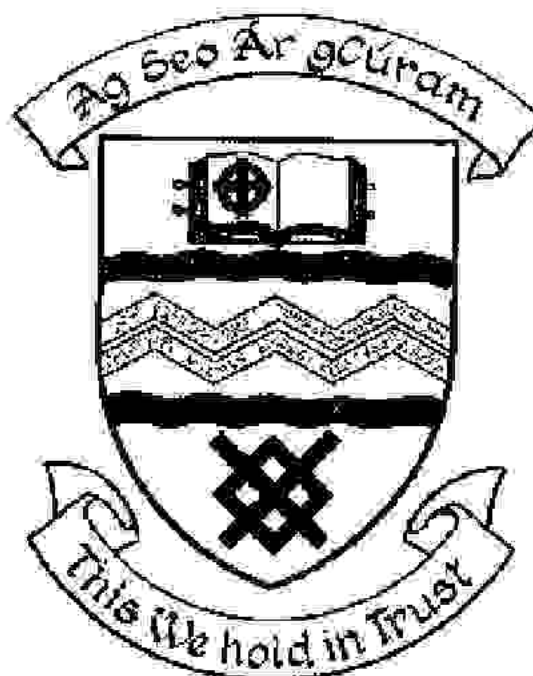


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0808	
1. Location	Rear of Clonard, 8 Lower Dodder Road, Rathfarnham, Dublin 14 (facing St. Agnes' Terrace).		
2. Development	Construct a single storey dwellinghouse and site entrance in place of previous permission Ref. S96A/0505.		
3. Date of Application	15/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Elliot Design, Address: The Limes, John's Hill,		
5. Applicant	Name: L. T. Construction, Address: 3 Cheltenham Place, Rathmines, Dublin 6.		
6. Decision	O.C.M. No. 0266  Date 12/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0544  Date 26/03/98	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



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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Elliot Design,  
The Limes,  
John's Hill,  
Co. Waterford.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0544	Date of Final Grant 26/03/98
Decision Order Number 0266	Date of Decision 12/02/98
Register Reference S97A/0808	Date 15th December 1997

**Applicant** L. T. Construction,

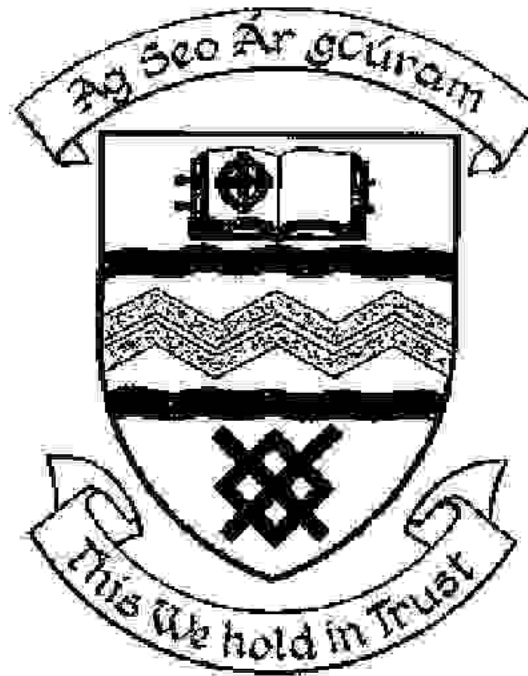
**Development** Construct a single storey dwellinghouse and site entrance in place of previous permission Ref. S96A/0505.

**Location** Rear of Clonard, 8 Lower Dodder Road, Rathfarnham, Dublin 14 (facing St. Agnes' Terrace).

**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 (16) Conditions.

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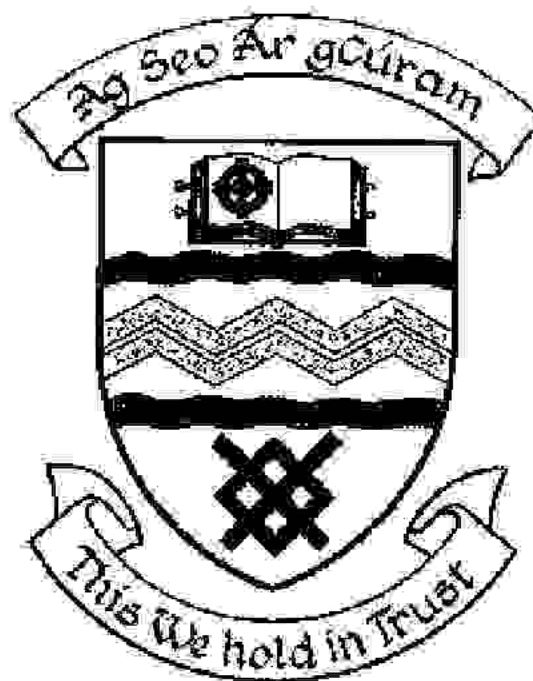
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**Conditions and Reasons**

- 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 proposed house be used as a single dwelling unit.  
**REASON:**  
 To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and in this regard the following shall apply:-
  - a) connection to public watermain to be made by South Dublin County Council at the expense of the applicant.
  - b) 24 hour water storage to be provided.
  - c) that no part of the building be less than 5m from the adjacent surface water sewer.**REASON:**



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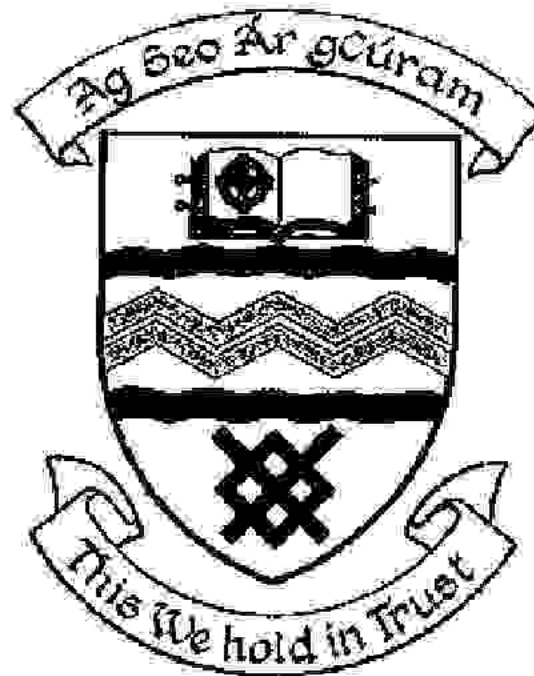
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In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 That the finished floor level to be a minimum of .5m above maximum recorded flood level.  
REASON:  
In the interest of public safety.
- 8 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.
- 9 That details of boundary walls in regard to exact location, height, design, material and finish be subject to prior written agreement with the Planning Authority. The proposed 2m wall proposed along west boundary to match in materials, finish and colour with the proposed dwelling.  
REASON:  
In the interest of the proper planning and development of the area.
- 10 That at least 2 no. off-street car park spaces be provided on the site.  
REASON:  
In the interest of traffic safety.
- 11 That the 2m high hedge be retained along the east and north boundary unless otherwise agreed with the Planning Authority.  
REASON:  
In the interest of the proper planning and development of the area.

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- 12 That the driveways be designed and drained to the requirements of the Planning Authority (Roads Department).

**REASON:**

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

- 13 That the proposed hammer head be surfaced and drained to the requirements of the Planning Authority (Roads Department) at the applicant's expense. The road to be widened as shown on plans Reg. Ref. S96A/0505.

**REASON:**

In the interest of traffic safety.

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

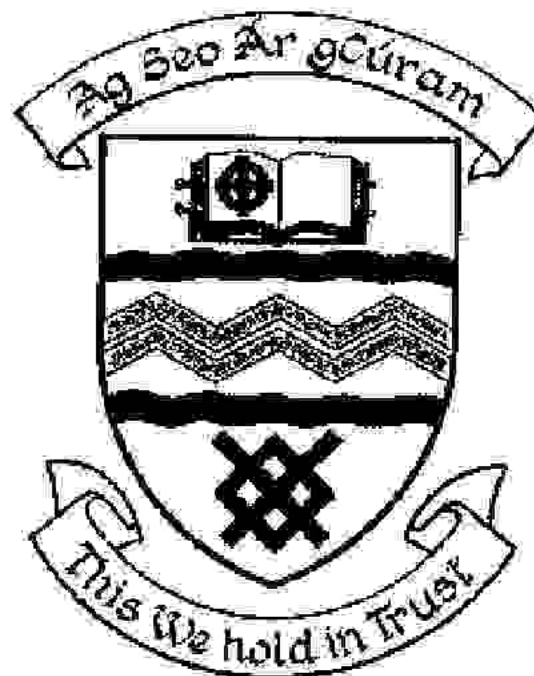
- 15 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining 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



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that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 16 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 at Dodder Valley Linear Park 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.
- (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.

 ..... 30 March 1998  
 for SENIOR ADMINISTRATIVE OFFICER