

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0800	
1. Location	13a Carriglea Rise, Firhouse, Dublin 24.		
2. Development	Construct detached dwelling at side.		
3. Date of Application	08/12/97	Date Further Particulars (a) Requested (b) Received	
4. Type of Application	Permission	1.  2.	1.  2.
5. Submitted by	Name: D. McCarthy and Company, Address: Lynwood House, Ballinteer Road,		
6. Applicant	Name: I. Hannon, Address: 13a Carriglea Rise, Firhouse, Dublin 24.		
7. Decision	O.C.M. No. 0221  Date 05/02/98	Effect AP GRANT PERMISSION	
8. Grant	O.C.M. No. 0480  Date 19/03/98	Effect AP GRANT PERMISSION	
9. Appeal Lodged			
10. Appeal Decision			
11. Material Contravention			
12. Enforcement Compensation Purchase Notice			
13. Revocation or Amendment			
14. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
Registrar	Date	Receipt No.	

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000  
Facs: 01-462 0104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

D. McCarthy and Company,  
Lynwood House,  
Ballinteer Road,  
Dublin 16.

**NOTIFICATION OF GRANT OF Permission****LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Final Grant Order Number</b> 0480	<b>Date of Final Grant</b> 19/03/98
<b>Decision Order Number</b> 0221	<b>Date of Decision</b> 05/02/98
<b>Register Reference</b> S97A/0800	<b>Date</b> 8th December 1997

**Applicant** I. Hannon,

**Development** Construct detached dwelling at side.

**Location** 13a Carriglea Rise, Firhouse, Dublin 24.

**Floor Area** 94.900 Sq Metres

**Time extension(s)** up to and including

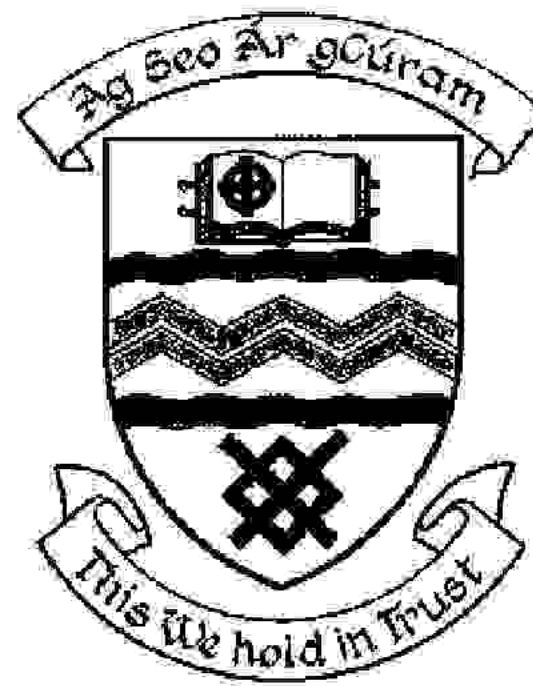
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (16) Conditions.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000  
 Facs: 01-462 0104



**PLANNING  
 DEPARTMENT**  
 P.O. Box 4122,  
 Town Centre, Tallaght,  
 Dublin 24.

Telephone: 01-462 0000  
 Fax: 01-462 0104

**Conditions and Reasons**

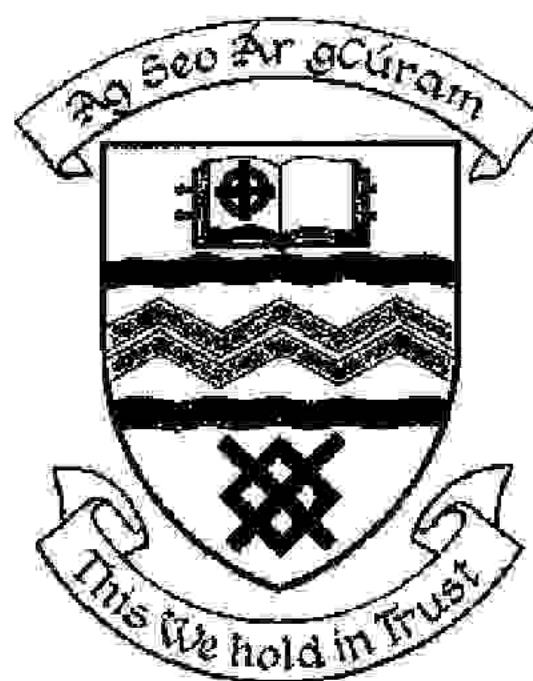
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
**REASON:**  
 To ensure that the development shall be in accordance with the permission and 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 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.
- 4 That the dwellinghouse not 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.
- 5 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.
- 6 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.



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000  
 Facs: 01-462 0104



**PLANNING  
 DEPARTMENT**  
 P.O. Box 4122,  
 Town Centre, Tallaght,  
 Dublin 24.

Telephone: 01-462 0000  
 Fax: 01-462 0104

- 7 That an acceptable house numbering scheme be submitted to an 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.

- 8 The first floor gable elevation window shall be in permanent obscure glazing.

**REASON:**

To preserve the residential amenities of adjacent property in the interest of the proper planning and development of the area.

- 9 At least two on-site parking spaces shall be provided.

**REASON:**

To prevent, in so far as is possible, kerbside parking on a corner outside the house in the interest of traffic safety.

- 10 The roof profile of the house shall be altered to be fully hipped facing onto the front and rear gardens.

**REASON:**

To ensure the proposed house matches as closely as possible, the existing roof type in the area in the interest of visual amenity and the proper planning and development of the area.

- 11 The capping on the front garden boundary wall shall be replaced where it has been knocked off.

**REASON:**

In the interest of visual amenity.

- 12 That all external finishes harmonise in colour and texture with the existing premises - No. 13.

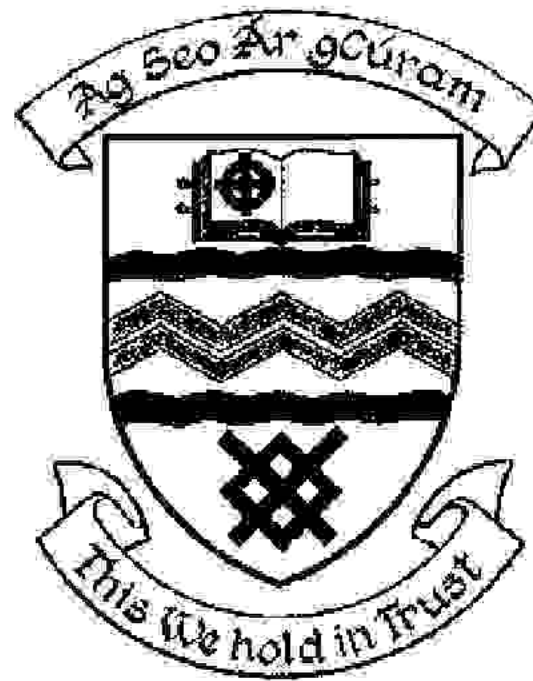
**REASON:**

In the interest of visual amenity.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000  
Facs: 01-462 0104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

- 13 Where the proposed house is within 2.0m of the side boundary wall, the foundations shall be taken down a minimum of 2.0m below ground level.

**REASON:**

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

- 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 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 public open space in the area of the proposed development and which will facilitate the development; this



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

**PLANNING  
 DEPARTMENT**  
 P.O. Box 4122,  
 Town Centre, Tallaght,  
 Dublin 24.

Telephone: 01-462 0000  
 Fax: 01-462 0104

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

Telefon: 01-462 0000  
 Facs: 01-462 0104



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.

.....  
 for SENIOR ADMINISTRATIVE OFFICER