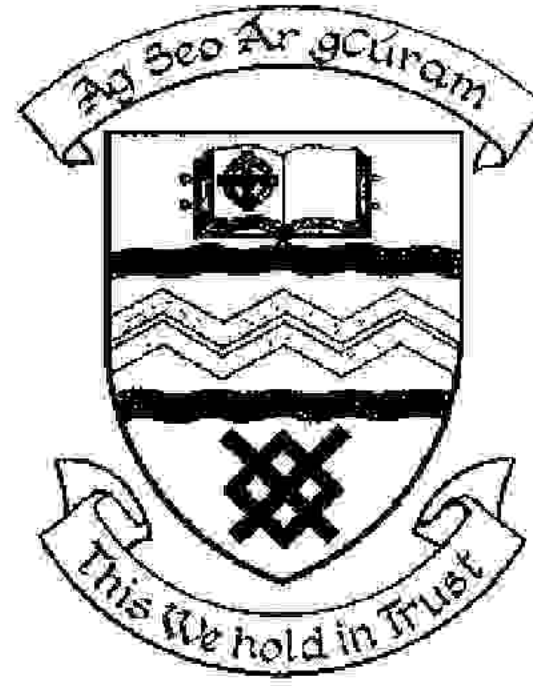


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0756	
1. Location	8 Birchview Avenue, Dublin 24.		
2. Development	Alterations to approved plans S96A/0542 for 2 storey attached house to side (2) single storey extension to rear (3) alterations to vehicular access to the front.		
3. Date of Application	25/11/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Peter Roberts Architects, Address: 78 Patrick Street, Dun Laoghaire,		
5. Applicant	Name: Robert & Marie Fenlon, Address: 8 Birchview Avenue, Dublin 24.		
6. Decision	O.C.M. No. 0129 Date 22/01/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0399 Date 04/03/98	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.	

REG. REF. S97A/0756 SOUTH DUBLIN COUNTY COUNCIL
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Peter Roberts Architects,
78 Patrick Street,
Dun Laoghaire,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0399	Date of Final Grant 04/03/98
Decision Order Number 0129	Date of Decision 22/01/98
Register Reference S97A/0756	Date 25th November 1997

Applicant Robert & Marie Fenlon,

Development Alterations to approved plans S96A/0542 for 2 storey
attached house to side (2) single storey extension to rear
(3) alterations to vehicular access to the front.

Location 8 Birchview Avenue, Dublin 24.

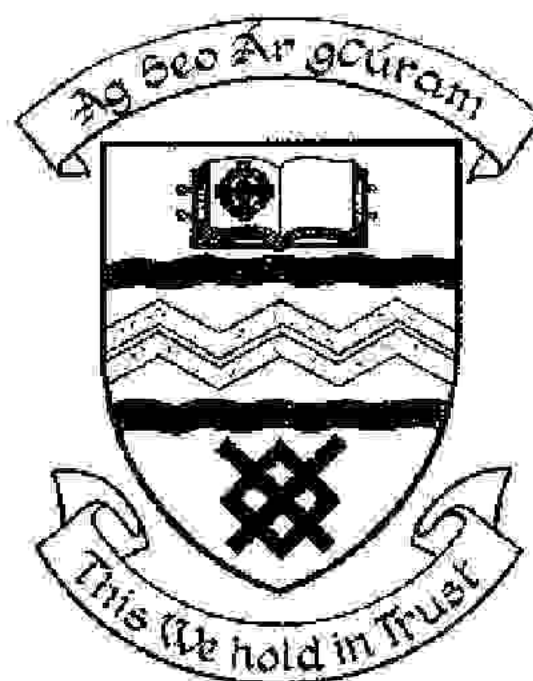
Floor Area 179.820 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

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

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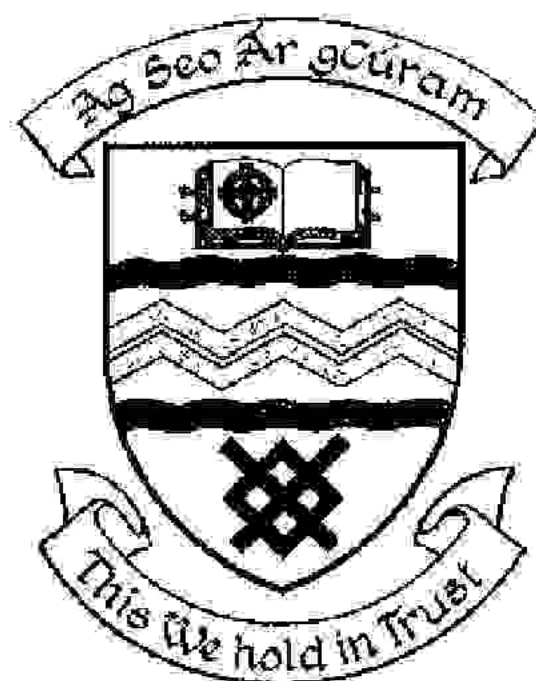
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 the dwellinghouse shall 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.
- 6 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.
- 7 The footpath and kerb at the widened entrance shall be dishd to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council, at the

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applicants expense.

REASON:

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

- 8 The proposed house shall match, as closely as possible, the existing house on this site in terms of materials, finish and colour.

REASON:

In the interest of visual amenity.

- 9 The side boundary wall shall be plastered or wet-dashed where exposed concrete blockwork is visible from the public road.

REASON:

In the interest of visual amenity.

- 10 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.

- 11 The proposed extension to the rear of No. 8 shall be used as a single dwelling unit with No. 8 and external finishes shall match the existing house.

REASON:

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

- 12 In the event of the proposed dwelling house being subdivided from the main house by way of sale, letting or otherwise, an independent area of private open space shall be provided to the rear of the proposed dwelling house in accordance with the standards of the Planning Authority for such private open space.

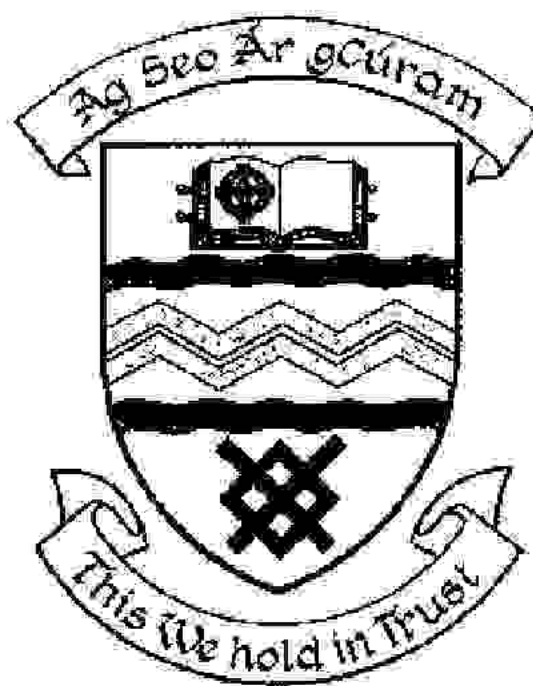
REASON:

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

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- 13 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.
- 14 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.
- 15 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 Tymon 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.

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NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (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.

 5. March 1998
for SENIOR ADMINISTRATIVE OFFICER