

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0704	
1. Location	1 Bolbrook Grove, Tallaght, Dublin 24.		
2. Development	A conservatory and consulting room to rear and raised side boundary wall.		
3. Date of Application	30/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Mr. Derek O'Neill, Address: 1 Bolbrook Grove, Tallaght,		
5. Applicant	Name: Mr. Derek O'Neill, Address: 1 Bolbrook Grove, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 4307  Date 17/12/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0174  Date 28/01/98	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/0704 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Mr. Derek O'Neill,  
1 Bolbrook Grove,  
Tallaght,  
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0174	Date of Final Grant 28/01/98
Decision Order Number 4307	Date of Decision 17/12/97
Register Reference S97A/0704	Date 30th October 1997

Applicant Mr. Derek O'Neill,

Development A conservatory and consulting room to rear and raised side boundary wall.

Location 1 Bolbrook Grove, Tallaght, Dublin 24.

Floor Area 30.705 Sq Metres

Time extension(s) up to and including

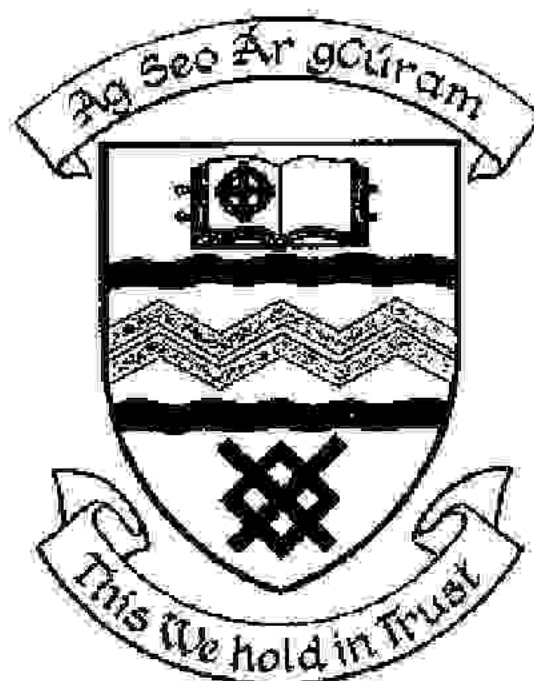
Additional Information Requested/Received /

A Permission has been granted for the development described above,  
subject to the following (10) 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 entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4 Only clean uncontaminated surface water shall be discharged to the public surface water sewer. All foul waste shall be discharged to the public foul sewer.  
REASON:  
In the interest of public health.
- 5 The roadside boundary wall shall be capped along its entire length and plastered or wet-dashed on its external face.  
REASON:  
In the interest of visual amenity.
- 6 The satellite dish attached to the chimney of this house shall be relocated to accord with the Exempted Development Regulations or permission shall be sought for its retention.  
REASON:  
In the interest of visual amenity and the proper planning and development of the area.
- 7 The proposed consulting room shall be used only in conjunction with the occupation of the house and when no longer required as a consulting room shall be incorporated into the existing Dwelling House as part of that Dwelling House.  
REASON:



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

- 8 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 9 That a financial contribution in the sum of £264 (two hundred and sixty four 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.

- 10 That a financial contribution in the sum of money equivalent to the value of £400 (four 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:

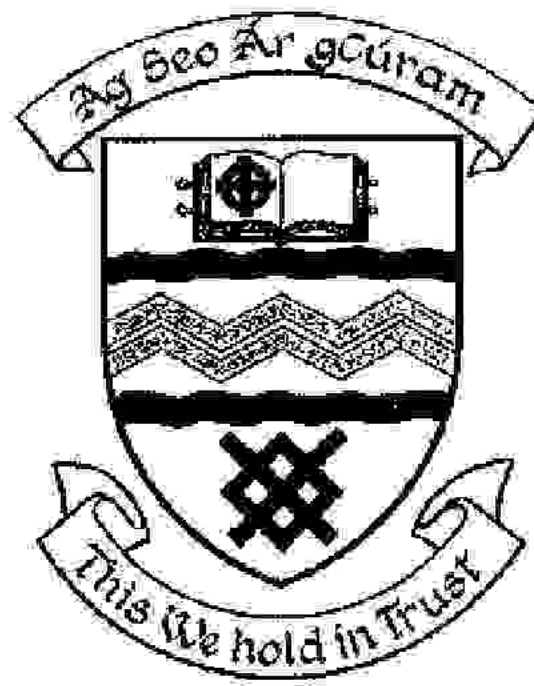
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining

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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.

.....<sup>30</sup> January 1998  
for SENIOR ADMINISTRATIVE OFFICER