

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0592	
1. Location	Site 45, Road 3, Grangebrook, Whitechurch Road, Rathfarnham, Dublin 16.		
2. Development	Revised house type.		
3. Date of Application	12/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: F. L. Bent (AP&DS) Address: 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Brughra Construction Ltd., Address: Adelaide Court, Albert Road, Glenageary, Co. Dublin.		
6. Decision	O.C.M. No. 4015 Date 10/11/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0032 Date 07/01/98	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.	

SOUTH DUBLIN COUNTY COUNCIL
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F. L. Bent (AP&DS)
25 Grosvenor Court,
Templeogue,
Dublin 6W.

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

Final Grant Order Number 0032	Date of Final Grant 07/01/98
Decision Order Number 4015	Date of Decision 10/11/97
Register Reference S97A/0592	Date 12th September 1997

Applicant Brugha Construction Ltd.,

Development Revised house type.

Location Site 45, Road 3, Grangebrook, Whitechurch Road, Rathfarnham,
Dublin 16.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

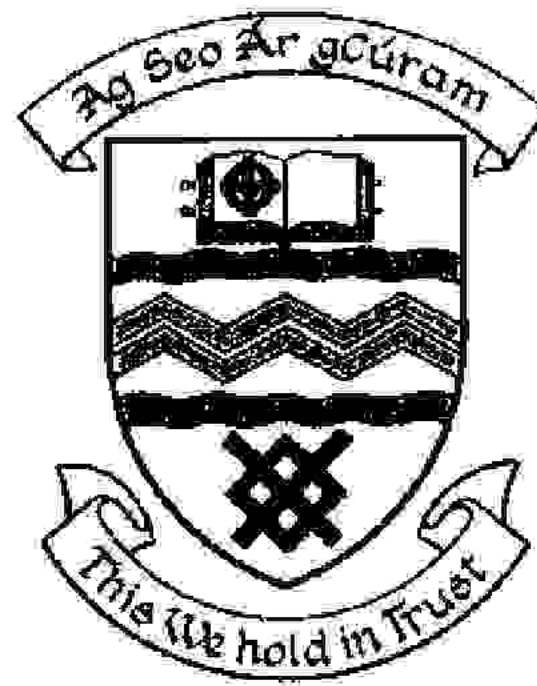
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (8) Conditions.

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Conditions and Reasons

- 1 That the development to be carried out in its entirety in accordance with the plans particulars and specifications lodged with the application and unsolicited additional information received on 10th November 1997 and shall otherwise be in accordance with all conditions attached to the grant of permission under reg. ref. S96A/0339, 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 This permission relates to an opposite hand layout and elevation of house only to previously approved plans under Register Reference S96A/0339 and does not permit any variation in scale, height, site layout or any other material variation.
REASON:
To clarify the scope of permission.
- 3 That the arrangements made with regard to the payment of the financial contribution in the sum of £40,200 (forty thousand two hundred pounds) in respect of the overall development, as required by Condition No. 3 of planning permission granted under Reg. Ref. S96A/0339 be strictly adhered to in respect of this proposal.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.
- 4 That the arrangements made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house in respect of the overall development, as required by Condition No. 4 of planning permission granted under Reg. Ref. S96A/0339 be strictly adhered to in respect of this proposal.
REASON:
It is considered reasonable that the developer should

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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.

- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house in respect of the overall development, as required by Condition No. 7 of planning permission granted under Reg. Ref. S96A/0339 be strictly adhered to in respect of this proposal.

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.

- 6 That the arrangements made with regard to the payment of the financial contribution in the sum of £500 (five hundred pounds) per house, in respect of the overall development, as required by Condition No. 5 of planning permission granted under Reg. Ref. S96A/0339 be strictly adhered to in respect of this proposal.

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.

- 7 That the arrangements made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £100,000 (one hundred thousand pounds) or a Cash Lodgement in the sum of £65,000 (sixty five thousand pounds) as required by Condition No. 6 of planning permission granted under Reg. Ref. S96A/0339; be strictly adhered to in respect of this proposal.

REASON:

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To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 8 That the arrangements made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £15,000 (fifteen thousand pounds) or a Cash Lodgement in the sum of £10,000 (ten thousand pounds) as required by Condition No. 8 of planning permission granted under Reg. Ref. S96A/0339; be strictly adhered to in respect of this proposal.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the 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.

.....*AD*.....January 1998
for SENIOR ADMINISTRATIVE OFFICER