

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0568	
1. Location	7 Old Court Cottages, Tallaght, Dublin 24.		
2. Development	A bungalow in rear garden.		
3. Date of Application	04/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: David and Murial DeLappe, Address: 7 Old Court Cottages, Tallaght,		
5. Applicant	Name: David and Muriel DeLappe, Address: 7 Old Court Cottages, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 3060 Date 30/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4269 Date 15/12/97	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,
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David and Muriel DeLappe,
7 Old Court Cottages,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4269	Date of Final Grant 15/12/97
Decision Order Number 3060	Date of Decision 30/10/97
Register Reference S97A/0568	Date 4th September 1997

Applicant David and Muriel DeLappe,

Development A bungalow in rear garden.

Location 7 Old Court Cottages, Tallaght, Dublin 24.

Floor Area 121.000 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 (13) conditions.

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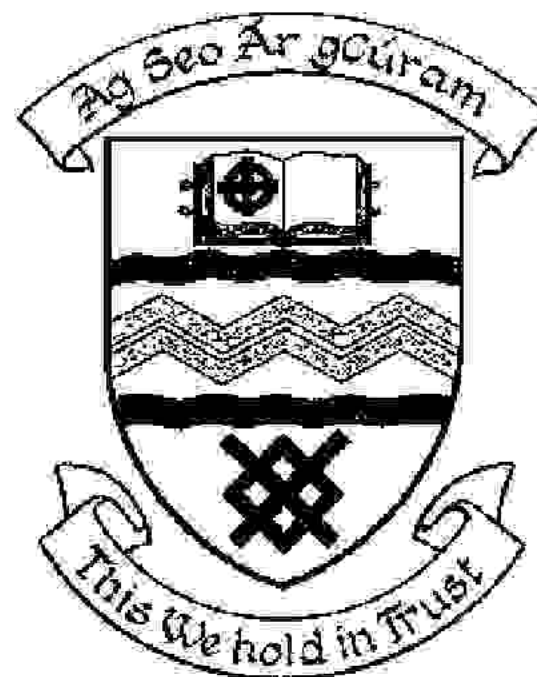
Conditions and Reasons

- 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 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. In this regard all soakways shall be designed and constructed to the standards of BRE Digest 365.
REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 6 The hedgerow and trees along the rear boundary of the site shall be retained in full.
REASON:
 To help screen the proposed development in the interests of visual amenity.
- 7 The footpath and kerb shall be dishd to the requirements of the Area Engineer, Roads Maintenance Division, South

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Dublin County Council at the applicants expense.

REASON:

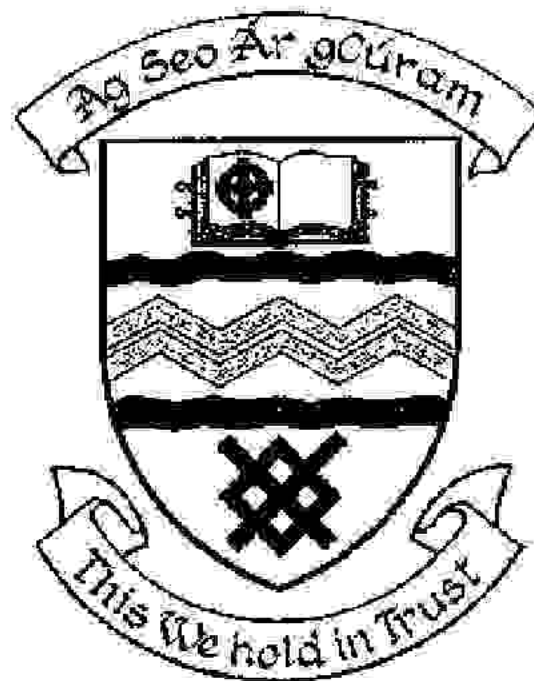
In the interest of proper planning and development of the area.

- 8 The roof of the proposed house shall be brown/red roof tiles to match as closely as possible the roof of the adjacent family home.
REASON:
 In the interest of visual amenity.
- 9 At least TWO on site parking spaces shall be provided for the development.
REASON:
 In the interest of traffic safety.
- 10 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.
- 11 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.

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- 12 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 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.

- 13 That an acceptable house numbering proposal be submitted to and approved by the 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.

- (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.

[Signature] 15 December 1997
for SENIOR ADMINISTRATIVE OFFICER