

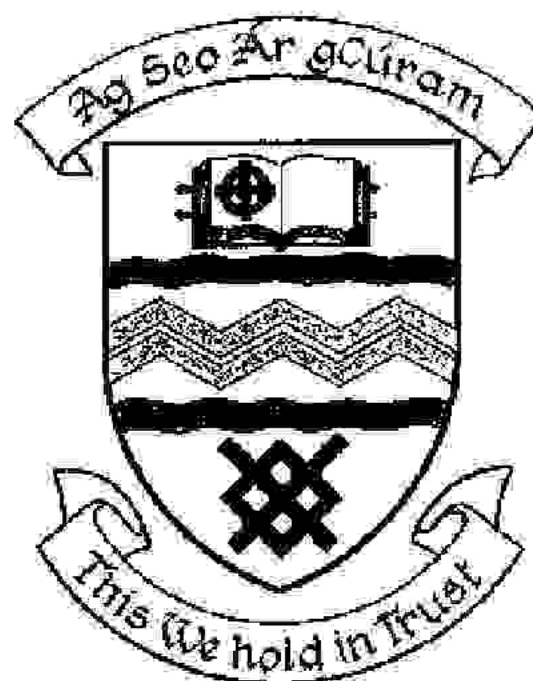
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0561	
1. Location	The Orchard, Stonepark, Abbey, Rathfarnham, Dublin 14.		
2. Development	Retention of modifications to houses under construction, incorporating floored attic areas and velux windows to front and rear, revised elevational treatment to houses on sites 2 to 12 inclusive and extensions to rear of dining rooms on sites 2 to 6 inclusive.		
3. Date of Application	02/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John F. O'Connor & Associates, Address: Architects and Planning Consultants, 11A Greenmount House, Harold's Cross,		
5. Applicant	Name: M. & N. O'Grady Limited, Address: 23 Stonepark, Abbey, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 3050 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,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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John F. O'Connor & Associates,
Architects and Planning Consultants,
11A Greenmount House,
Harold's Cross,
Dublin 6W.

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 3050	Date of Decision 30/10/97
Register Reference S97A/0561	Date 2nd September 1997

Applicant M. & N. O'Grady Limited,

Development Retention of modifications to houses under construction, incorporating floored attic areas and velux windows to front and rear, revised elevational treatment to houses on sites 2 to 12 inclusive and extensions to rear of dining rooms on sites 2 to 6 inclusive.

Location The Orchard, Stonepark, Abbey, Rathfarnham, Dublin 14.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

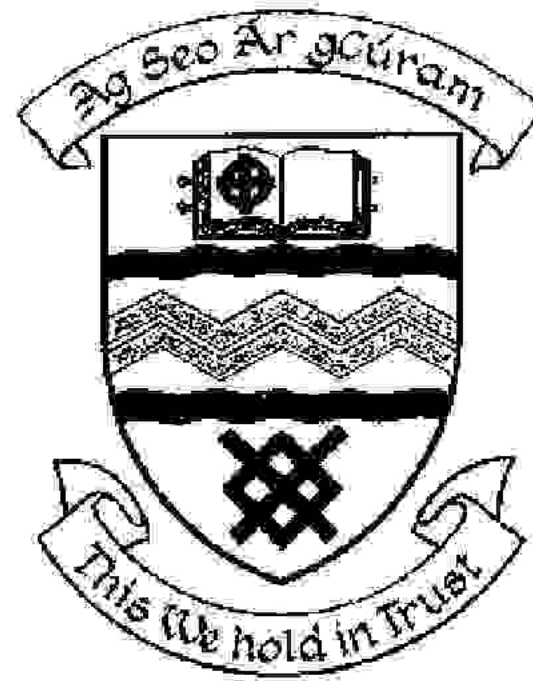
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (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 development shall be in accordance with the conditions of permission granted under register reference S94A/0145 and as amended by conditions attached to permissions granted under register reference S96A/0152 and register reference S96B/0473.

- 3 That notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1994 as amended, any further extensions to the rear of houses nos. 2-6 inclusive shall require a grant of permission by the Planning Authority or An Bord Pleanála on appeal.

- 4 Where the distance between adjacent houses is less than 2.3m, side walls shall be finished with maintenance free material which shall harmonise with materials of existing houses.

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:

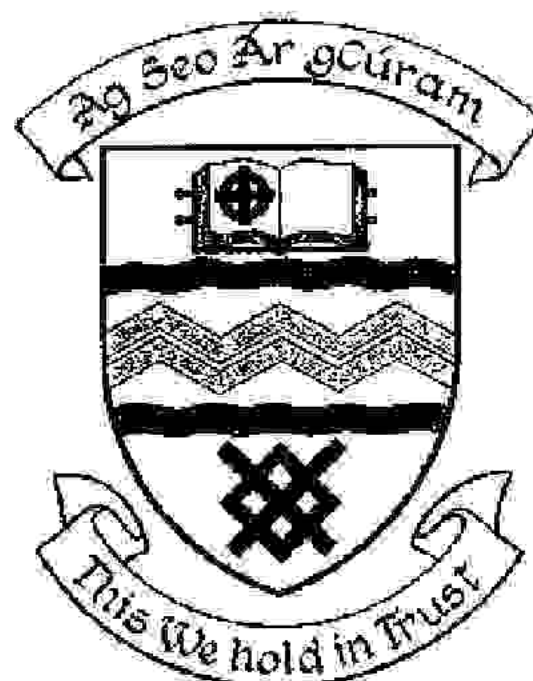
In order to comply with the Sanitary Services Acts, 1878-1964.

- 6 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the

REG REF. S97A/0561 SOUTH DUBLIN COUNTY COUNCIL
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development, until taken in charge by the council.

REASON:

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

- 7 That each house be used as a single dwelling unit.

REASON:

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

- 8 That the arrangements made with regard to the payment of the financial contribution in the sum of £24,000 (twenty four thousand pounds) in respect of the overall development, as required by Condition No. 3 of planning permission granted under Reg. Ref. S94A/0145 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 developer should contribute towards the cost of providing the services.

- 9 That the arrangements made with regard to the payment of the financial contribution in the sum of £30,400 (thirty thousand, four hundred pounds) in respect of the overall development, as required by Condition No. 21 of planning permission granted under Reg. Ref. S94A/0145 be strictly adhered to in respect of this proposal.

REASON:

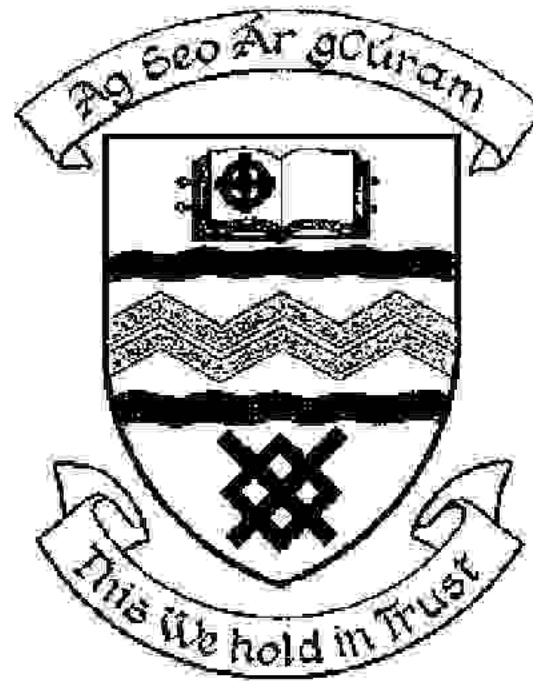
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 10 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 £64,000 (sixty four thousand pounds) or a Cash Lodgement in the sum of £40,000 (forty thousand pounds) as required by Condition No. 4 of planning permission granted under Reg. Ref. S94A/0145; be strictly adhered to in respect of this proposal.

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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.

NOTE : This permission does not imply any consent of approval for the structural stability and/or habitability of the works carried out and does not imply that the structure complies with the Building Regulations.

- (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.

 15 December 1997
 for SENIOR ADMINISTRATIVE OFFICER