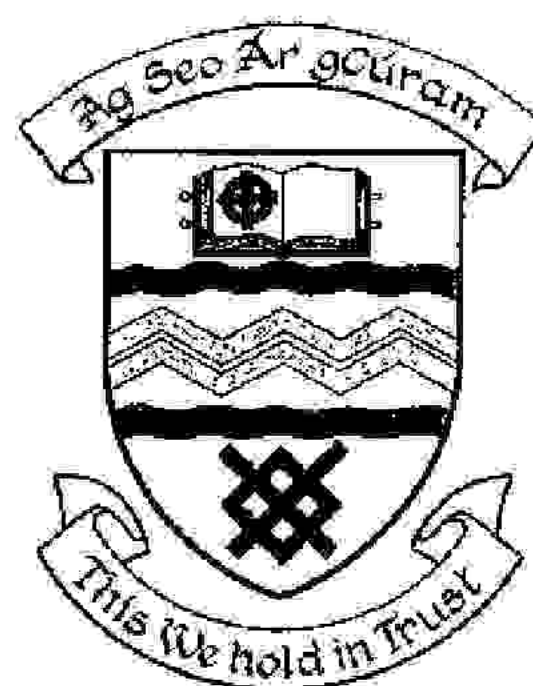


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0426	
1. Location	Dunmore Lawn, Ballymount, Clondalkin, Dublin 22.		
2. Development	Permission sought for pair of semi detached four bedroom dormer bungalows, with ancillary site walls and paving on site, as a variation to approved plans Reg. Ref. 92A/1890		
3. Date of Application	03/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Gerald Cantan, Dip.Arch., MRIAI., Address: Unit 2, Edel House, 51/52 Bolton Street,		
5. Applicant	Name: Jimmy Heery Joinery, Address: Ballymorefinn, Bohernabreena, Dublin 24.		
6. Decision	O.C.M. No. 1735 Date 01/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0176 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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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Gerald Cantan, Dip.Arch., MRIAI.,
Unit 2, Edel House,
51/52 Bolton Street,
Dublin 1.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0176	Date of Final Grant 28/01/98
Decision Order Number 1735	Date of Decision 01/09/97
Register Reference S97A/0426	Date 3rd July 1997

Applicant Jimmy Heery Joinery,

Development Permission sought for pair of semi detached four bedroom dormer bungalows, with ancillary site walls and paving on site, as a variation to approved plans Reg. Ref. 92A/1890

Location Dunmore Lawn, Ballymount, Clondalkin, Dublin 22.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

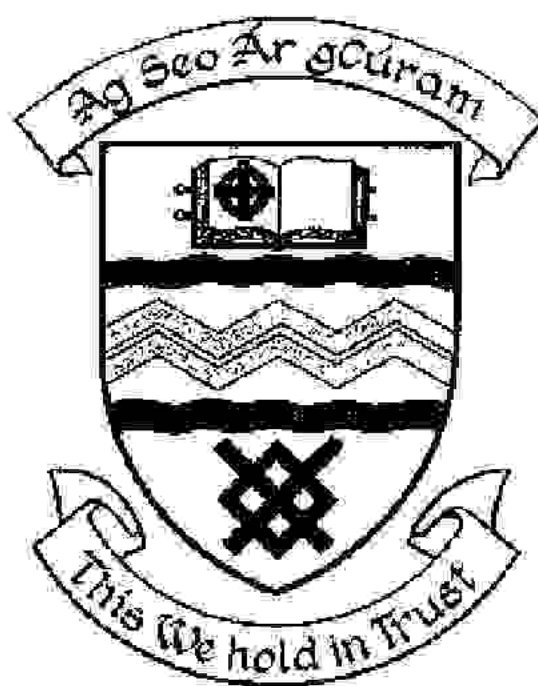
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (11) 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 each premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 That the external finishes of the proposed dwellings shall harmonise with those of neighbouring dwellings.

REASON:

In the interest of visual amenity.

- 4 (a) That the water supply and drainage arrangements including the disposal of surface water be in accordance with the requirements of the County Council.

- (b) Prior to the commencement of development, applicant to consult and agree with the County Council Water Maintenance Section, Deansrath Depot regarding proposed watermain layout.

REASON:

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

- 5 The following requirements of Roads Department, Dublin County Council to be strictly adhered to in the proposed development.

- (i) All stormwater shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.
- (ii) The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.

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- (iii) Entrance gate to be recessed 1.5 metres from the new boundary with wing walls splayed at 45 degrees.
- (iv) Footpath and kerb to be constructed along site boundary to be joined with existing boundary of No. 1 Dunmore Lawn.
- (v) Footpath and kerb to be dishd to the satisfaction of the Area Engineer, Roads Maintenance.
- (vi) Parking for two cars to be provided within the curtilage of each dwelling house.

REASON:

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

- 6 The existing hedgerows to be retained and strengthened where necessary.

REASON:

In the interest of visual amenity.

- 7 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution

- 8 That a financial contribution in the sum of £1,500 (one thousand five hundred 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:

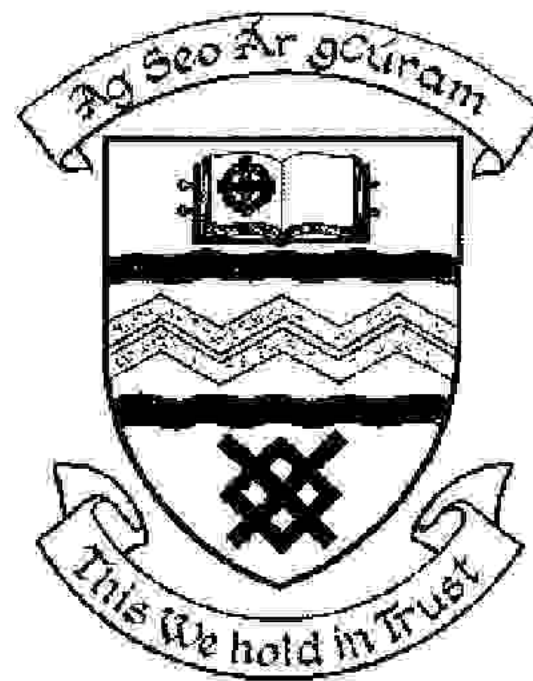
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 9 That a financial contribution in the sum of money equivalent to the value of £1,600 (one thousand six hundred pounds) as on 1st January, 1991, updated in accordance with the

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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.

- 10 That a financial contribution in the sum of £2,000 (two 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.

- 11 Before the development is commenced, the developer shall lodge with South Dublin County Council a Cash Deposit, a Bond of an Insurance Company or other security in the sum of £2,000 (two thousand pounds) to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

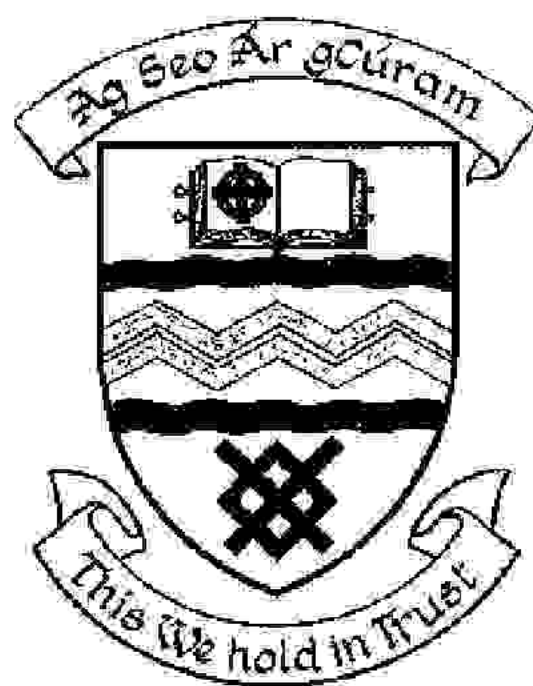
REASON:

To ensure that a ready sanction may be available to the

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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.

.....
for SENIOR ADMINISTRATIVE OFFICER

29 January 1998