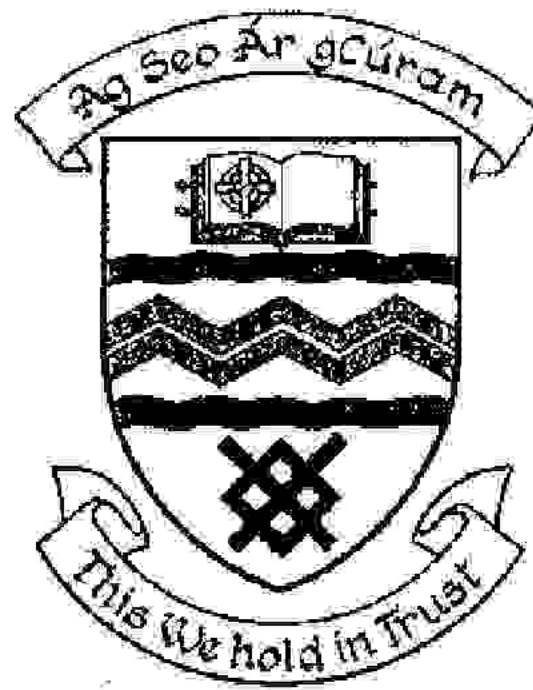


SOUTH DUBLIN COUNTY COUNCIL
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**PLANNING
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1693	Date of Decision 22/08/97
Register Reference S97A/0412	Date 26th June 1997

Applicant Begley Clarke Developments Ltd.,
Development Permission sought for erection of 2 detached houses.
Location Sites 14 & 16, Road Two, Grangebrook, Whitechurch Road,
Rathfarnham, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

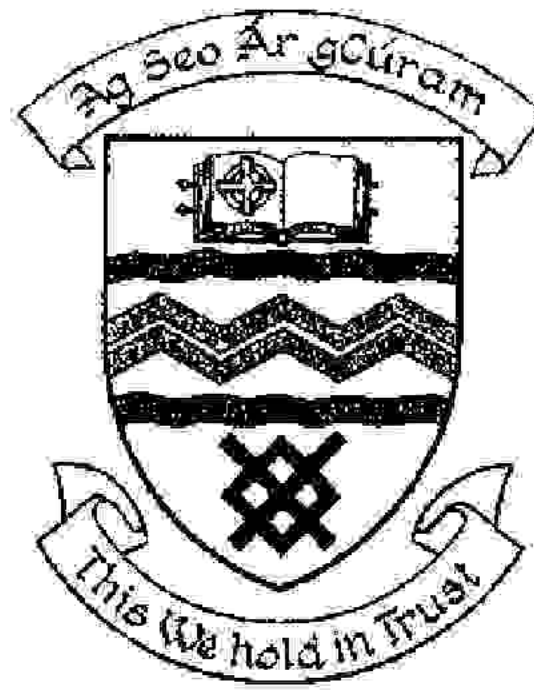
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (19) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

..... 22/08/97
for SENIOR ADMINISTRATIVE OFFICER

F L Bent,
Architectural Planning and Design Services,
25 Grosvenor Court,
Templeogue,
Dublin 6W.

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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 as amended by unsolicited additional information dated 14th August, 1997, 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 houses shall be set back at a distance of 2.5m from the proposed front building line so that the garden depth of no. 14 is not more than a depth of 8.0m. The boundary masonry wall with the adjoining ecclesiastical remains shall not be raised in height where it bounds the front garden and side garden and in no circumstances shall trees or fence, or other such structures be erected which would tend to obscure the adjoining ecclesiastical site from public view at this location. A wrought iron railing of suitable design may be erected on top of the masonry wall adjoining the rear garden and where the overall height does not exceed 2.2m as measured from the garden level. All details shall be submitted for the written agreement of the Planning Authority prior to commencement of development of on site.
REASON:
To integrate the proposed and existing residential development with the adjoining ecclesiastical remains for which it is a specific objective to preserve in the Development, in the interest of public safety and in the interest of the proper planning and development of the area.

- 3 The boundary wall with the road reservation line shall be constructed to the specifications of a competent structural engineer and shall be finished with a high quality maintenance free material, either dry-dash or other suitable

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finish. All details of wall design and finish to be submitted for the written agreement with the Planning Authority.

REASON:

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

- 4 That the side elevation of no. 14 (overlooking adjoining site of church ruins) shall be revised to include two additional windows at first floor level. Revised details shall be submitted for the written agreement of the Planning Authority prior to commencement of development of on site.

REASON:

In the interest of public safety and to provide for overlooking of the adjoining ecclesiastical remains for which it is a specific objective to preserve in the Development Plan.

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

REASON:

To prevent unauthorised development.

- 6 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 7 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.

- 8 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

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REASON:

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

- 9 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.

- 10 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 11 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 development, until taken in charge by the Council.

REASON:

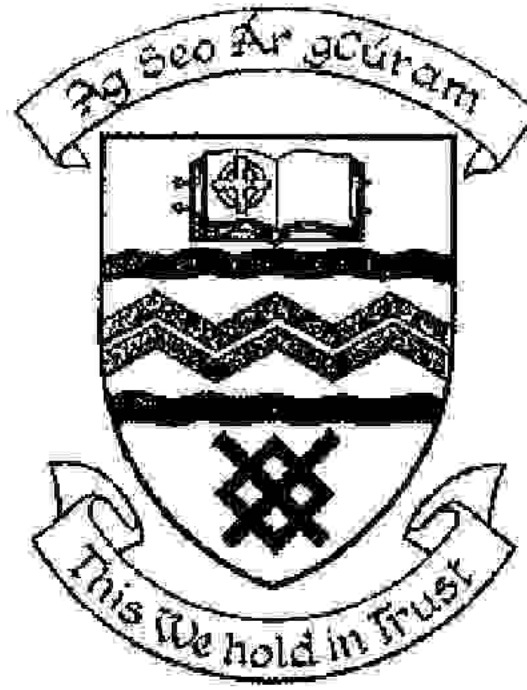
In the interest of the proper planning and development of the area.

- 12 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

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- 13 That all materials and finishes shall harmonise with existing development.
REASON:
In the interest of the proper planning and development of the area.
- 14 Save as may be specified in other conditions attached hereto, all conditions of permission granted under Register Reference S95A/0168 shall be strictly adhered to.
REASON:
In the interest of the proper planning and development of the area.
- 15 That a financial contribution in the sum of £750 PER HOUSE (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.
- 16 That a financial contribution in the sum of money equivalent to the value of £800 PER HOUSE (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

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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.

- 17 That a financial contribution in the sum of £1,000 (one thousand pounds) per house 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 toward 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.

- 18 The proposed ground floor levels, site levels and boundary wall levels to be agreed on site by the Councils Roads Engineer prior to commencement of development.

REASON:

To ensure a satisfactory standard of development.

- 19 Prior to the occupation of any dwellings constructed under this permission, the applicant is to transfer free of charge to South Dublin County Council, the area of land as detailed in the applicants letters and maps of 26th June, 1997 and 14th August, 1997. On completion of the transfer the contribution required by Condition No.'s 15, 16 and 17 above shall not be payable by the applicant.

REASON:

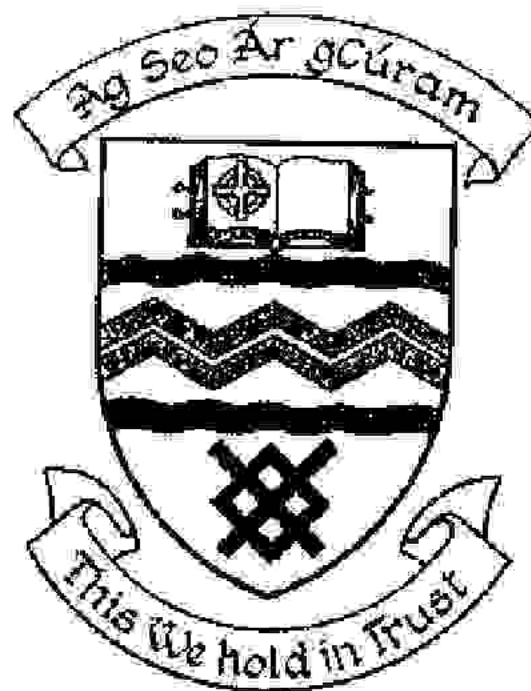
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In the interests of the proper planning and development of
the area.