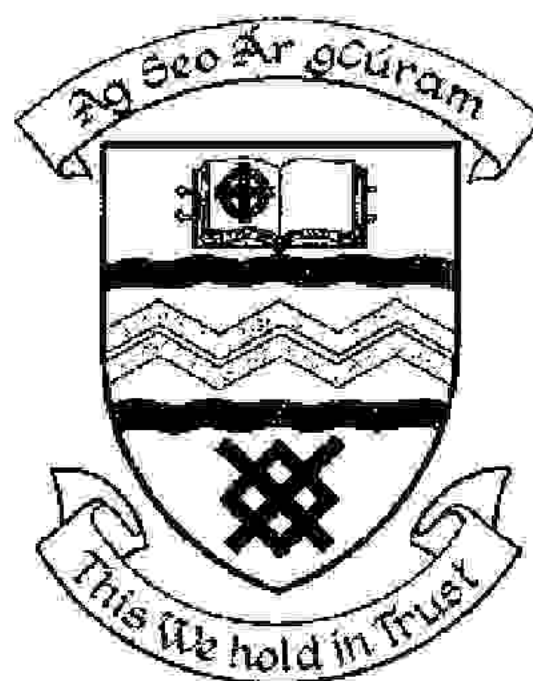


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0401	
1. Location	37 Suncroft Park, Jobstown, D24		
2. Development	Permission sought for 2 storey detached dwelling with car parking at the side.		
3. Date of Application	20/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/07/97 2.	1. 30/07/97 2.
4. Submitted by	Name: Enda Fanning Architect Address: 40 Main St Rahtfarnham Village		
5. Applicant	Name: Mark Fitzpatrick Address: 37 Suncroft Park, Jobstown, Dublin 24		
6. Decision	O.C.M. No. 1931 Date 26/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3096 Date 06/11/97	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.	

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Dublin 24.

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Enda Fanning Architect
40 Main St
Rahtfarnham Village
Dublin 14

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3096	Date of Final Grant 06/11/97
Decision Order Number 1931	Date of Decision 26/09/97
Register Reference S97A/0401	Date 30th July 1997

Applicant Mark Fitzpatrick

Development Permission sought for 2 storey detached dwelling with car parking at the side.

Location 37 Suncroft Park, Jobstown, D24

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

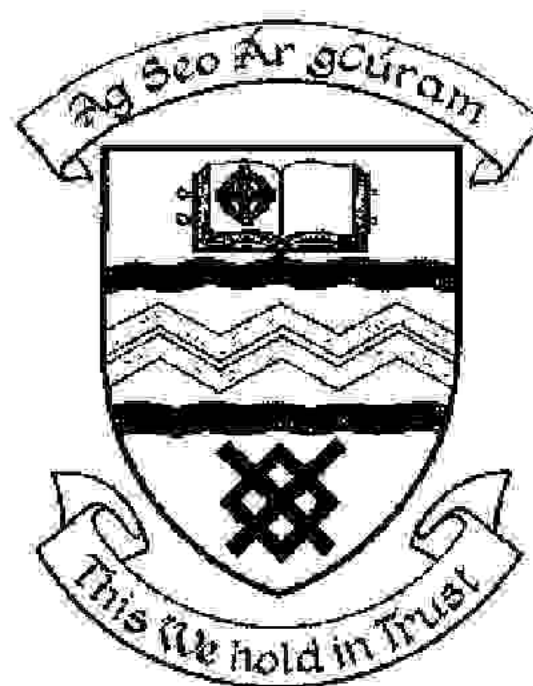
Additional Information Requested/Received 03/07/97 /30/07/97

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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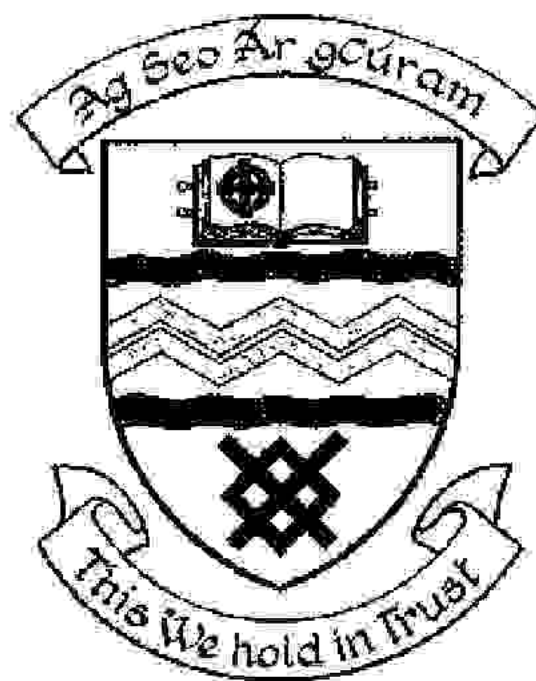
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by Unsolicited Additional Information received by the Planning Authority on 07/07/97, 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 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.
- 4 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.
- 5 That no dwellinghouse 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.
- 6 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.

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- 7 That all watermain tappings, 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.
- 8 That an acceptable house numbering scheme be submitted to an approved by the South Dublin 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.
- 9 Where any part of the proposed house is within 2.0m of the side boundary wall of the property, the foundations shall be taken down 2.0m minimum. No part of the proposed house shall be within 1.0m of the side boundary.
REASON:
In the interest of the proper planning and development of the area.
- 10 Any part of the proposed house within 5.0m of any public piped services shall have foundations taken down below the invert level of any such services.
REASON:
In the interest of public health and proper planning and development of the area.
- 11 All first floor gable elevation windows shall be in obscure glazing.
REASON:
To preserve residential amenities of nearby property in the interest of proper planning and development of the area.

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- 12 The front facade of the proposed house shall match the facade of the existing house. The gable elevations shall be of wet-dash finish. The roof shall be tiled to match the roof of the existing house on site.

REASON:

In the interest of visual amenity.

- 13 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.

- 14 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:

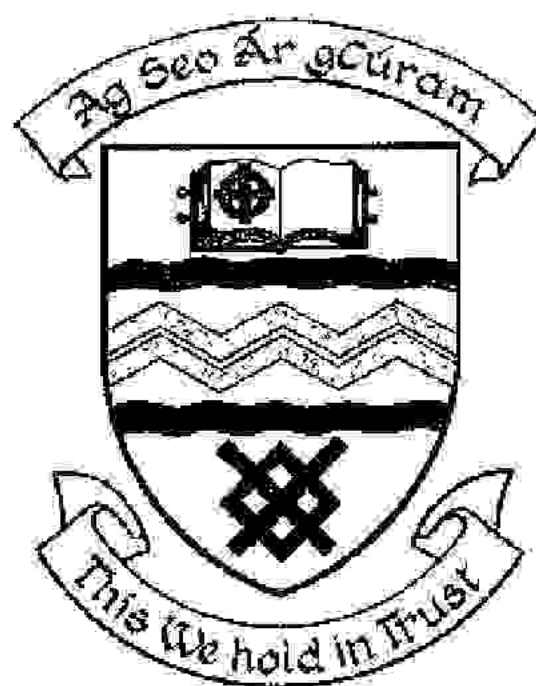
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 15 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

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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.

- (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.

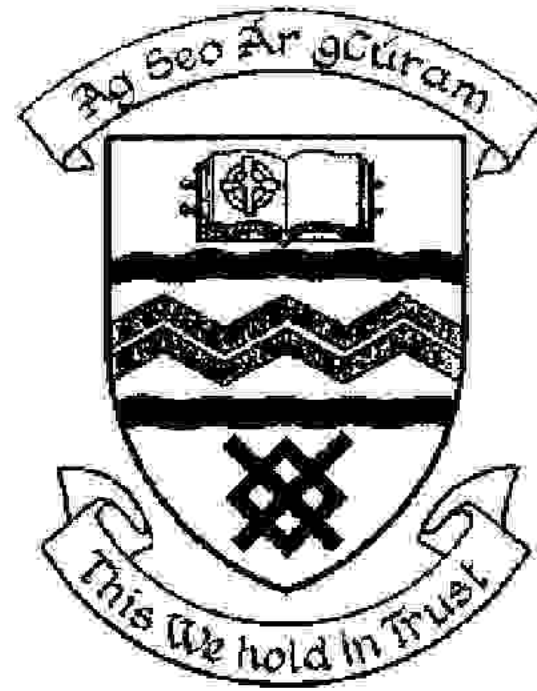
Signed on behalf of South Dublin County Council.

 7 November 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1931	Date of Decision 26/09/97
Register Reference S97A/0401	Date 20th June 1997

Applicant Mark Fitzpatrick

Development Permission sought for 2 storey detached dwelling with car parking at the side.

Location 37 Suncroft Park, Jobstown, D24

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/07/97 /30/07/97

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.

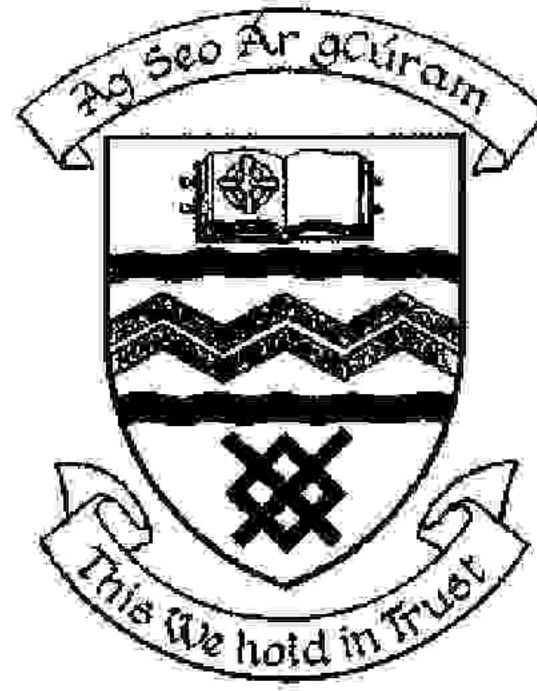
Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

26/09/97

Enda Fanning Architect
40 Main St
Rahtfarnham Village
Dublin 14

**SOUTH DUBLIN COUNTY COUNCIL
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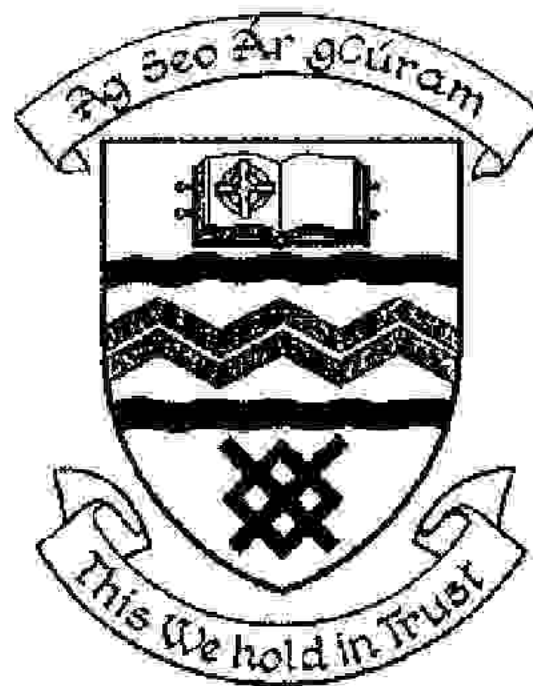
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by Unsolicited Additional Information received by the Planning Authority on 07/07/97, 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 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.
- 4 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.
- 5 That no dwellinghouse 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.

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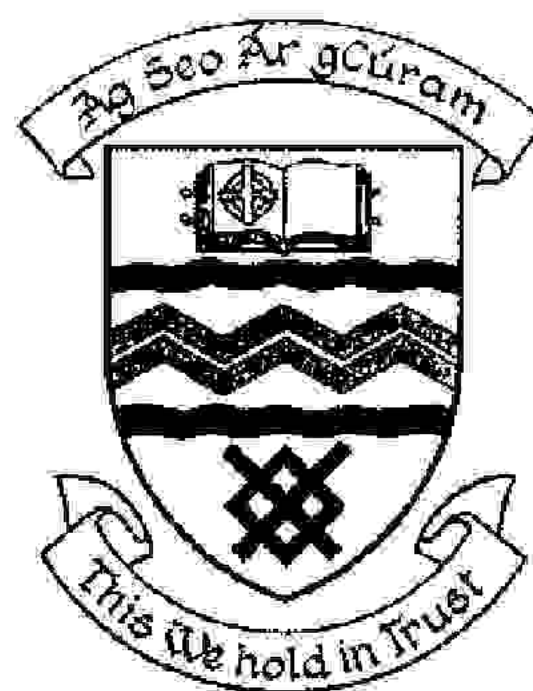
REG. REF. S97A/0401

- 6 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.
- 7 That all watermain tappings, 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.
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- 9 Where any part of the proposed house is within 2.0m of the side boundary wall of the property, the foundations shall be taken down 2.0m minimum. No part of the proposed house shall be within 1.0m of the side boundary.
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- 10 Any part of the proposed house within 5.0m of any public piped services shall have foundations taken down below the invert level of any such services.
REASON:

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

- 11 All first floor gable elevation windows shall be in obscure glazing.
REASON:
To preserve residential amenities of nearby property in the interest of proper planning and development of the area.
- 12 The front facade of the proposed house shall match the facade of the existing house. The gable elevations shall be of wet-dash finish. The roof shall be tiled to match the roof of the existing house on site.
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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.
- 14 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

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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.

- 15 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.

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

Order Number 1310	Date of Order 03/07/97
Register Reference S97A/0401	Date 20th June 1997

Applicant Mark Fitzpatrick

Development Permission sought for 2 storey detached dwelling with car parking at the side.

Location 37 Suncroft Park, Jobstown, D24

Dear Sir/Madam,

An inspection carried out on 27/6/97 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice is not legible from the public road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
- 3. Must be headed "Application to Planning Authority".
- 4. Must state:

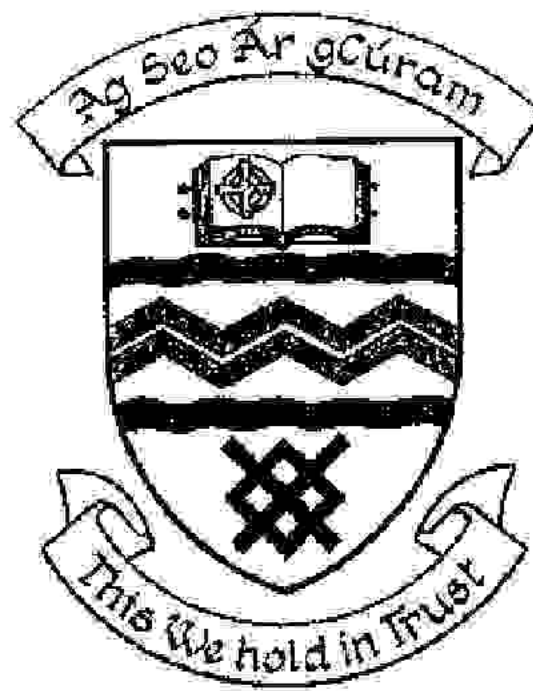
- (a) Applicant's name

Enda Fanning Architect
40 Main St
Rahtfarnham Village
Dublin 14

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REG REF. S97A/0401

- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....^{LB}.....
for Senior Administrative Officer.

03/07/97