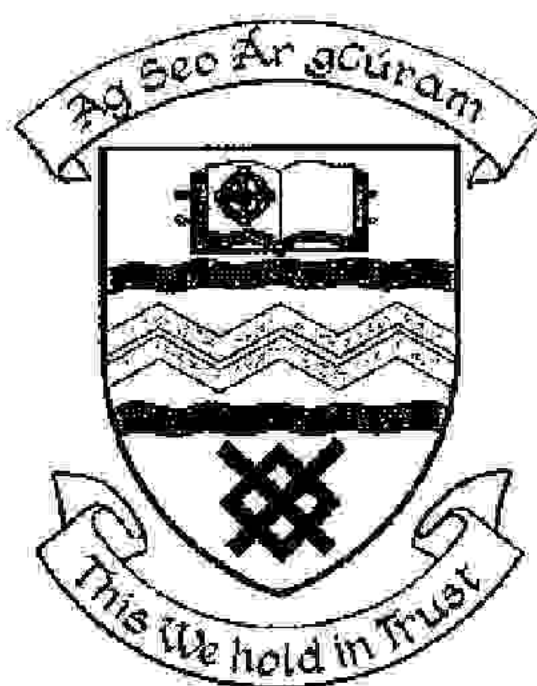


| | | | |
|-----------------------------|--|--|-----------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S97A/0335 | |
| 1. Location | No. 514, Virginia Heights, Tallaght, Dublin 24. | | |
| 2. Development | Planning permission sought for three bed, two storey dwelling complete with new pedestrian access to front and vehicular access to side. | | |
| 3. Date of Application | 28/05/97 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Paul A Flanagan, Address: 27 Kilnamanagh Road, Walkinstown, | | |
| 5. Applicant | Name: Mr. M. Finn, Address: 514 Virginia Heights, Tallaght, Dublin 24. | | |
| 6. Decision | O.C.M. No. 1485 Date 24/07/97 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 1810 Date 09/09/97 | 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. | |

REG. REF. S97A/0335 **SOUTH DUBLIN COUNTY COUNCIL**
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Paul A Flanagan,
27 Kilnarnagh Road,
Walkinstown,
Dublin 12.

NOTIFICATION OF GRANT OF Permission

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

| | |
|--------------------------------------|-------------------------------------|
| Final Grant Order Number 1810 | Date of Final Grant 09/09/97 |
| Decision Order Number 1485 | Date of Decision 24/07/97 |
| Register Reference S97A/0335 | Date 28th May 1997 |

Applicant Mr. M. Finn,

Development Planning permission sought for three bed, two storey dwelling complete with new pedestrian access to front and vehicular access to side.

Location No. 514, Virginia Heights, Tallaght, Dublin 24.

Floor Area 41.100 **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 (15) Conditions.

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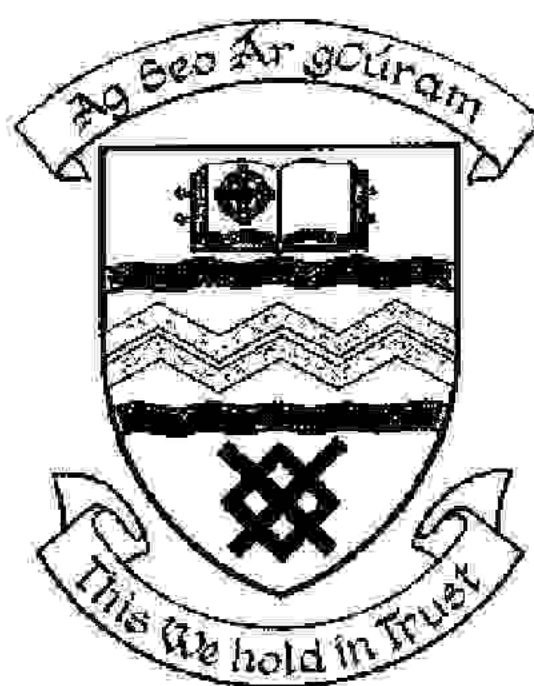
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 external finishes of the proposed house shall match as closely as possible the finishes of the existing house, No. 514.
REASON:
In the interest of visual amenity.
- 3 That all boundary walls, where they abut the public footpath, shall be plastered where visible from the road.
REASON:
In the interest of visual amenity.
- 4 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 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.
- 6 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.
- 7 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 only

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clean uncontaminated surface water shall be discharged to the public surface water sewer. All foul waste shall be discharged to the public foul sewer.

REASON:

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

- 8 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.

- 9 That the footpath and kerb at the proposed new vehicular access shall be dished to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council, at the applicants expense.

REASON:

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

- 10 That no portion of the proposed house shall be within 1.0m of the side boundary wall.

REASON:

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

- 11 That the foundations of the proposed house, where they are within 5.0m of the public foul sewer to the south of the site, shall be taken down below the invert level of the sewer.

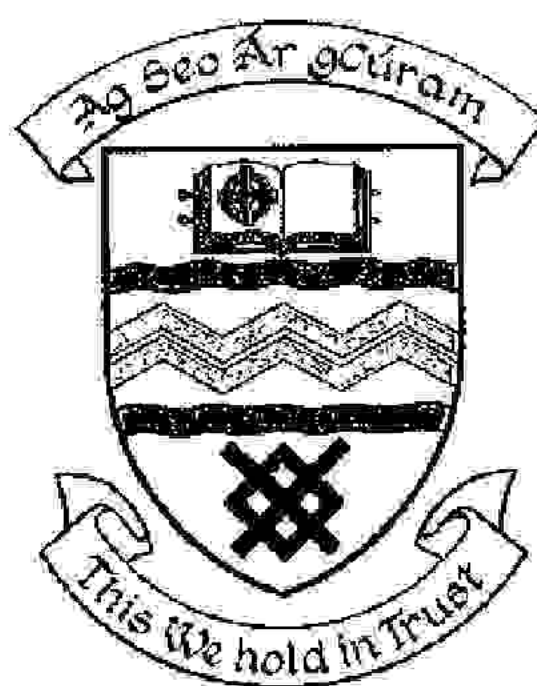
REASON:

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

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- 12 That no windows shall be constructed in the gable elevation of the house.
REASON:
To preserve the residential amenities of nearby houses.
- 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 contribution to be paid before the commencement of development on site.

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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.

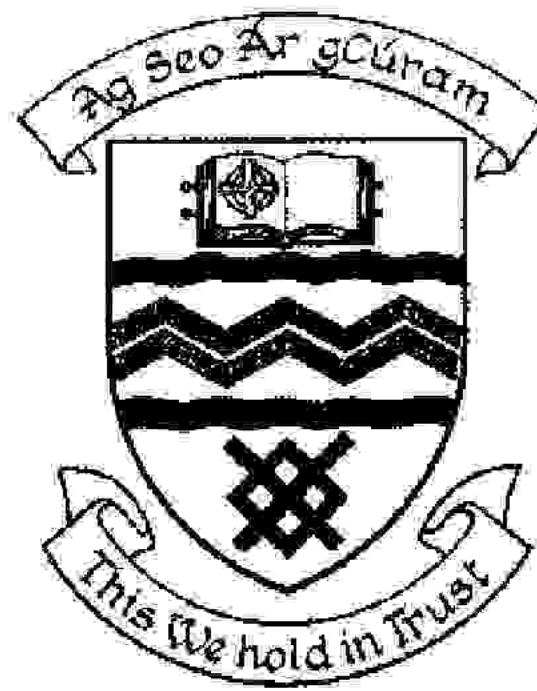
Signed on behalf of South Dublin County Council.

.....*Annelle D. Daly*..... September 1997
for SENIOR ADMINISTRATIVE OFFICER

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

| | |
|-------------------------------------|----------------------------------|
| Decision Order Number 1485 | Date of Decision 24/07/97 |
| Register Reference S97A/0335 | Date 28th May 1997 |

Applicant Mr. M. Finn,

Development Planning permission sought for three bed, two storey-dwelling complete with new pedestrian access to front and vehicular access to side.

Location No. 514, Virginia Heights, Tallaght, Dublin 24.

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

.....
for **SENIOR ADMINISTRATIVE OFFICER** 24/07/97

Paul A Flanagan,
27 Kilnamanagh Road,
Walkinstown,
Dublin 12.

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, 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 external finishes of the proposed house shall match as closely as possible the finishes of the existing house, No. 514.
REASON:
In the interest of visual amenity.
- 3 That all boundary walls, where they abut the public footpath, shall be plastered where visible from the road.
REASON:
In the interest of visual amenity.
- 4 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
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REASON:

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

- 7 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 only clean uncontaminated surface water shall be discharged to the public surface water sewer. All foul waste shall be discharged to the public foul sewer.

REASON:

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

- 8 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.

- 9 That the footpath and kerb at the proposed new vehicular access shall be dished to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council, at the applicants expense.

REASON:

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

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REASON:
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- 11 That the foundations of the proposed house, where they are within 5.0m of the public foul sewer to the south of the site, shall be taken down below the invert level of the sewer.
REASON;
In the interest of public health and the proper planning and development of the area.
- 12 That no windows shall be constructed in the gable elevation of the house.
REASON:
To preserve the residential amenities of nearby houses.
- 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

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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:

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