

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0333	
1. Location	Glenaraneen, Brittas, Co. Dublin		
2. Development	Retention and completion of extended foundations for bungalow and for additional garage.		
3. Date of Application	26/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Brady Stanley O'Connell Assoc., Address: 9 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kevin Gibbons, Address: Crooksling, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 1476 Date 23/07/97	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/0333 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Brady Stanley O'Connell Assoc.,
9 Fitzwilliam Place,
Dublin 2.

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 1476	Date of Decision 23/07/97
Register Reference S97A/0333	Date 26th May 1997

Applicant Kevin Gibbons,

Development Retention and Completion of extended foundations for bungalow and for additional garage.

Location Glenaraneen, Brittas, Co. Dublin

Floor Area 142.600 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 (14) 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 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 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.
- 6 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.
REASON:
To prevent unauthorised development.
- 7 All foul waste shall be discharged to a septic tank, percolation area and reserve percolation area which shall be installed and maintained to the standards of SR6:1991 published by EOLAS.

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REASON:

In the interest of public health.

- 8 All surface water shall be discharged to soakways designed to BRE DIGEST 365 Guidelines standards.

REASON:

In the interest of public health.

- 9 The water supply shall be adequate and suitable for human consumption.

REASON:

In the interest of public health.

- 10 The roadside boundary hedgerow shall be retained and supplemented with additional native hedgerow species. If required, a 1.2m high wooden post and rail fence shall be erected inside the hedgerow.

REASON:

To preserve the rural-character of the area in the interest of visual amenity.

- 11 Tree-planting on the other three site boundaries shall be a mixture of deciduous and evergreen species.

REASON:

In the interest of visual amenity.

- 12 The external walls of the house and garage shall be cement render or wet-dash finish. The roof of the house and garage shall be black, blue/black or slate grey roof tiles or slates.

REASON:

In the interest of visual amenity.

- 13 The entrance gate shall be fully recessed with wing walls and piers not higher than 1.0m.

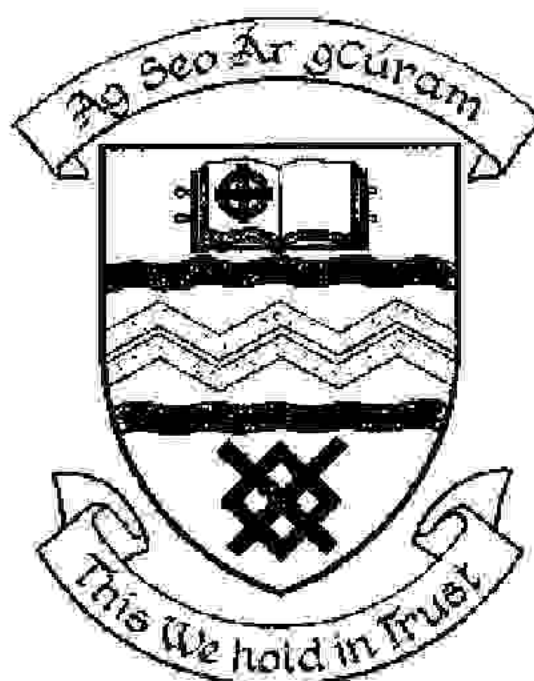
REASON:

In the interest of traffic safety.

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- 14 In the event of a connection to the public water supply, a financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of public water supply in the area of the proposed development and which will facilitate the development.

REASON:

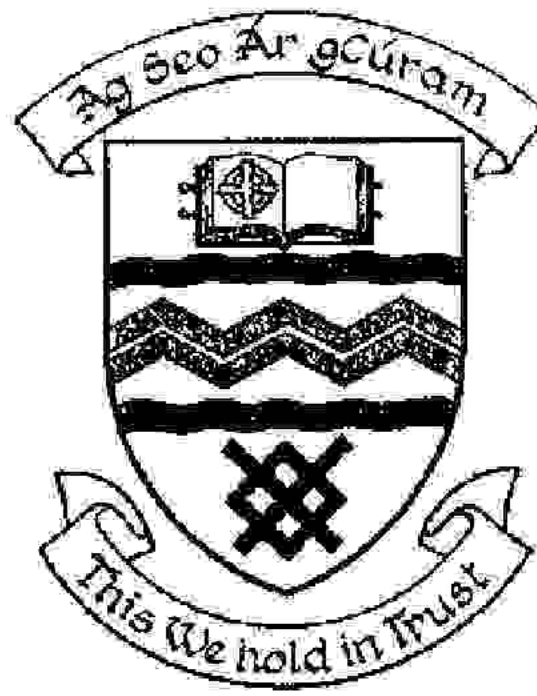
The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- (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.

.....*[Signature]*..... 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 1476	Date of Decision 23/07/97
Register Reference S97A/0333	Date 26th May 1997

Applicant Kevin Gibbons,

Development Retention and Completion of extended foundations for bungalow and for additional garage.

Location Glenaraneen, Brittas, Co. Dublin

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

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

Brady Stanley O'Connell Assoc.,
9 Fitzwilliam Place,
Dublin 2.

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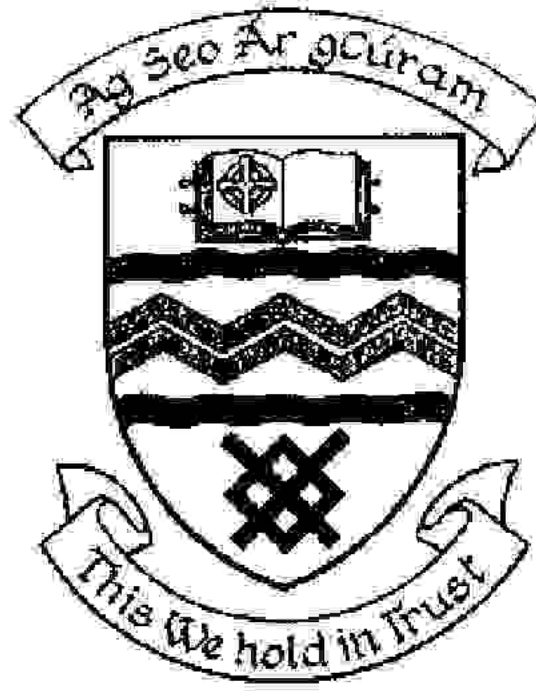
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