

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0197	
1. Location	11 Fernhill Road, Manor Estate, Dublin 12.		
2. Development	Variation of front elevation to development Reg. Ref. S96A/0465 to include bay window with canopy extended over front entrance at ground level.		
3. Date of Application	02/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Peter McGillen, Dip. Arch., Address: Burgage, Blessington,		
5. Applicant	Name: Phillip Keenan, Address: 11 Fernhill Road, Manor Estate, Dublin 12.		
6. Decision	O.C.M. No. 1035 Date 29/05/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1352 Date 09/07/97	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.	

SOUTH DUBLIN COUNTY COUNCIL

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Peter McGillen, Dip. Arch.,
Burgage,
Blessington,
Co. Wicklow.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1352	Date of Final Grant 09/07/97
Decision Order Number 1035	Date of Decision 29/05/97
Register Reference S97A/0197	Date 2nd April 1997

Applicant Phillip Keenan,

Development Variation of front elevation to development Reg. Ref. S96A/0465 to include bay window with canopy extended over front entrance at ground level.

Location 11 Fernhill Road, Manor Estate, Dublin 12.

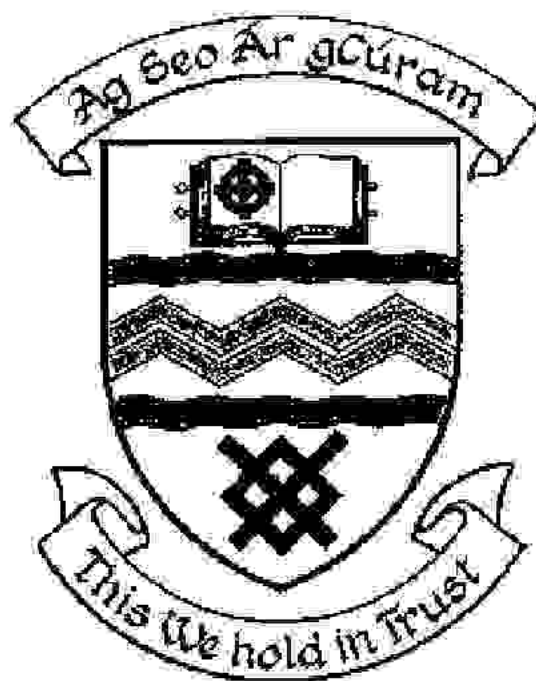
Floor Area 0.000 Sq Metres

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 (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 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.
- 3 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.
- 4 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.
- 5 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.
- 6 That the gate piers be constructed of brick to match existing gate piers on Fernhill Avenue.
REASON:

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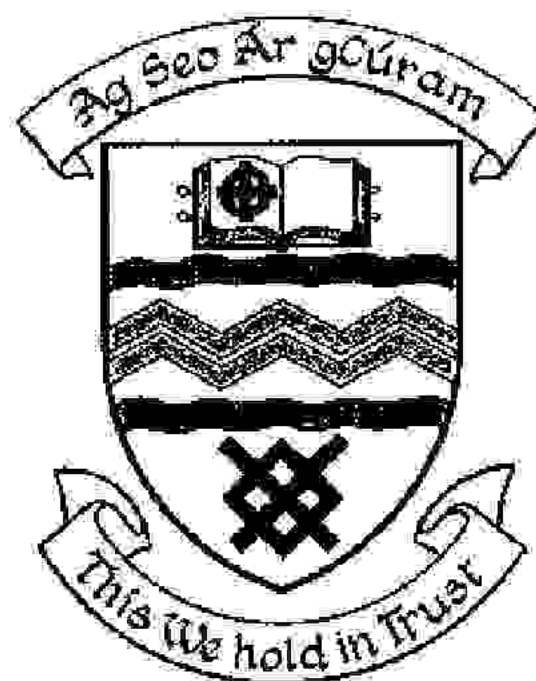
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In the interest of the proper planning and development of the area.

- 7 That trees be retained as far as is practicable along the site boundary.
 REASON:
 To protect residential amenities of adjacent dwellings.
- 8 That footpath and kerb at the proposed entrance be dishd to the requirements of the Area Engineer, Roads Maintenance at the applicants expense.
 REASON:
 In the interest of the proper planning and development of the area.
- 9 That the front boundary of the proposed site shall not exceed a height of 900mm.
 REASON:
 To provide adequate visibility and in the interest of traffic safety.
- 10 That parking for two cars be provided within the curtilage of the site.
 REASON:
 In the interest of traffic safety.
- 11 That as required by Condition No. 11 of Register Reference S96A/0465 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.

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-
- 12 No building or structure to be within 5m of an existing public sewer without the prior approval of the Environmental Services Department of South Dublin County Council.
REASON:
In the interest of the proper planning and development of the area.
- 13 That as required by Condition No. 13 of Register Reference S96A/0465 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 as required by condition no. 14 of Register Reference S96A/0465 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 acquisition and development of lands for public open space purposes which will be available to the residents of the proposed development; this contribution to be paid before 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 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.

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- (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.

.....10 July 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 1035	Date of Decision 29/05/97
Register Reference S97A/0197	Date 2nd April 1997

Applicant Phillip Keenan,

Development Variation of front elevation to development Reg. Ref.
S96A/0465 to include bay window with canopy extended over
front entrance at ground level.

Location 11 Fernhill Road, Manor Estate, Dublin 12.

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.

..... 29/05/97
for SENIOR ADMINISTRATIVE OFFICER

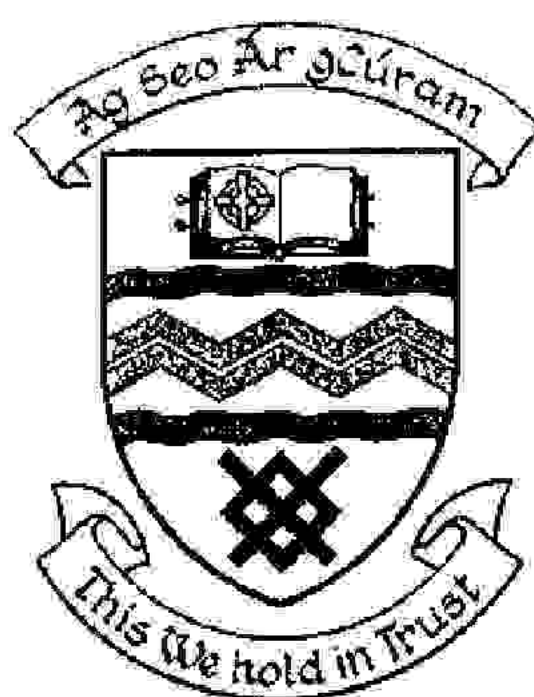
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REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 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.

- 3 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.

- 4 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.

- 5 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

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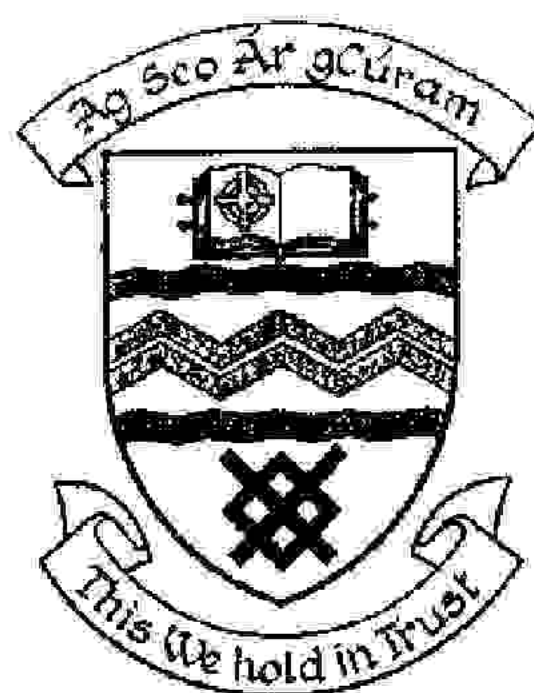
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~~REG. REF. S97A/0197~~

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REASON:

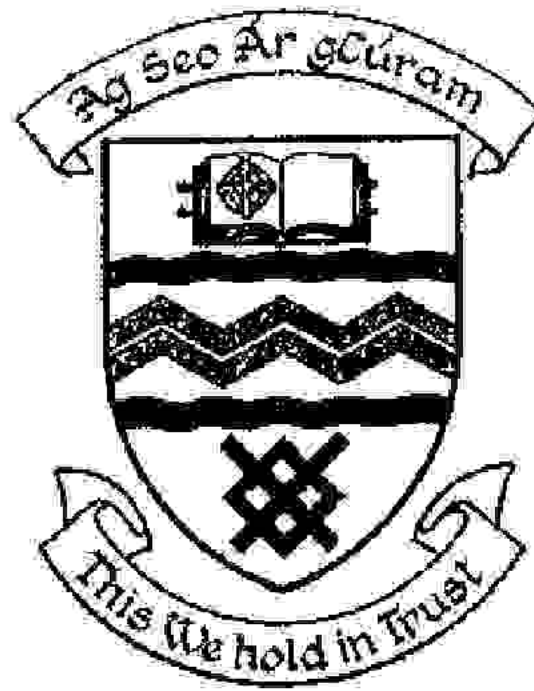
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commencement of development on the site.

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 the provision and development of amenity lands in the area which will facilitate the proposed development.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0197	
1. Location	11 Fernhill Road, Manor Estate, Dublin 12.		
2. Development	Variation of front elevation to development Reg. Ref. S96A/0465 to include bay window with canopy extended over front entrance at ground level.		
3. Date of Application	02/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Peter McGillen, Dip. Arch., Address: Burgage, Blessington,		
5. Applicant	Name: Phillip Keenan, Address: 11 Fernhill Road, Manor Estate, Dublin 12.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	