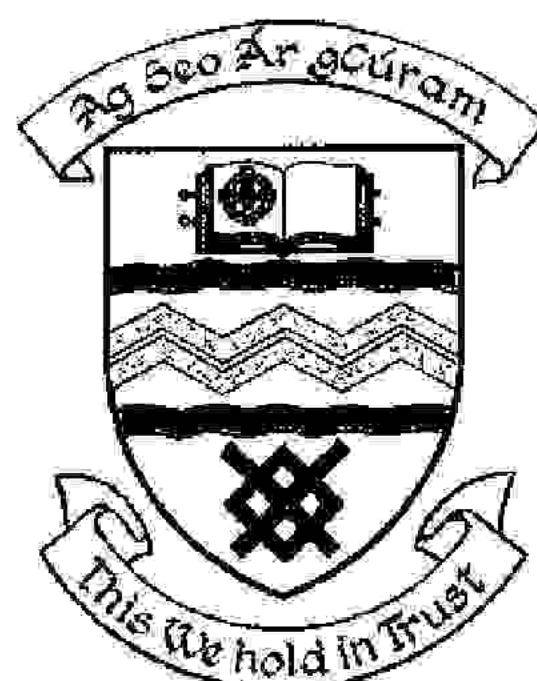


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0192	
1. Location	432 Orwell Park Green, Templeogue, Dublin 6W.		
2. Development	Variations to house type and vehicular entrance for previously approved two storey dwelling (Reg. Ref. S96A/0168).		
3. Date of Application	04/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/04/97 2.	1. 25/04/97 2.
4. Submitted by	Name: Gerald Cantan, Address: Unit 2 Edel House, 51-52 Bolton Street, Dublin 1.		
5. Applicant	Name: Hugh Cullen, Address: 432 Orwell Park Green, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 1224  Date 23/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1576  Date 06/08/97	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/0192 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Gerald Cantan,  
Unit 2 Edel House,  
51-52 Bolton Street,  
Dublin 1.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1576	Date of Final Grant 06/08/97
Decision Order Number 1224	Date of Decision 23/06/97
Register Reference S97A/0192	Date 25th April 1997

Applicant Hugh cullen,

Development Variations to house type and vehicular entrance for  
previously approved two storey dwelling (Reg. Ref.  
S96A/0168).

Location 432 Orwell Park Green, Templeogue, Dublin 6W.

Floor Area 116.350 Sq Metres

Time extension(s) up to and including

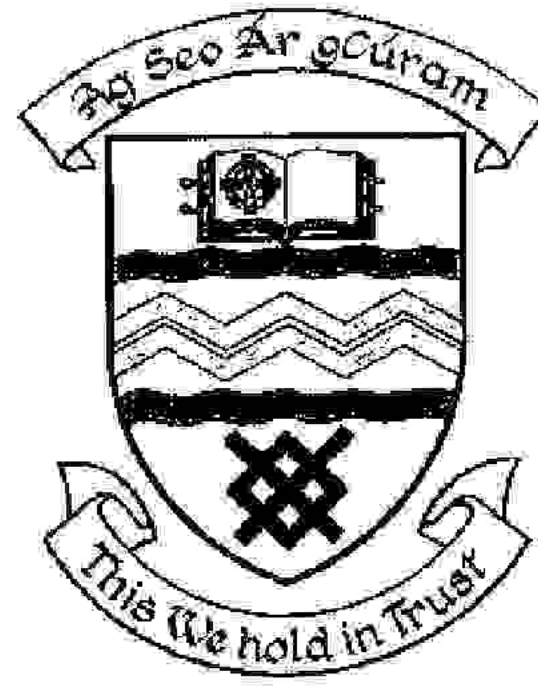
Additional Information Requested/Received 23/04/97 /25/04/97

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 on 18th April, 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 windows in the side elevation facing adjacent dwelling to the south shall be obscured glass at first floor level.

**REASON:**

In the interest of residential amenities.

- 3 That the row of trees along the rear boundary shall be retained as indicated on the submitted drawings.

**REASON:**

In the interest of residential amenities.

- 4 Notwithstanding the provisions of the Local Government (Planning & Development) Regulations, 1994 any extension to the rear of the proposed dwelling shall require a grant of permission by the Planning Authority or An Bord Pleanála on appeal.

**REASON:**

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

- 5 That any foundations of the proposed dwelling that encroach within 5m of any adjacent public sewer or watermain shall be constructed below the invert level of the adjacent pipe and all works shall be to the requirements of the Environmental Services Department of the Planning Authority.

**REASON:**

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

- 6 That the proposed house be used as a single dwelling unit.

**REASON:**

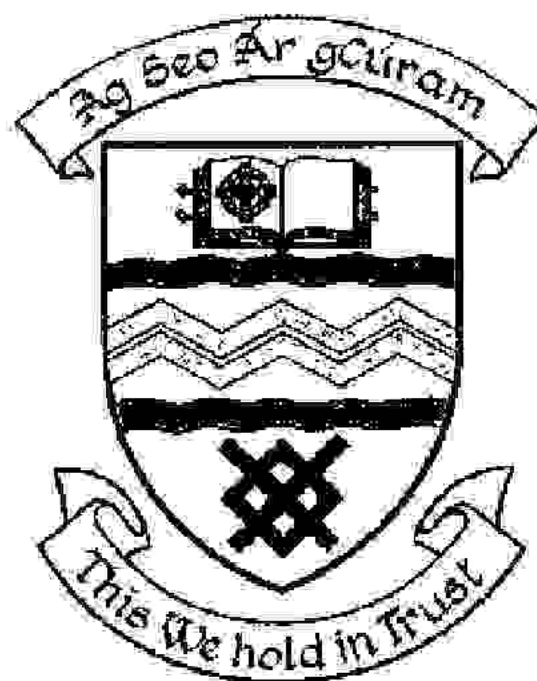
To prevent unauthorised development.



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- 7 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.

- 8 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.

- 9 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to the South Dublin County Council towards the cost of the acquisition and development of public open space in the area of the development and which facilitate the development; this contribution to be paid before the commencement of development on the site.

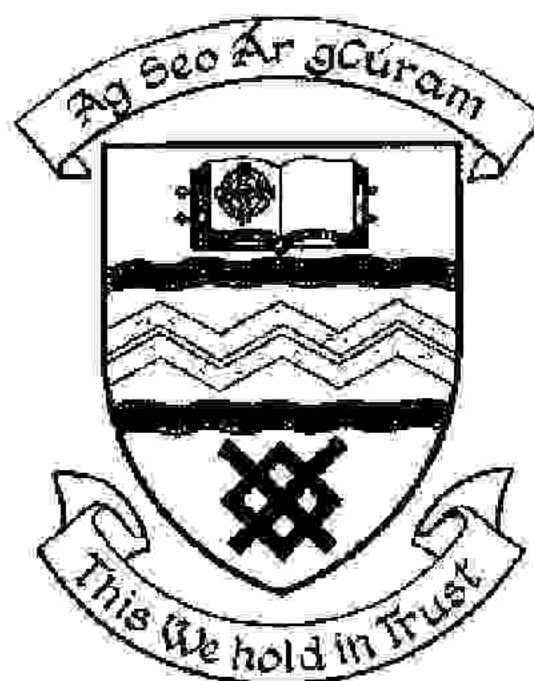
REASON:

It is considered reasonable that the developer shall 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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- 10 That the alterations to the footpath and kerb be carried out at the applicant's own expense and to the requirements of the Area Engineer, Roads Maintenance.  
REASON:  
In the interests of the proper planning and development of the area.
  - 11 That any proposed gates be inward opening only and shall not open onto the public footpath.  
REASON;  
In the interests of safety.
  - 12 That all external finishes harmonise in colour and texture with the adjoining premises.  
REASON:  
In the interest of visual amenity.
  - 13 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.
  - 14 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.
  - 15 That the proposed house shall not be occupied until all services have been connected thereto and are operational.  
REASON:  
In the interest of the proper planning and development of the area.
- (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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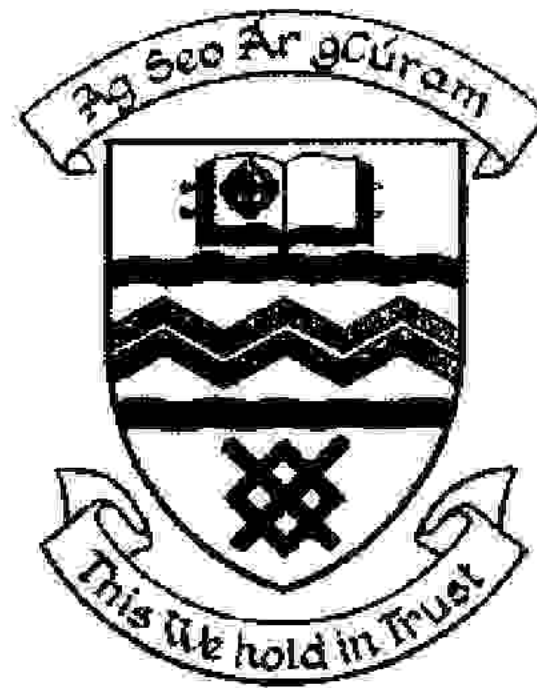
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- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

signed on behalf of South Dublin County Council.

 ..... 7. August 1997  
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Order Number 0738	Date of Order 23/04/97
Register Reference S97A/0192	Date 4th April 1997

**Applicant**                    Hugh Cullen,

**Development**               Variations to house type and vehicular entrance for  
previously approved two storey dwelling (Reg. Ref.  
S96A/0168).

**Location**                    432 Orwell Park Green, Templeogue, Dublin 6W.

Dear Sir/Madam,

An inspection carried out on 16/4/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the 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 fulfil the following conditions:-

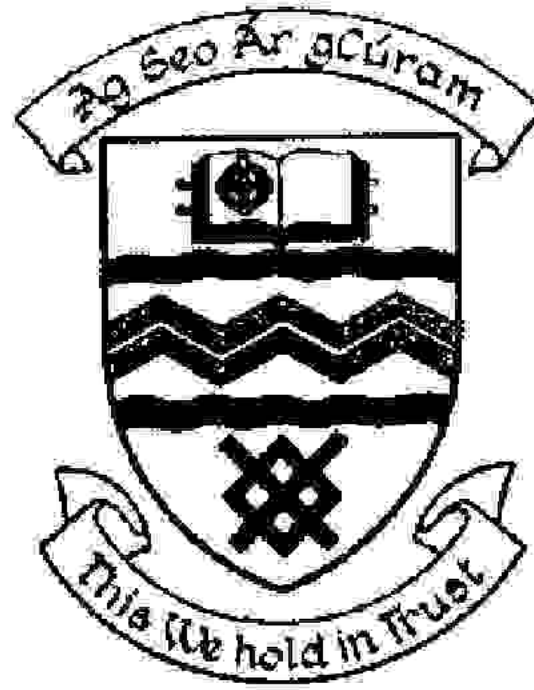
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
  - (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.

Gerald Cantan,  
Unit 2 Edel House,  
51-52 Bolton Street,  
Dublin 1.

SOUTH DUBLIN COUNTY COUNCIL  
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- 
- (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,

.....  
for Senior Administrative Officer. 23/04/97