

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0176	
1. Location	Site 65 road 6 Prospect Manor, Stocking Lane, Rathfarnham, Dublin 14.		
2. Development	Change of house type.		
3. Date of Application	27/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: F.L. Bent, Address: Architectural Planning & Design Services, 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: O. & C. McKiernan Property Development, Address: 3 Prospect Drive, Prospect Manor, Stocking Lane, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0977 Date 23/05/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1303 Date 03/07/97	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

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

F.L. Bent,
Architectural Planning & Design Services,
25 Grosvenor Court,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1303	Date of Final Grant 03/07/97
Decision Order Number 0977	Date of Decision 23/05/97
Register Reference S97A/0176	Date 27th March 1997

Applicant O. & C. McKiernan Property Development,

Development Change of house type.

Location Site 65 road 6 Prospect Manor, Stocking Lane, Rathfarnham,
Dublin 14.

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 (16) conditions.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
 Lár an Bhaile, Tamhlacht,
 Baile Átha Cliath 24.

Telefon: 01-462 0000
 Facs: 01-462 0104



**PLANNING
 DEPARTMENT**
 P.O. Box 4122,
 Town Centre, Tallaght,
 Dublin 24.

Telephone: 01-462 0000
 Fax: 01-462 0104

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 conditions granted under Reg. Ref. S94A/0382 including conditions in regard to financial contributions and 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 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.

- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

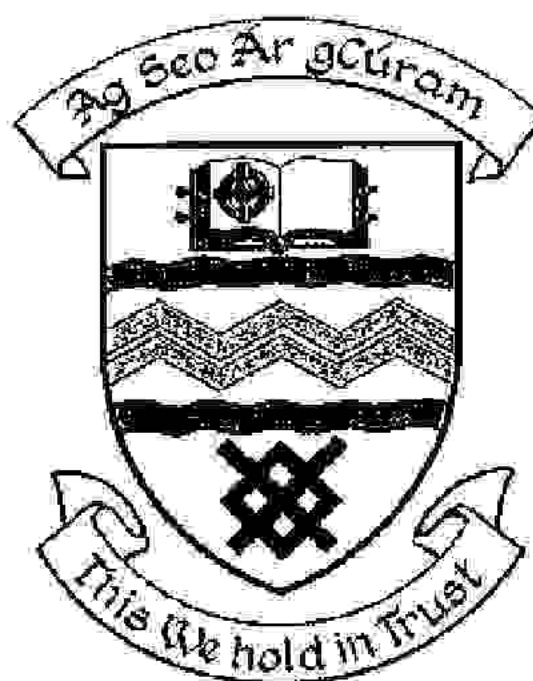
REASON:

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

- 6 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:

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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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Telefon: 01-462 0000
Facs: 01-462 0104

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.

- 7 That all materials and finishes of the house and front boundary treatment shall harmonise in colour and texture with existing houses on the road.

REASON:

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

- 8 In regard to boundary treatment:

A. A high screen wall in block or similar durable material not less than 2m in height, suitably capped and rendered be provided at the necessary locations so as to screen the rear garden from public view. The specific location and extent of walling shall be fully discussed and agreed with the Planning Authority prior to commencement of development.

B. Screen planting shall be provided along the east boundary (adjoining site no. 27) and along the boundary adjoining the reservations area for the Southern Cross Route. Details of a satisfactory scheme shall be submitted and agreed with the Planning Authority before commencement of development.

REASON:

In the interest of residential amenities and to prevent overlooking of adjoining property and in the interest of orderly development of the area.

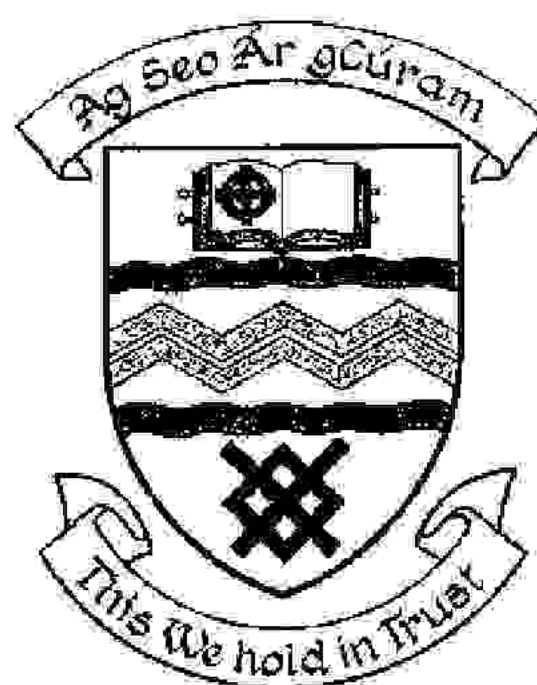
- 9 The minimum distance between dwellings to be 2.3m.

REASON:

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

- 10 The reservation area affecting the site for the Southern Cross shall be set out and agreed with the Planning Authority prior to commencement of development.

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Bosca 4122,
 Lár an Bhaile, Tamhlacht,
 Baile Átha Cliath 24.

Telefon: 01-462 0000
 Facs: 01-462 0104

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 DEPARTMENT**
 P.O. Box 4122,
 Town Centre, Tallaght,
 Dublin 24.

Telephone: 01-462 0000
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REASON:

In the interest of traffic safety convenience and orderly development of the area.

- 11 That an acceptable street naming and house numbering scheme be submitted to and approved by the county council before any constructional work takes place on the proposed houses.

REASON:

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

- 12 That the arrangements made with regard to the payment of the financial contribution in the sum of £174,000 (one hundred and seventy four thousand pounds) in respect of the overall development, as required by Condition No. 23 of planning permission granted under Reg. Ref. S94A/0382 be strictly adhered to in respect of this proposal.

REASON:

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

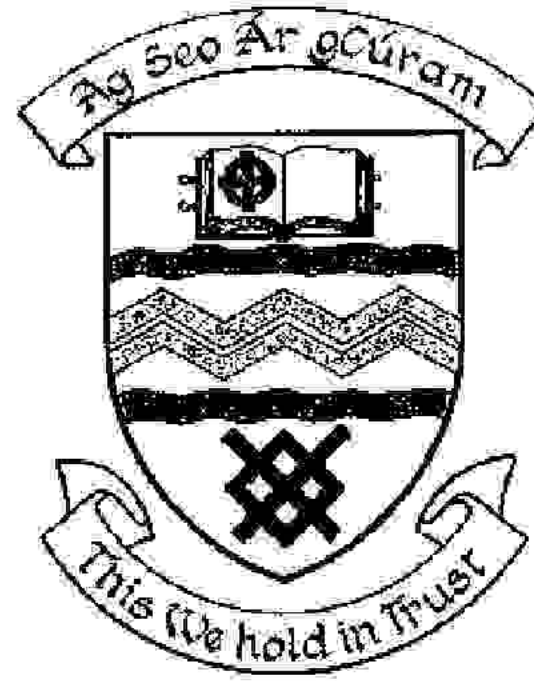
- 13 That arrangements be made with regard to the payment of the financial contribution in the sum of £1,000 (one thousand pounds) as required by Condition no. 20 of planning permission granted under Reg. Ref. S96A/0643; arrangements to be made before the commencement of development on site.

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.

- 14 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £500,000 (five hundred thousand pounds) or a Cash Lodgement in the sum of £300,000

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Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
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Fax: 01-462 0104

(three hundred thousand pounds) as required by Condition No. 28 of planning permission granted under Reg. Ref. S94A/0382; be strictly adhered to in respect of this proposal.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 15 That the arrangements made with regard to the payment of the financial contribution in the sum of £58,000 (fifty eight thousand pounds) in respect of the overall development as required by Condition No. 24 of planning permission granted under Register Reference S94A/0382 be strictly adhered to.

REASON:

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

- 16 That arrangements be made with regard to the payment of the financial contribution in the sum of £1,850 (one thousand eight hundred and fifty pounds) as required by Condition No. 23 of planning permission Reg. Ref. S96A/0643; arrangements to be made prior to the commencement of the development.

REASON:

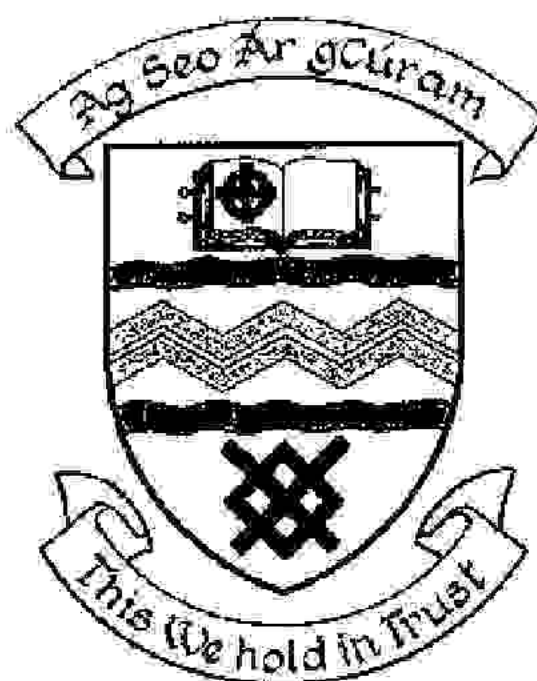
As the infrastructural road improvements and traffic management in the area of the development facilitate the development, it is considered reasonable that the developer should contribute towards their cost.

- (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

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Bosca 4122,
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Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
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Masonry. The owner must also ensure that the construction of all walls is supervised by a competent person.

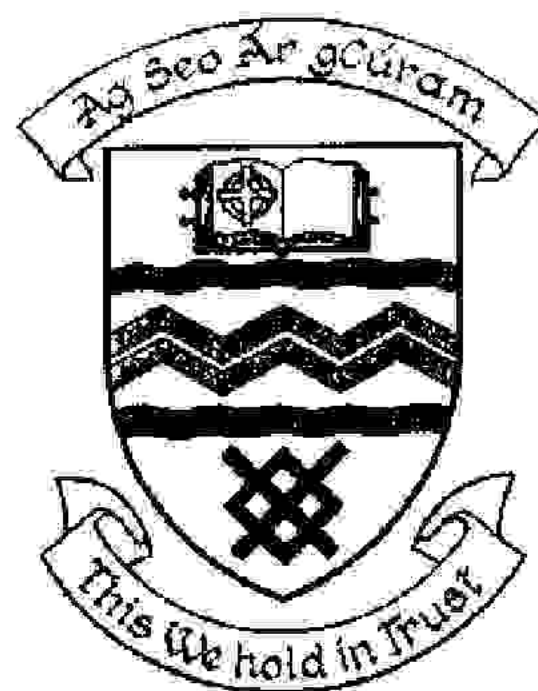
Signed on behalf of South Dublin County Council.

..... 3 July 1997
for SENIOR ADMINISTRATIVE OFFICER

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 0977	Date of Decision 23/05/97
Register Reference S97A/0176	Date 27th March 1997

Applicant O. & C. McKiernan Property Development,
Development Change of house type.
Location Site 65 road 6 Prospect Manor, Stocking Lane, Rathfarnham,
Dublin 14.

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 (16) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

23/05/97

F.L. Bent,
Architectural Planning & Design Services,
25 Grosvenor Court,
Templeogue,
Dublin 6W.

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REG REF. S97A/0176

Conditions and Reasons

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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 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.
- 5 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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Bosca 4122,
Lár an Bhaile, Tamhlacht,
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Facs: 01-462 0104

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DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
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- 6 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.

- 7 That all materials and finishes of the house and front boundary treatment shall harmonise in colour and texture with existing houses on the road.

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A. A high screen wall in block or similar durable material not less than 2m in height, suitably capped and rendered be provided at the necessary locations so as to screen the rear garden from public view. The specific location and extent of walling shall be fully discussed and agreed with the Planning Authority prior to commencement of development.

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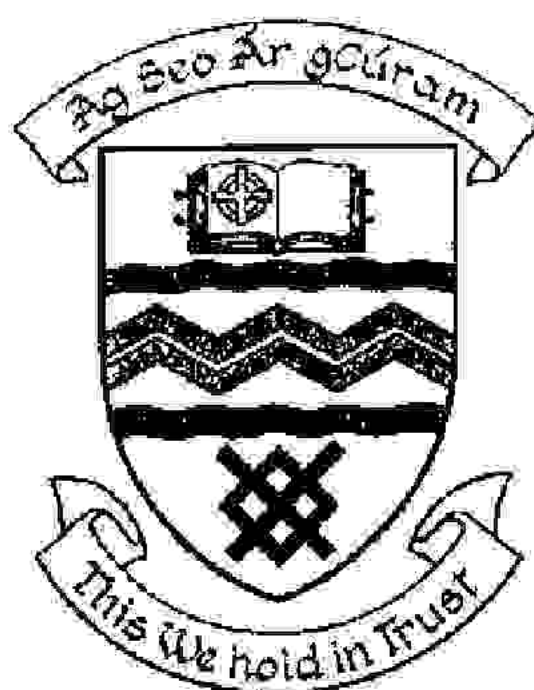
REASON:

In the interest of residential amenities and to prevent

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Lár an Bhaile, Tamhlacht,
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Facs: 01-462 0104



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DEPARTMENT
P.O. Box 4122,
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overlooking of adjoining property and in the interest of orderly development of the area.

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REASON:
In the interest of the proper planning and development of the area.
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REASON:
In the interest of traffic safety convenience and orderly development of the area.
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REASON:
In the interest of the proper planning and development of the area.
- 12 That the arrangements made with regard to the payment of the financial contribution in the sum of £174,000 (one hundred and seventy four thousand pounds) in respect of the overall development, as required by Condition No. 23 of planning permission granted under Reg. Ref. S94A/0382 be strictly adhered to in respect of this proposal.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.

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Bosca 4122,
Lár an Bhaile, Tamhlacht,
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DEPARTMENT
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DEPARTMENT
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2. Development	Change of house type.		
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5. Applicant	Name: O. & C. McKiernan Property Development, Address: 3 Prospect Drive, Prospect Manor, Stocking Lane, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. Date	Effect	
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0	0	0	
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