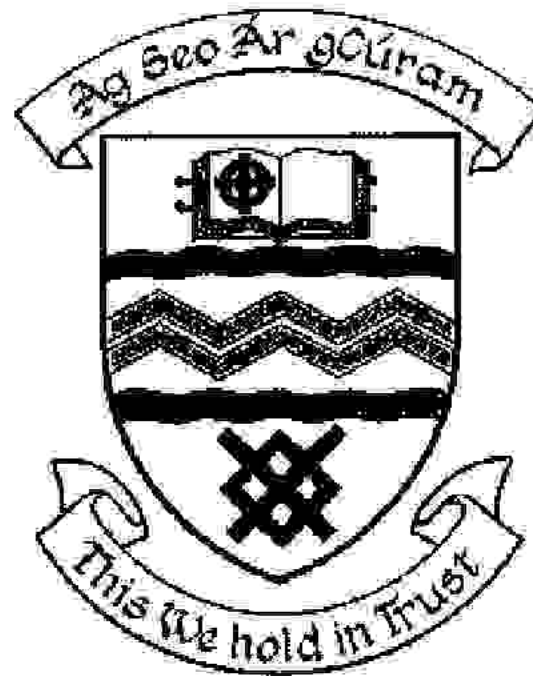


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97A/0090	
1. Location	Road 3 Grangebrook, Whitechurch Road, Rathfarnham.			
2. Development	Change of house type on sites 33 to 43 odd numbers.			
3. Date of Application	25/02/97	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: F. L. Bent, Address: Architectural Planning and Design Services, 25 Grosvenor Court, Templeogue,			
5. Applicant	Name: Brigha Construction Ltd., Address: Adelaide Court, Albert Road, Glenageary, Co. Dublin.			
6. Decision	O.C.M. No. 0732 Date 23/04/97	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 1112 Date 10/06/97	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



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F.L. Bent,  
Architectural Planning and 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 1112	Date of Final Grant 10/06/97
Decision Order Number 0732	Date of Decision 23/04/97
Register Reference S97A/0090	Date 25th February 1997

**Applicant** Brugha Construction Ltd.,

**Development** Change of house type on sites 33 to 43 odd numbers.

**Location** Road 3 Grangebrook, Whitechurch Road, Rathfarnham.

**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 <sup>7</sup>(8) Conditions.

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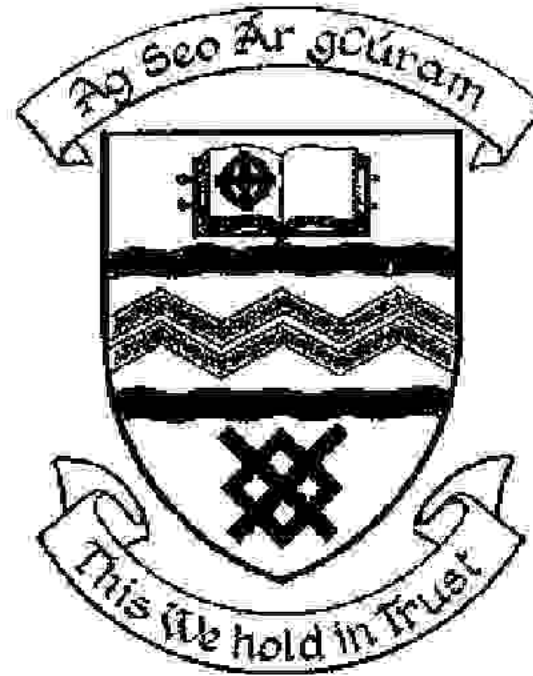
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**Conditions and Reasons**

- 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     The development shall be carried out in conformity with condition Nos. 1-15 and 17-27 of the decision to grant permission by Order No. 0869 Reg. Ref. S96A/0149 save as amended to conform with the revisions indicated in the plans lodged with South Dublin County Council in connection with this application.  
REASON:  
In the interest of the proper planning and development of the area.
- 3     That the arrangements made with regard to the payment of the financial contribution in the sum of £40,200 (forty thousand two hundred pounds) in respect of the overall development, as required by Condition No. 3 of planning permission granted under Reg. Ref. S96A/0149 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.
- 4     That the arrangements made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) PER HOUSE in respect of the overall development, as required by Condition No. 23 of planning permission granted under Reg. Ref. S96A/0149 and conditions no. 7 of planning permission granted under Reg. Ref. S96A/0039 be strictly adhered to in respect of this proposal.



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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 road improvement works and traffic management schemes facilitating the proposed development.

- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of £500 (five hundred pounds) PER HOUSE in respect of the overall development, as required by Condition No. 26 of planning permission granted under Reg. Ref. S96A/0149 be strictly adhered to in respect of this proposal.

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.

- 6 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 £100,000 (one thousand pounds) or a Cash Lodgement in the sum of £65,000 (sixty five thousand pounds) as required by Condition No. 4 of planning permission granted under Reg. Ref. S96A/0149; arrangements to be made prior to the commencement 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.

- 7 Prior to commencement of development on site, arrangements to be made with regard to the lodgement of security in the form of a bond or letter of guarantee from an approved company in the sum of £15,000 (fifteen thousand pounds) or a

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cash lodgement in the sum of £10,000 (ten thousand pounds)  
 as required by Condition No. 8 of planning permission  
 granted under Reg. Ref. S96A/0339.

**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.

- (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.

 ..... June 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 0732	Date of Decision 23/04/97
Register Reference S97A/0090	Date 25th February 1997

**Applicant** Brugha Construction Ltd.,  
**Development** Change of house type on sites 33 to 43 odd numbers.  
**Location** Road 3 Grangebrook, Whitechurch Road, Rathfarnham.  
**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 ( 8 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

23/04/97

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

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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 The development shall be carried out in conformity with Condition Nos. 1-15 and 17-27 of the decision to grant permission by Order No. 0869 Reg. Ref. S96A/0149 save as amended to conform with the revisions indicated in the plans lodged with South Dublin County Council in connection with this application.

REASON:

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

- 3 That the arrangements made with regard to the payment of the financial contribution in the sum of £40,200 (forty thousand two hundred pounds) in respect of the overall development, as required by Condition No. 3 of planning permission granted under Reg. Ref. S96A/0149 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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- 4 That the arrangements made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) PER HOUSE in respect of the overall development, as required by Condition No. 23 of planning permission granted under Reg. Ref. S96A/0149 and conditions no. 7 of planning permission granted under Reg. Ref. S96A/0039 be strictly adhered to in respect of this proposal.

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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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.

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Prior to commencement of development on site, arrangements to be made with regard to the lodgement of security in the form of a bond or letter of guarantee from an approved company in the sum of £15,000 (fifteen thousand pounds) or a cash lodgement in the sum of £10,000 (ten thousand pounds) as required by Condition No. 8 of planning permission granted under Reg. Ref. S96A/0339.

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.