

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0088	
1. Location	47 Grangebrook, Whitechurch Road, Rathfarnham, Dublin 14.		
2. Development	Change of house type on site.		
3. Date of Application	25/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/04/97 2.	1. 14/05/97 2.
4. Submitted by	Name: F.L. Bent, Address: Architectural Planning and Design Services, 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Brugha Construction Ltd., Address: Adelaide Court, Albert Road, Glenageary, Co. Dublin.		
6. Decision	O.C.M. No. 1370 Date 10/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1668 Date 20/08/97	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/0088 SOUTH DUBLIN COUNTY COUNCIL
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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 1668	Date of Final Grant 20/08/97
Decision Order Number 1370	Date of Decision 10/07/97
Register Reference S97A/0088	Date 14th May 1997

Applicant Brugha Construction Ltd.,

Development Change of house type on site.

Location 47 Grangebrook, Whitechurch Road, Rathfarnham, Dublin 14.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

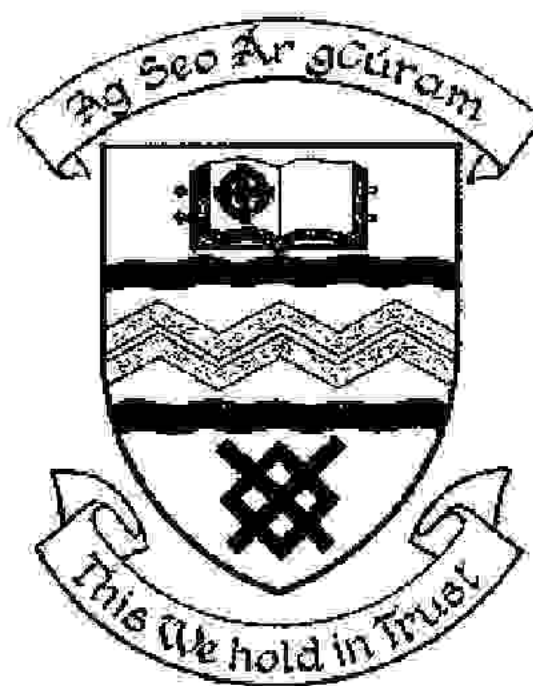
Additional Information Requested/Received 23/04/97 /14/05/97

A Permission has been granted for the development described above,
subject to the following (9) 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 as amended by additional information received on 14th May 1997 and in all other respect shall be in accordance with all conditions to permission granted under Register Reference S96A/0339, 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 retaining wall shall be constructed under the supervision of a qualified structural engineer the following shall apply:

- . The pattern of materials/finishes of the walls shall have a horizontal emphasis.
- . The boundary walls and retaining wall shall be finished with maintenance free material which is harmonious with the development.
- . Details shall be submitted for written agreement with the Planning Authority prior to commencement of development.

REASON:

In the interest of visual amenity.

- 3 In respect of the walls as viewed from the open adjacent space including the gable wall, retaining walls and boundary walls, the following shall apply:

- . The pattern of materials/finishes of the walls shall have a horizontal emphasis.
- . The boundary walls and retaining wall shall be finished with maintenance free material which is harmonious with the development.
- . Details shall be submitted for written agreement with the Planning Authority prior to commencement of development.

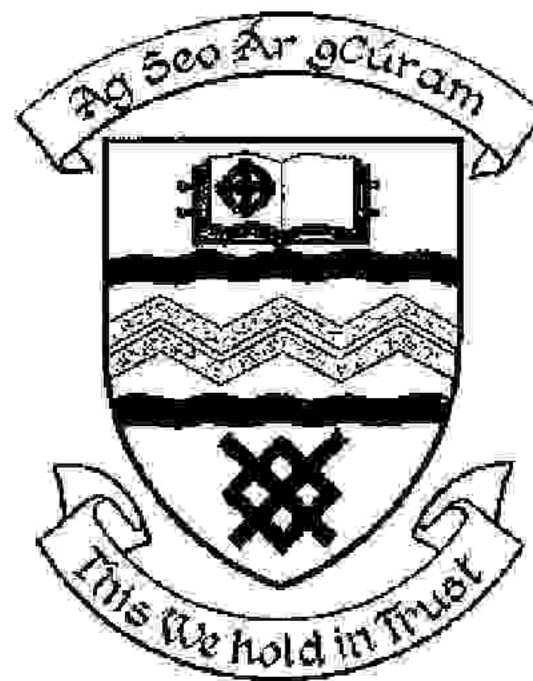
REASON:

In the interest of visual amenity.

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- 4 That the proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.

- 5 That the windows in the ensuite bathroom and bathroom at first floor level shall be of obscure glass.
REASON:
 In the interest of residential amenity.

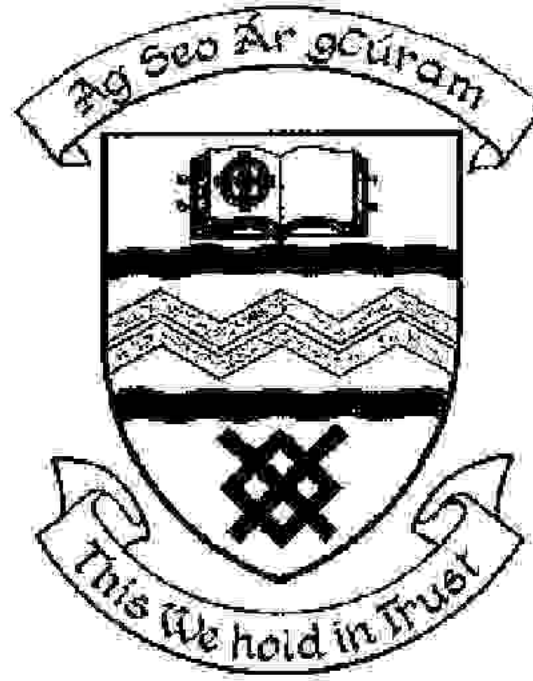
- 6 That arrangements be made with regard to the payment of the financial contribution in the sum of £40,200 (forty thousand two hundred pounds) in respect of the overall development, as required by Condition No. 3 of planning permission granted under Reg. Ref. S96A/0149; arrangements to be made prior to commencement of development on site.
REASON:
 That 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.

- 7 That arrangements be 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; arrangements to be made prior to 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 road improvements works and traffic management schemes facilitating the proposed development.

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- 8 That arrangements be 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; arrangements to be made prior to 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.

- 9 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 hundred 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; these 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.

- (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.

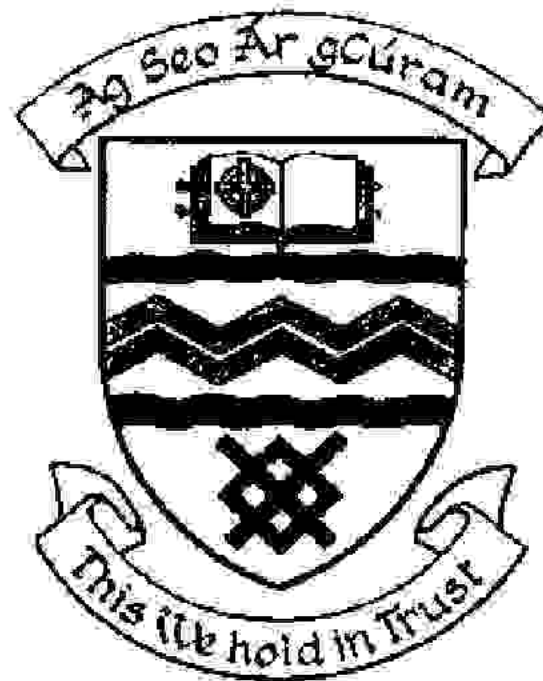
Signed on behalf of South Dublin County Council.

.....A.P.....August 1997
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0737	Date of Decision 23/04/97
Register Reference S97A/0088	Date 25th February 1997

Applicant Brugha Construction Ltd.,
Development Change of house type on site.

Location 47 Grangebrook, Whitechurch Road, Rathfarnham, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 25/02/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit drawings showing the relationship of the proposed development with adjoining property and open space. Details to include sections and elevation drawings showing existing and proposed ground levels of the front and rear gardens of the proposed house and adjacent house, existing and proposed levels of open space, boundary walls and balcony.

Signed on behalf of 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.