

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0066	
1. Location	side of 45 Woodlawn Park Avenue, Firhouse, Dublin 24.		
2. Development	2 storey detached house.		
3. Date of Application	14/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 2.	1. 2.
4. Submitted by	Name: Oliver Moran, Esq., Address: 45 Woodlawn Park Avenue, Firhouse, Dublin 24.		
5. Applicant	Name: O. Moran, Esq., Address: 45 Woodlawn Park Avenue, Firhouse, Dublin 24.		
6. Decision	O.C.M. No. 0665 Date 10/04/97	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 1005 Date 26/05/97	Effect AA GRANT APPROVAL	
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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Oliver Moran, Esq.,
45 Woodlawn Park Avenue,
Firhouse,
Dublin 24.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 1005	Date of Final Grant 26/05/97
Decision Order Number 0665	Date of Decision 10/04/97
Register Reference S97A/0066	Date 14th February 1997

Applicant O. Moran, Esq.,

Development 2 storey detached house.

Location side of 45 Woodlawn Park Avenue, Firhouse, Dublin 24.

Floor Area 87.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Approval has been granted for the development described above,
subject to the following (11) Conditions.

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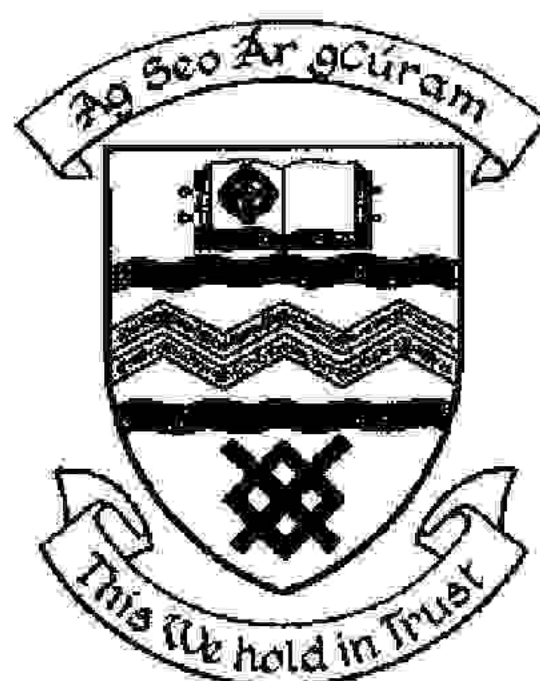
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Conditions and Reasons

- 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 roof of the proposed house shall be brown tiles and the external walls shall be rendered to match existing houses on this road.
REASON:
 In the interest of visual amenity and the proper planning and development of the area.
- 3 That THE proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.
- 4 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.
- 5 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.
- 6 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.
- 7 If the existing surface water drain is 100mm diameter, the applicant shall connect directly to the public sewer. The

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Area Engineer, Deansrath Depot, South Dublin County Council
shall be consulted prior to such connection, if required.

REASON:

In the interest of public health.

- 8 The public footpath and kerb shall be dishd to the standards of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.

REASON:

In the interest of traffic safety.

- 9 The rear garden of the house shall be screened from public view by the erection of a 2.0m high screen wall-capped and plastered along the entire south-western boundary of the site - but not to project forward of the front building line of the house.

REASON:

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

- 10 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:

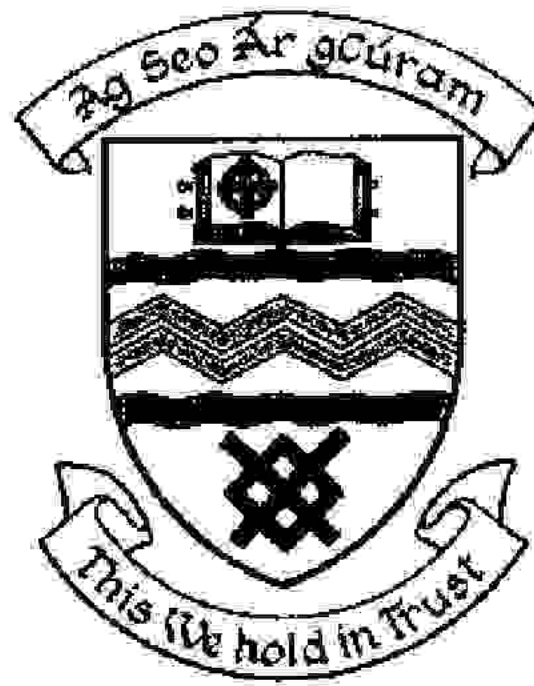
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 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;

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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.

- (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.


.....^{28th} May 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0665	Date of Decision 10/04/97
Register Reference S97A/0066	Date 14th February 1997

Applicant O. Moran, Esq.,

Development 2 storey detached house.

Location side of 45 Woodlawn Park Avenue, Firhouse, Dublin 24.

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 APPROVAL** in respect of the above proposal.

Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

10/04/97

Oliver Moran, Esq.,
45 Woodlawn Park Avenue,
Firhouse,
Dublin 24.

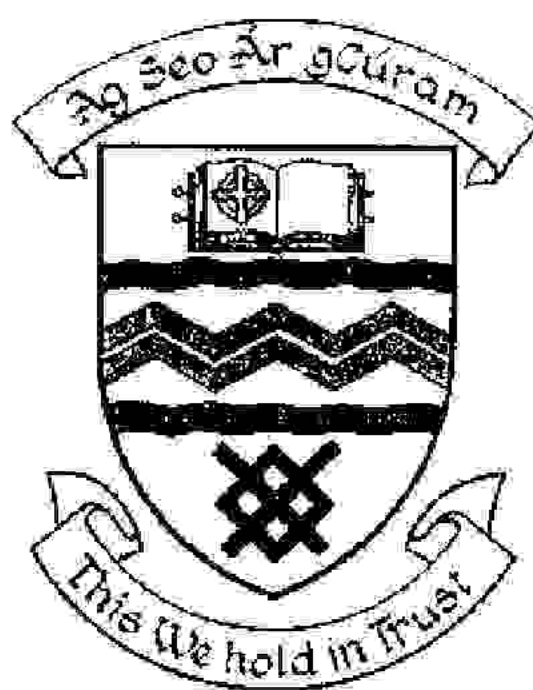
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REASON:

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

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