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|-----------------------------|--|--|-----------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) | Plan Register No.<br>S97A/0019                         |                 |
| 1. Location                 | Cruagh, Edmonstown Road, Rockbrook, Dublin 16.   |  |                 |
| 2. Development              | Bungalow and septic tank.  |  |                 |
| 3. Date of Application      | 21/01/97   | Date Further Particulars<br>(a) Requested (b) Received |                 |
| 3a. Type of Application     | Permission   | 1.<br>2.   | 1.<br>2.        |
| 4. Submitted by             | Name: Watson Fitzpatrick,<br>Address: 72 Weston Road, Churchtown, Dublin 14.   |  |                 |
| 5. Applicant                | Name: O. Kelly,<br>Address: Cruagh, Rockbrook, Dublin 16.  |  |                 |
| 6. Decision                 | O.C.M. No. 0786<br>Date 29/04/97   | Effect<br>AP GRANT PERMISSION                          |                 |
| 7. Grant                    | O.C.M. No. 1165<br>Date 16/06/97   | Effect<br>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. ....<br>Registrar       | .....<br>Date  | .....<br>Receipt No.                                   |                 |



# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
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Baile Átha Cliath 24.

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PLANNING  
DEPARTMENT  
P.O. Box 4122,  
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Watson Fitzpatrick,  
72 Weston Road,  
Churchtown,  
Dublin 14.

### NOTIFICATION OF GRANT OF Permission

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

|                               |                              |
|-------------------------------|------------------------------|
| Final Grant Order Number 1165 | Date of Final Grant 16/06/97 |
| Decision Order Number 0786    | Date of Decision 29/04/97    |
| Register Reference S97A/0019  | Date 21st January 1997       |

Applicant O. Kelly,

Development Bungalow and septic tank.

Location Cruagh, Edmonstown Road, Rockbrook, Dublin 16.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including 30/04/97

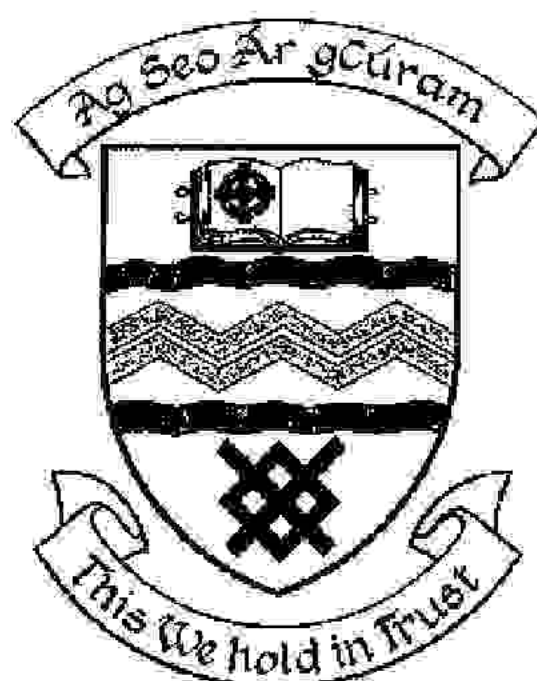
Additional Information Requested/Received /

A Permission has been granted for the development described above,  
subject to the following (9) conditions.

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**Conditions and Reasons**

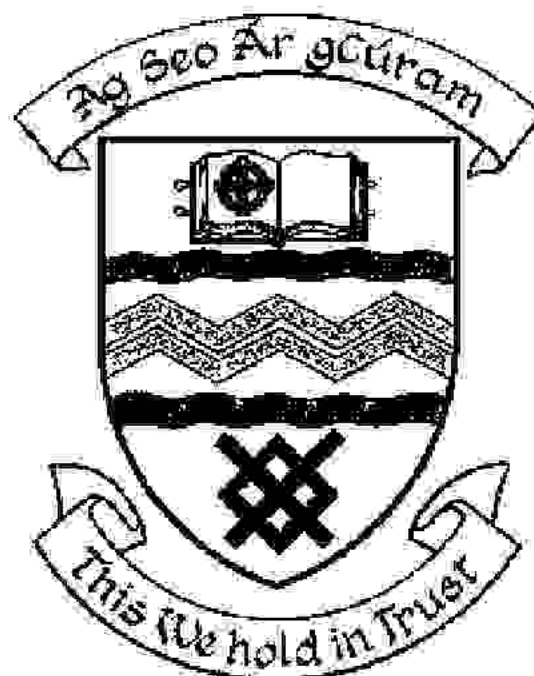
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
**REASON:**  
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 Details of access gateway and provision of adequate sight lines shall be submitted to and agreed with the Planning Authority before any works are commenced on site.  
**REASON:**  
 In the interest of public safety and amenity.
- 3 That details of finished floor and ridge levels related to the surrounding site levels be submitted to and agreed with the Planning Authority before any works commence on site.  
**REASON:**  
 In the interest of the proper planning and visual amenity.
- 4 That the house be first occupied by the applicants or a member of her immediate family.  
**REASON:**  
 In the interest of the proper planning and development of the area.
- 5 That the house be re-orientated to avoid the rear facing on to the public road. Details to be agreed with the Planning Authority before work commences on site.  
**REASON:**  
 In the interest of the proper planning and development of the area.
- 6 That water supply and drainage arrangements be provided in accordance with the requirements of the Council.  
**REASON:**  
 In the interest of the proper planning and development of the area.



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- 7 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.

- 8 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply 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 service 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 service.

- 9 That in the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage facilities in the area of the proposed development and which will facilitate the development.

**REASON:**

The provision of such service 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 service.

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- (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.

 ..... 16<sup>th</sup> June 1997  
for SENIOR ADMINISTRATIVE OFFICER