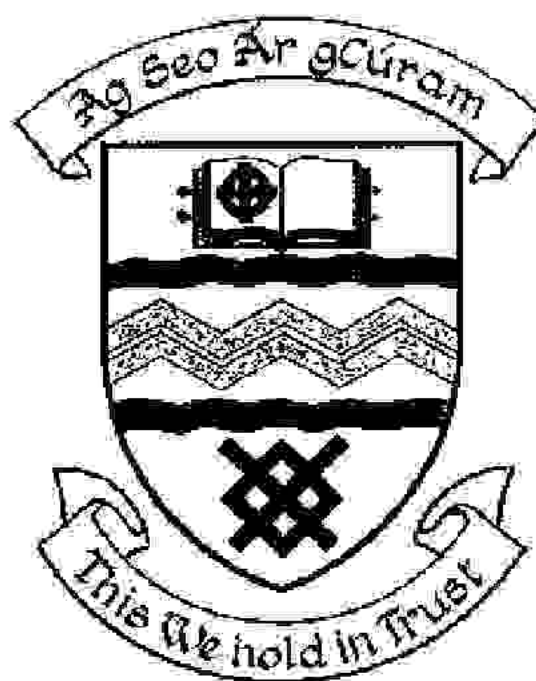


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0012	
1. Location	junction of Blessington Road, Fortunestown Road and Kiltalown Avenue, Jobstown, Tallaght, Dublin 24.		
2. Development	Combining house no. 1 and 2 into 1 no. six bedroom house with revised boundary; revised boundary house no. 3; revised site layout for house no. 12 and modifications to turning bays in approved housing development (S95A/0487).		
3. Date of Application	14/01/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/01/97 2.	1. 29/01/97 2.
4. Submitted by	Name: Niall D. Brennan Associates, Address: Architects, 24 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Durkan New Homes Ltd., Address: 1-3 Sandford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 0556 Date 24/03/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0894 Date 12/05/97	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.

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**PLANNING  
DEPARTMENT**  
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Dublin 24.

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Niall D. Brennan Associates,  
Architects,  
24 Fitzwilliam Place,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 0894	<b>Date of Final Grant</b> 12/05/97
<b>Decision Order Number</b> 0556	<b>Date of Decision</b> 24/03/97
<b>Register Reference</b> S97A/0012	<b>Date</b> 29th January 1997

**Applicant** Durkan New Homes Ltd.,

**Development** Combining house no. 1 and 2 into 1 no. six bedroom house with revised boundary; revised boundary house no. 3; revised site layout for house no. 12 and modifications to turning bays in approved housing development (S95A/0487).

**Location** junction of Blessington Road, Fortunestown Road and Kiltalown Avenue, Jobstown, Tallaght, Dublin 24.

**Floor Area** 0.000 Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 28/01/97 /29/01/97

A Permission has been granted for the development described above,  
subject to the following (8) Conditions.

REG REF. S97A/0012 SOUTH DUBLIN COUNTY COUNCIL  
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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 This application is subject to all relevant conditions of the parent permission for this development Ref. S95A/0487.  
REASON:  
In the interest of clarity and the proper planning and development of the area.
- 3 Notwithstanding the exempted development provisions of the Local Government (Planning and Development) Regulations, 1994, no further extensions including garages, sheds, outhouses, greenhouses or conservatorie shall be carried out in the rear or side gardens of house no.'s 1, 3 and 12 save with a prior grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 The heads of turning bays shall be increased from 13m as shown in drawings to 14m adjacent to the site boundary with the Blessington Road.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of £18,600 (eighteen thousand six hundred pounds), in respect of the overall development, as required by Condition No. 4 of permission granted under Register Reference S95A/0487 be strictly adhered to in respect of this proposal.



REG. REF. S97A/0012 SOUTH DUBLIN COUNTY COUNCIL  
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**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.

- 6 That the arrangements made with regard to the payment of the financial contribution in the sum of £350 (three hundred and fifty pounds) PER HOUSE in respect of the overall development as required by Condition No. 6 of planning permission granted under Register Reference S95A/0487 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 developer should contribute towards the cost of providing the services.

- 7 That the arrangements made with regard to the payment of the financial contribution in the sum of £300 (three hundred pounds) PER HOUSE in respect of the overall development as required by Condition No. 7 of planning permission granted under Register Reference S95A/0487 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.

- 8 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. 29 of planning permission granted under Register Reference S95A/0487 be strictly adhered to in respect of this proposal.

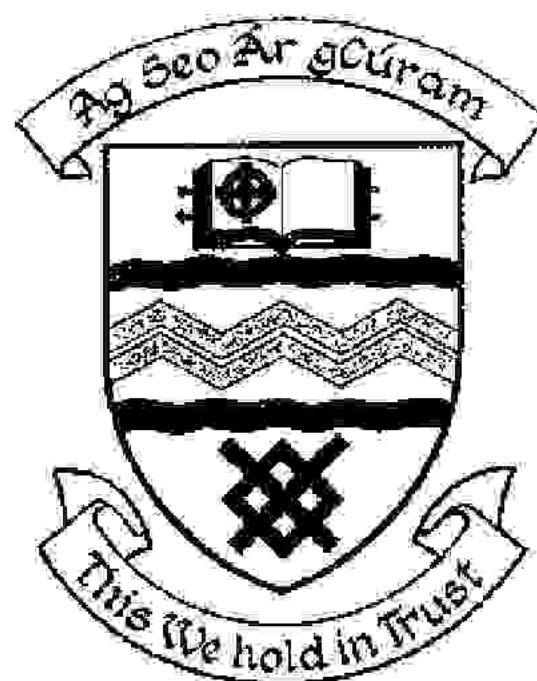
**REASON:**

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

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improvement works and traffic management schemes  
facilitating the proposed development.

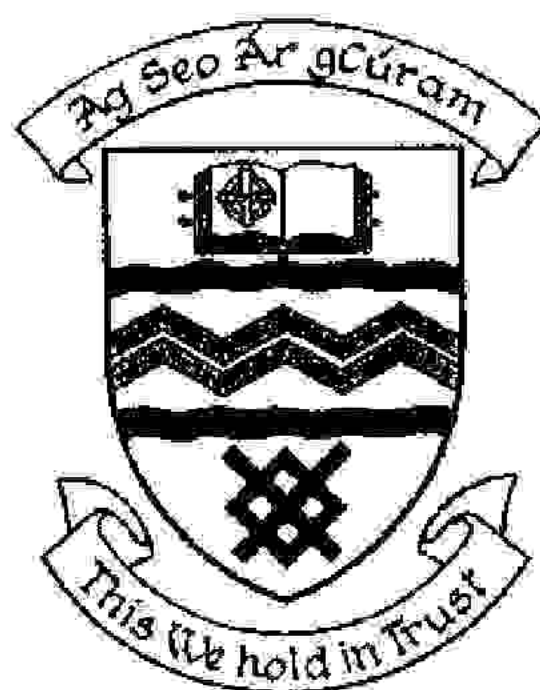
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control 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.

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



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

Order Number 0171	Date of Order 28/01/97
Register Reference S97A/0012	Date 14th January 1997

**Applicant** Durkan New Homes Ltd.,

**Development** Combining house no. 1 and 2 into 1 no. six bedroom house with revised boundary; revised boundary house no. 3; revised site layout for house no. 12 and modifications to turning bays in approved housing development (S95A/0487).

**Location** junction of Blessington Road, Fortunestown Road and Kiltalown Avenue, Jobstown, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 21/01/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected
- (d) a revised newspaper advertisement showing the correct address.

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road

Niall D. Brennan Associates,  
Architects,  
24 Fitzwilliam Place,  
Dublin 2.

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REG REF. S97A/0012

3. Must be headed "Application to Planning Authority."  
4. Must state:
- (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.
  - (c) nature and extent of development including number of dwellings (if any)
  - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

28/01/97