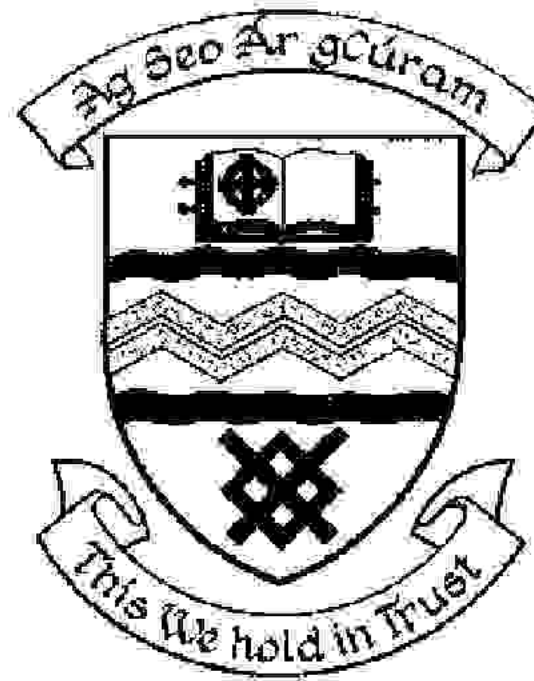


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96B/0473	
1. Location	Site No. 2 Stonepark Orchard, Stonepark Abbey, Rathfarnham, Dublin 16.		
2. Development	Single storey extension to side of dwelling house under construction.		
3. Date of Application	04/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John F. O'Connor & Associates, Address: Architects & Planning Consultants, 11A Greenmount House, Harolds Cross,		
5. Applicant	Name: M. & N. O'Grady Ltd., Address: 23 Stonepark Abbey, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 0185 Date 30/01/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0505 Date 13/03/97	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
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John F. O'Connor & Associates,
Architects & Planning Consultants,
11A Greenmount House,
Harolds Cross,
Dublin 6W.

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

Final Grant Order Number 0505	Date of Final Grant 13/03/97
Decision Order Number 0185	Date of Decision 30/01/97
Register Reference S96B/0473	Date 4th December 1996

Applicant M. & N. O'Grady Ltd.,

Development Single storey extension to side of dwelling house under construction.

Location Site No. 2 Stonepark Orchard, Stonepark Abbey,
Rathfarnham, Dublin 16.

Floor Area 31.870 Sq Metres

Time extension(s) up to and including

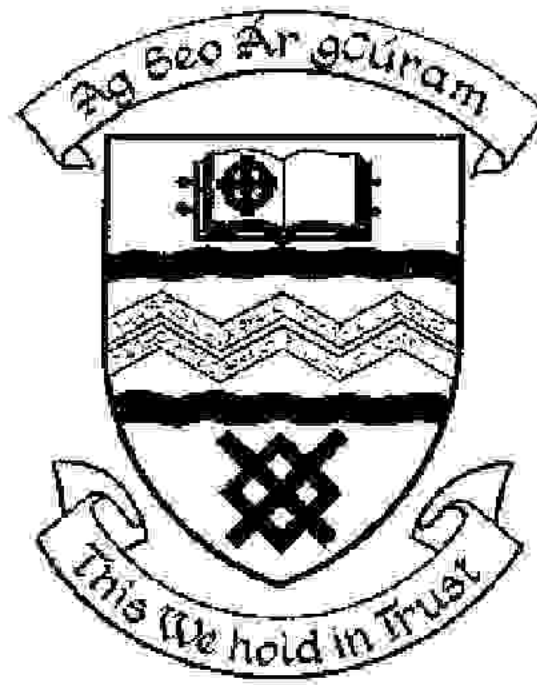
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (17) 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 That THE proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
 To protect the amenities of the area.
- 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 public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
REASON:
 In the interest of amenity and public safety.
- 6 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.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:

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

- 8 That the foundations of any part of the proposed house that encroach within a distance of 5m of the adjacent sewer pipe(s) shall be below the invert level of the pipe(s).
REASON:
In the interest of public safety and health.

- 9 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 10 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
REASON:
In the interest of visual amenity.

- 11 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermain or drains, forming part of the development, until taken in charge by the Council.
REASON:
In the interest of the proper planning and development of the area.

- 12 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant,

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materials or spoil.

REASON:

To protect the amenities of the area.

- 13 All necessary works to kerb, footpath and verge shall be carried out to the satisfaction of the Roads Department, entirely at the expense of the developer.

REASON:

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

- 14 That all external finishes harmonise in colour and texture.

REASON:

In the interest of visual amenity.

- 15 That the arrangements made with regard to the payment of the financial contribution in the sum of £24,000 (twenty four thousand pounds) be strictly adhered to in respect of this proposal, as required by Condition No. 3 Reg. Ref. S94A/0145.

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.

- 16 The arrangements made with regard to the lodgement of security assessed at a bond or letter of Guarantee in the sum of £64,000 (sixty four thousand pounds) or a cash lodgement in the sum of £40,000 (forty thousand pounds) as required by Condition No. 4 of Reg. Ref. S94A/0145 be strictly adhered to in respect 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 developer.

- 17 That the arrangements made with regard to the payment of the financial contribution in the sum of £30,400 (thirty thousand four hundred pounds) as required by condition No. 21 of Reg. Ref. S94A/0145 be strictly adhered to in respect

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of this proposal.

REASON:

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

- (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.

.....*AG Laine*.....*18th* March 1997
for SENIOR ADMINISTRATIVE OFFICER