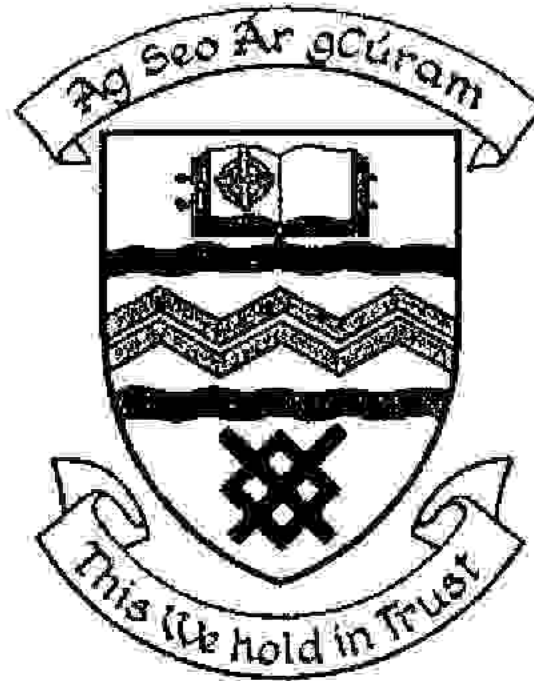


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96B/0335	
1. Location	18 Corkagh View, Clondalkin.		
2. Development	"Granny flat" extension at first floor over existing extension at side.		
3. Date of Application	09/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Murphy Associates Architects, Address: 15A Bath Avenue, Dublin 4.		
5. Applicant	Name: Mr. and Mrs. P. Nolan, Address: 18 Corkagh View, Clondalkin, co. Dublin.		
6. Decision	O.C.M. No. 2056  Date 23/10/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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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**NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number</b> 2056	<b>Date of Decision</b> 23/10/96
<b>Register Reference</b> S96B/0335	<b>Date</b> 9th August 1996

**Applicant** Mr. and Mrs. P. Nolan,  
**Development** "Granny flat" extension at first floor over existing extension at side.  
**Location** 18 Corkagh View, Clondalkin.  
**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 PERMISSION** in respect of the above proposal.

Subject to the conditions ( 4 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

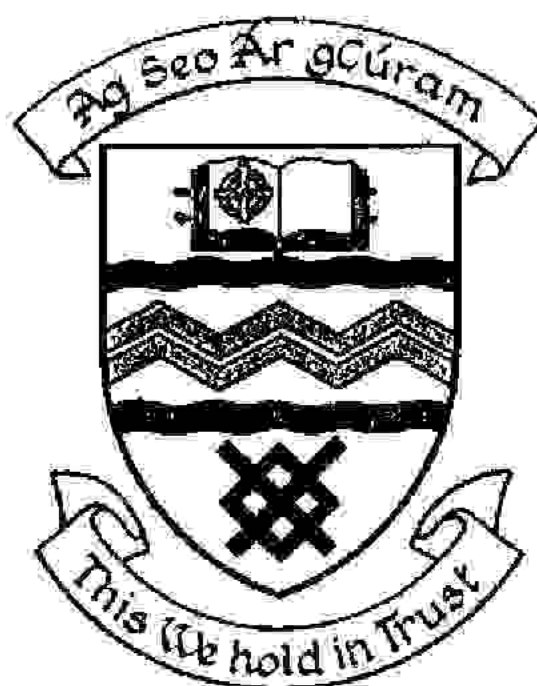
24/10/96

Murphy Associates Architects,  
15A Bath Avenue,  
Dublin 4.

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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 entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4 That when the structure is no longer required for use as a GRANNY FLAT by the applicant, that its use revert to use as part of the existing dwelling unit.  
REASON:  
In the interest of the proper planning and development of the area.



REG REF. S96A/0335 **SOUTH DUBLIN COUNTY COUNCIL**  
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John F. O'Connor & Associates,  
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 1926	Date of Final Grant 02/10/96
Decision Order Number 1544	Date of Decision 12/08/96
Register Reference S96A/0335	Date 14th June 1996

**Applicant** M. and N. O'Grady Ltd.,

**Development** 2 storey 4 bed detached house in lieu of previously approved bungalow.

**Location** 1 Stonepark Orchard, Stonepark Abbey, Rathfarnham.

**Floor Area** 0.000 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 (20) Conditions.

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### Conditions and Reasons

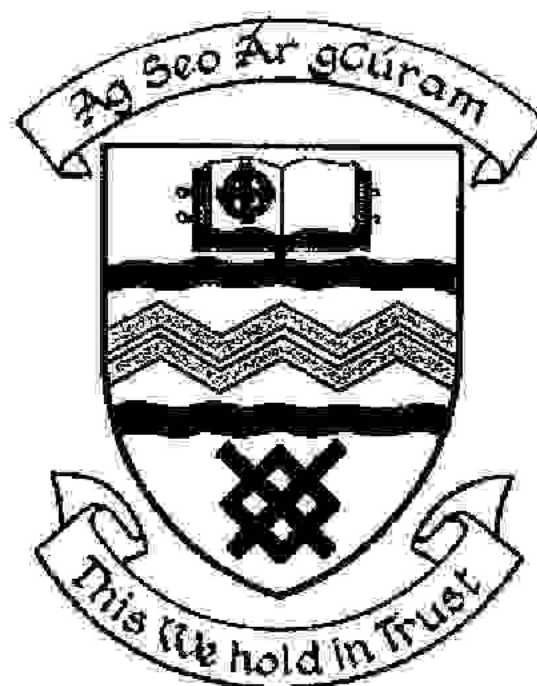
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that 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 all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's,



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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.

- 8 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed house.

**REASON:**

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

- 9 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.

- 10 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, watermains 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.

- 11 That the area 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, materials or spoil.

**REASON:**

To protect the amenities of the area.

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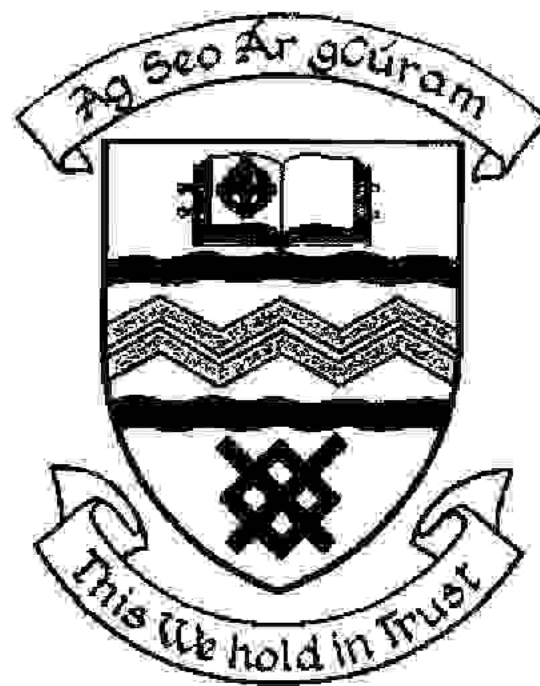
- 12 A landscape plan with full works specification and bill of quantities etc., shall be submitted to and agreed with the Planning Authority before the commencement of development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance.  
REASON:  
In the interest of the proper planning and development of the area.
- 13 Details of water supply, including proposed watermain layout, to be submitted and agreed with Planning Authority prior to commencement of development.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 14 Detailed proposals for diversion of the Corporation watermain to be agreed with Dublin Corporation and submitted to South Dublin County Council prior to commencement of work.  
REASON:  
In the interest of the proper planning and development of the area.
- 15 Prior to the commencement of any development on the site, the following steps shall be taken/or works shall be completed to the satisfaction of the Planning Authority:-
- a. The building compound shall be removed from its present location and the land restored to open space to a standard acceptable to the Planning Authority.
  - b. Full details of the location, size, access to, boundary treatment and landscaping of any new builders compound to be submitted and agreed with the Planning Authority.
  - c. The site of former plot no. 23 Reg. Ref. 87A/233 Condition no. 24 refers, shall be removed of all



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debris/stored material and the land restored in accordance with details to be submitted and agreed with the Planning Authority.

- d. The detached dwelling shown on Plot no. 116 Reg. Ref. 89A/2076 refers shall be completed and occupied to the satisfaction of the Planning Authority.
- e. Any other vacant site/unfinished dwelling shall be the subject of remedial treatment or be finished and occupied to the satisfaction of the Planning Authority.

REASON:

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

- 16 Details of proposed brick and roof tiles to be submitted to the Planning Authority for written agreement prior to commencement of development.

REASON:

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

- 17 That the three windows in the first floor gable elevations be permanently provided with opaque glass.

REASON:

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

- 18 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.



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- 19 That 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.

- 20 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 of this proposal.

REASON:

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

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

 ..... 21 October 1996  
for SENIOR ADMINISTRATIVE OFFICER

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

<b>Decision Order Number</b> 1544	<b>Date of Decision</b> 12/08/96
<b>Register Reference</b> S96A/0335	<b>Date</b> 14th June 1996

**Applicant** M. and N. O'Grady Ltd.,

**Development** 2 storey 4 bed detached house in lieu of previously approved bungalow.

**Location** 1 Stonepark Orchard, Stonepark Abbey, Rathfarnham.

**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 PERMISSION** in respect of the above proposal.

Subject to the conditions ( 20 ) on the attached Numbered Pages.  
signed on behalf of the South Dublin County Council.

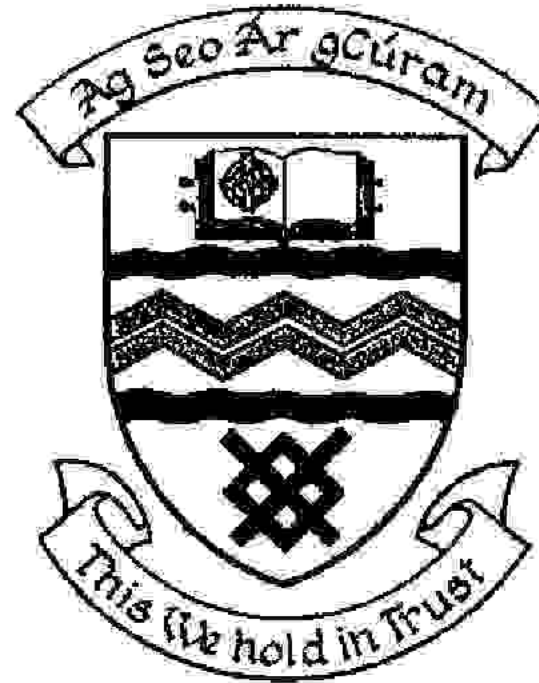
.....  
for SENIOR ADMINISTRATIVE OFFICER

12/08/96

John F. O'Connor & Associates,  
11A Greenmount House,  
Harolds Cross,  
Dublin 6W.



**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 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.



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REASON:

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

- 7 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.

- 8 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed house.

REASON:

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

- 9 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.

- 10 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, watermains or drains, forming part of the

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development, until taken in charge by the Council.

REASON:

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

- 11 That the area 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, materials or spoil.

REASON:

To protect the amenities of the area.

- 12 A landscape plan with full works specification and bill of quantities etc., shall be submitted to and agreed with the Planning Authority before the commencement of development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance.

REASON:

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

- 13 Details of water supply, including proposed watermain layout, to be submitted and agreed with Planning Authority prior to commencement of development.

REASON:

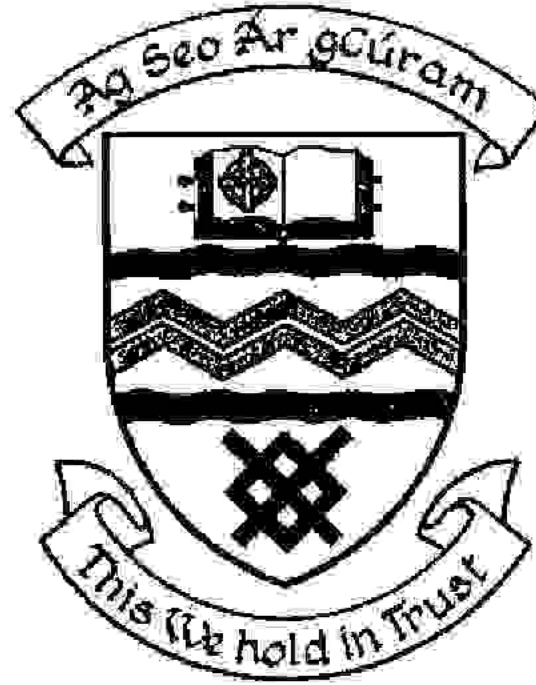
In order to comply with the Sanitary Services Acts, 1878-1964.

- 14 Detailed proposals for diversion of the Corporation watermain to be agreed with Dublin Corporation and submitted to South Dublin County Council prior to commencement of work.

REASON:



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

- 15 Prior to the commencement of any development on the site, the following steps shall be taken/or works shall be completed to the satisfaction of the Planning Authority:-
- a. The building compound shall be removed from its present location and the land restored to open space to a standard acceptable to the Planning Authority.
  - b. Full details of the location, size, access to, boundary treatment and landscaping of any new builders compound to be submitted and agreed with the Planning Authority.
  - c. The site of former plot no. 23 Reg. Ref. 87A/233 Condition no. 24 refers, shall be removed of all debris/stored material and the land restored in accordance with details to be submitted and agreed with the Planning Authority.
  - d. The detached dwelling shown on Plot no. 116 Reg. Ref. 89A/2076 refers shall be completed and occupied to the satisfaction of the Planning Authority.
  - e. Any other vacant site/unfinished dwelling shall be the subject of remedial treatment or be finished and occupied to the satisfaction of the Planning Authority.

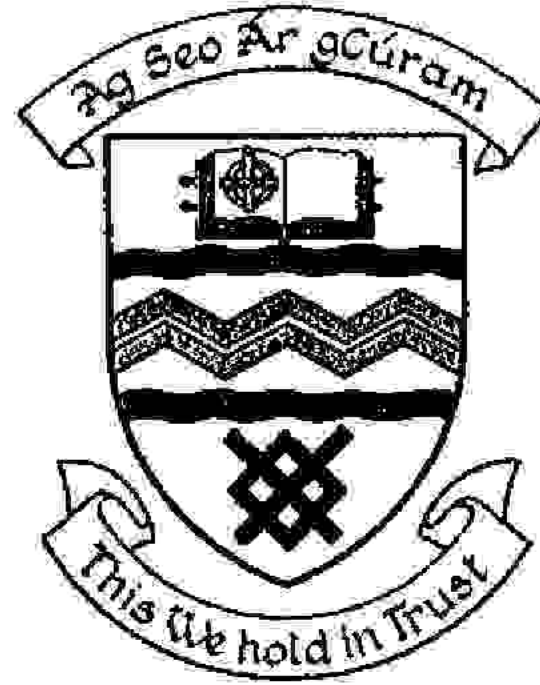
REASON:

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

- 16 Details of proposed brick and roof tiles to be submitted to the Planning Authority for written agreement prior to commencement of development.



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REASON:

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

- 17 That the three windows in the first floor gable elevations be permanently provided with opaque glass.

REASON:

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

- 18 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.

- 19 That 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.

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- 
- 20 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 of this proposal.

REASON:

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