

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0681/C1	
1. Location	1 St. Columbas Road, Dublin 12.		
2. Development	New dwelling on subdivided site and vehicular access off St. Brigid's Drive, also vehicular access off 1 St. Columba's Road to existing dwelling. Compliance re. Condition No. 10.		
3. Date of Application	25/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Eamonn Weber, Address: Architect & Planning Consultant, 26 Aranleigh Mount, Rathfarnham,		
5. Applicant	Name: Clare Lynn, Address: 1 St. Columbas Road, Greenhills, Dublin 12.		
6. Decision	O.C.M. No. 4103 Date 19/11/97	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
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.	

REG. REF. : S96A/0681/C1

DATE : 20.11.1997

RE: New dwelling on subdivided site and vehicular access off St. Brigid's Drive, also vehicular access off 1 St. Columbas Road to existing dwelling at 1 St. Columbas Road, Dublin 12 for Clare Lynn. Compliance re. Condition No. 10.

Dear Sir,

I refer to your submission received on 25.04.1997 to comply with Condition No. 10, of grant of permission, Order No. 0635, dated 07/04/97, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,


for Senior Administrative Officer

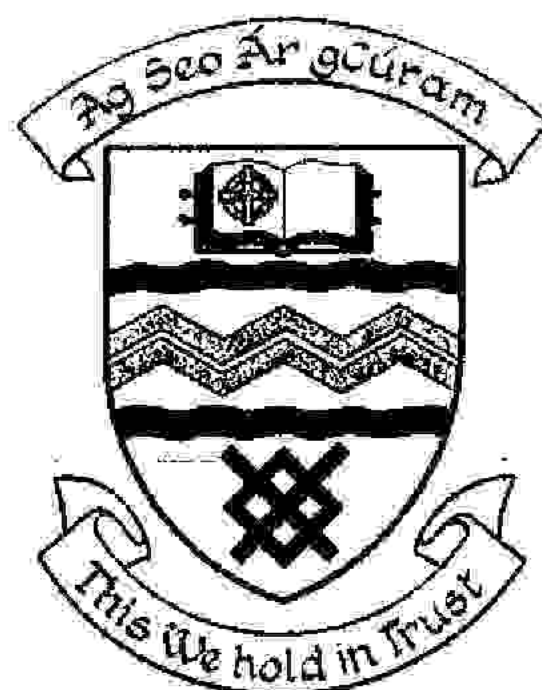
Eamonn Weber,
Architect & Planning Consultant,
26 Aranleigh Mount,
Rathfarnham,
Dublin 14.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0681	
1. Location	1 St. Columbas Road, Dublin 12.		
2. Development	New dwelling on subdivided site and vehicular access off St. Brigid's Drive, also vehicular access off 1 St. Columba's Road to existing dwelling.		
3. Date of Application	20/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Annette Dempsey, Address: 9 St. Joseph Street, North Circular Road, Dublin 7.		
5. Applicant	Name: Clare Lynn, Address: 1 St. Columbas Road, Greenhills, Dublin 12.		
6. Decision	O.C.M. No. 0324 Date 18/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0635 Date 07/04/97	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.	

REG. REF. S96A/0681 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Annette Dempsey,
9 St. Joseph Street,
North Circular Road,
Dublin 7.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0635	Date of Final Grant 07/04/97
Decision Order Number 0324	Date of Decision 18/02/97
Register Reference S96A/0681	Date 20th December 1996

Applicant Clare Lynn,

Development New dwelling on subdivided site and vehicular access off
St. Brigid's Drive, also vehicular access off 1 St.
Columba's Road to existing dwelling.

Location 1 St. Columbas Road, Dublin 12.

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 (18) Conditions.

REG REF. S96A/0681 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

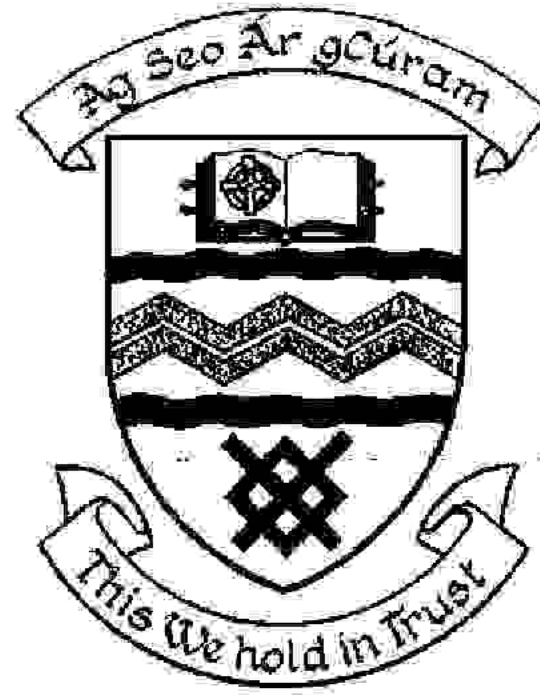
Conditions and Reasons

- 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 no dwellinghouse 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 That a 100mm foul sewer drain be laid at 1/40 in accordance with the requirements of the Environmental Services Department.
REASON:

REG. REF. S96A/0681 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

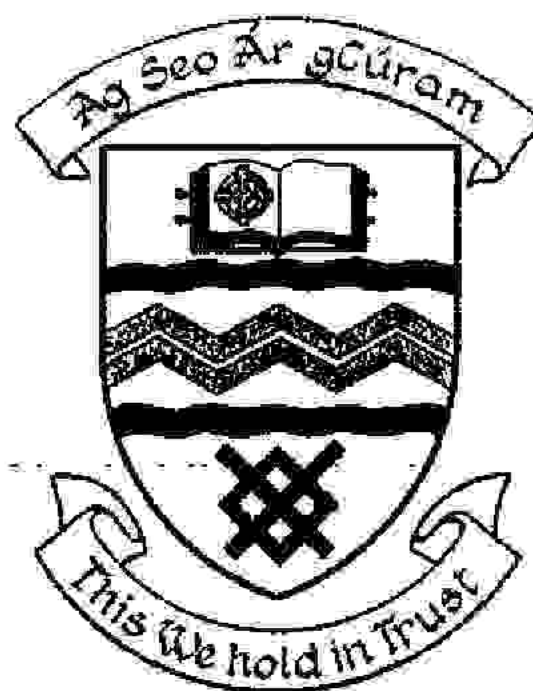
In the interest of the proper planning and development of
the area.

- 8 That foundations of wall facing St. Brigid's Drive to be taken to a depth below the invert level of the existing surface water drain sewer in St. Brigid's Drive.
REASON:
In the interest of public safety.
- 9 That in the event of the building encroaching within 5m of the existing watermain on St. Brigid's Drive the foundations of the proposed dwellinghouse to be taken to a depth below the invert of the watermain.
REASON:
In the interest of public safety.
- 10 That the house be set back at least 2m from the existing side garden boundary fronting St. Brigid's Drive.
REASON:
In the interest of the proper planning and development of the area.
- 11 That footpaths and kerb to be dishd to the requirements of the Area Engineer, Roads Maintenance at both proposed accesses and at the applicant's expense.
REASON:
In the interest of the proper planning and development of the area.
- 12 That all watermain tappings, 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:

REG REF. S96A/0681 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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.

- 13 The rear garden of the proposed house shall be screened from public view by a 2m high screen wall in block or similar durable material suitably capped and finished. The proposed vehicular entrance gate at St. Brigid's Drive shall be solid and in keeping with the height of the screen wall unless satisfactory alternative screening can be agreed. Details of screening and design and finish of gate to be agreed in writing prior to commencement of development.

REASON:

In the interest of residential amenities and orderly development.

- 14 At least 2 no. off-street car park spaces to be provided for both the existing and proposed dwellings.

REASON:

In the interest of traffic safety.

- 15 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 16 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.

REG. REF. S96A/0681 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

- 17 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.

- 18 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the provision and development of amenity lands in the area which will facilitate 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.

REG REF. S96A/0681 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

- (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.

.....*A. J. O'Sullivan*.....^{8th} April 1997
for SENIOR ADMINISTRATIVE OFFICER