

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0643	
1. Location	Site 65, Road 6, Prospect Manor, Stocking Lane, Rathfarnham.		
2. Development	Detached 4 bedroom house.		
3. Date of Application	29/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: F.L. Bent, Address: Architectural Planning & Design Services, 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: O. & C. McKiernan, Property Development, Address: 3 Prospect Drive, Prospect Manor, Stocking Lane, Rathfarnham, Co. Dublin.		
6. Decision	O.C.M. No. 0165 Date 27/01/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0508 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.	

REG REF. S96A/0643 **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

F.L. Bent,
Architectural Planning & Design Services,
25 Grosvenor Court,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0508	Date of Final Grant 13/03/97
Decision Order Number 0165	Date of Decision 27/01/97
Register Reference S96A/0643	Date 29th November 1996

Applicant O. & C. McKiernan, Property Development,

Development Detached 4 bedroom house.

Location Site 65, Road 6, Prospect Manor, Stocking Lane, Rathfarnham.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

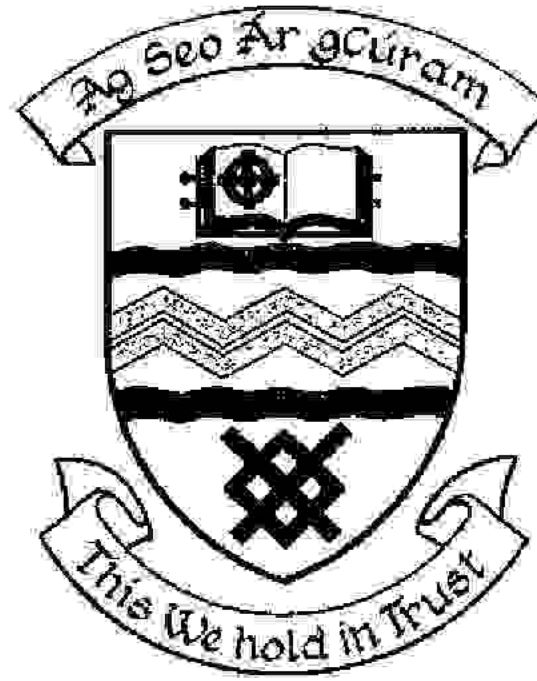
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (23) 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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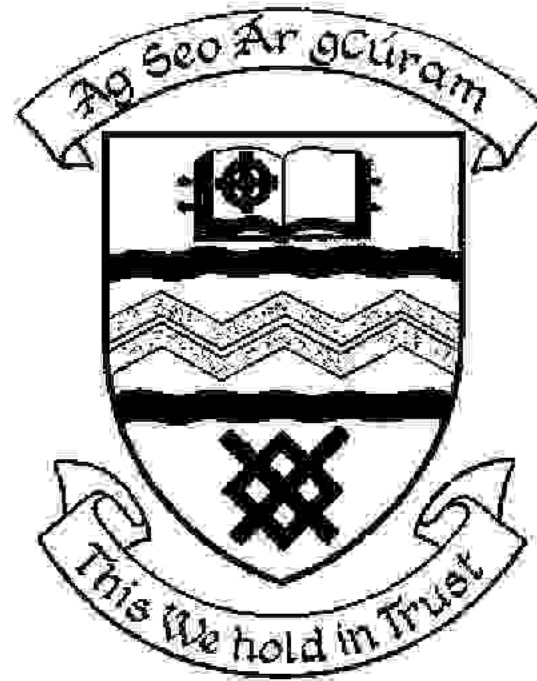
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In order to comply with the Sanitary Services Acts, 1878-1964.

- 8 That all watermain tapplings, branch connections, swabbing and ohlorination 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.
- 9 That an acceptable house numbering scheme be submitted to and approved by the South Dublin 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.
- 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, watermaines 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 That materials and finishes shall harmonise in colour and texture with existing houses on the road.

REASON:

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

- 14 That plant screening shall be provided along the east boundary (adjoining site no. 27) and along the boundary adjoining the reservation area for the Southern Cross Route. Details of a satisfactory scheme including the proposed programme of works shall be submitted to and approved by the Planning Authority before any development commences.

REASON:

In the interest of residential amenities and to prevent overlooking of adjoining property, and in the interest of orderly development of the area.

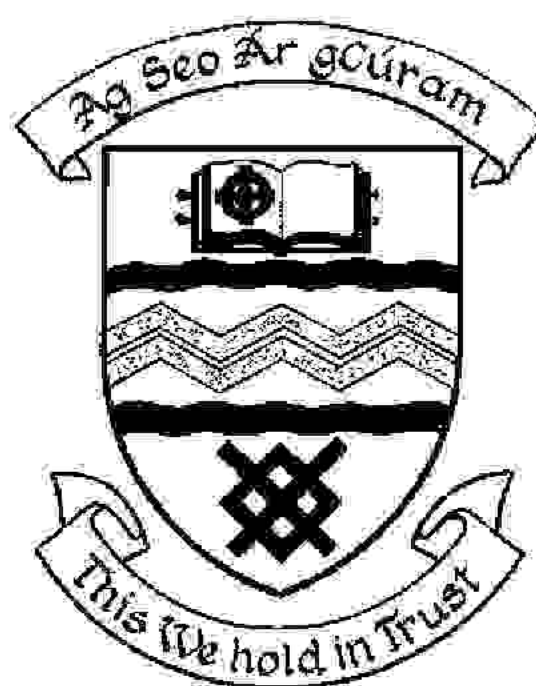
- 15 Prior to commencement of development the developer shall submit to and agree with the Planning Authority details relating to the following:-

- a. written evidence shall be provided to show that the developer has permission to connect to the outfall sewer belonging to the adjacent landowner;
- b. long sections shall be revised to ensure that all proposed pipes have one metre minimum cover;
- c. the structural integrity of the proposed houses and services infrastructure along the bank of the Owendoher River along the entire eastern side of the site, shall be certified by a structural engineer;
- d. the capacity of the main outfall pipe from S6 to the Owendoher River shall be upsized to cater for 400 l/s, and
- e. acceptable proposals for the piping of the ditch in the south and south-western corners of the site.

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REASON:

To ensure a satisfactory standard of development.

- 16 The reservation affecting the site for the Southern Cross Route shall be set out and agreed with the Planning Authority prior to commencement of development. No development to take place on this land.

REASON:

In the interest of traffic safety and convenience and orderly development of the area.

- 17 The minimum distance between dwellings to be 2.3 metres.

REASON:

To ensure a satisfactory standard of development.

- 18 That all roads and cul-de-sac turning bays to be at current County Council standards.

REASON:

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

- 19 That the arrangements made with regard to the payment of the financial contribution in the sum of £174,000 (one hundred and seventy four thousand pounds) in respect of the overall development as required by Condition No. 23 of planning permission granted under Register Reference S94A/0382 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.

- 20 In respect of the additional house to which this application pertains and for which public open space was not provided

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for in the original layout, a financial contribution of £1,000 (one thousand pounds) shall 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 which will facilitate this 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.

- 21 That the arrangements made with regard to the lodgement of security in the form of a bond or letter of guarantee form an approved insurance company in the sum of £500,000 (five hundred thousand pounds) or a cash lodgement in the sum of £300,000 (three hundred thousand pounds) in respect of the overall development as required by condition No. 28 of S94A/0382 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 development.

- 22 That the arrangements made with regard to the payment of the financial contribution in the sum of £58,000 (fifty eight thousand pounds) in respect of the overall development as required by Condition No. 24 of planning permission granted under Register Reference S94A/0382 be strictly adhered to.

REASON:

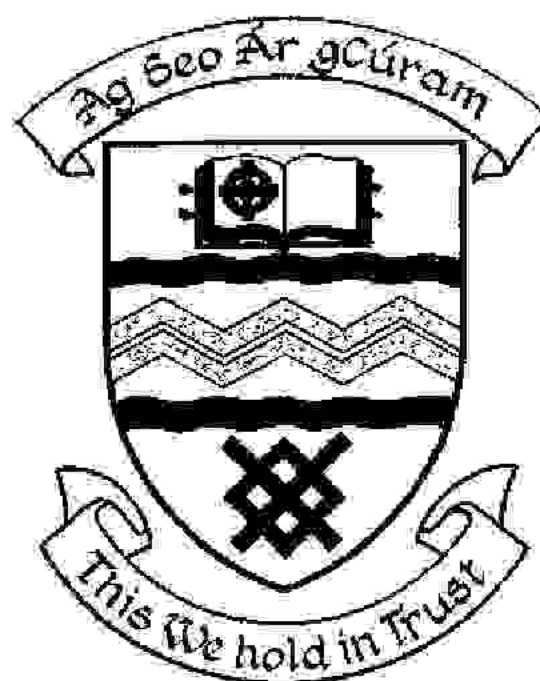
In the interest of the proper planning and development of the area.

- 23 In respect of the additional house to which this application relates, that the developer pay a financial contribution in the sum of £1,850 (one thousand eight hundred and fifty pounds) to South Dublin County Council towards the cost of infrastructural road improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid prior to the commencement of the development.

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REASON:

As the infrastructural road improvements and traffic management in the area of the development facilitate the development, it is considered reasonable that the developer should contribute towards their cost.

- (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.

As far as 18th
.....March 1997
for SENIOR ADMINISTRATIVE OFFICER