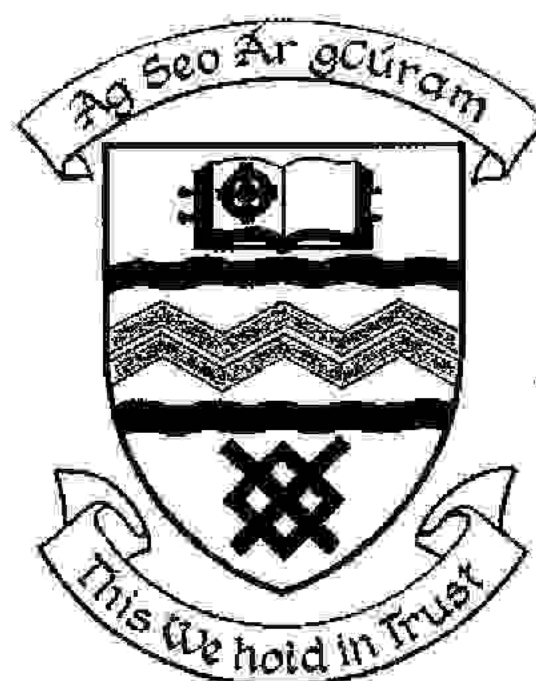


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0633	
1. Location	"Inisfree", Scholarstown Road, Dublin 16.		
2. Development	Change of house plan for a 6 no. two-storey semi-detached dwelling houses.		
3. Date of Application	27/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Philip T. Brady, Address: Architects, 23 Farnham Street, Cavan.		
5. Applicant	Name: McWeeney Homes Ltd., Address: Milestown, Dunboyne, Co. Meath.		
6. Decision	O.C.M. No. 0142 Date 23/01/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0465 Date 10/03/97	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.			

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Philip T. Brady,
Architects,
23 Farnham Street,
Cavan.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0465	Date of Final Grant 10/03/97
Decision Order Number 0142	Date of Decision 23/01/97
Register Reference S96A/0633	Date 27th November 1996

Applicant McWeeney Homes Ltd.,

Development Change of house plan for a 6 no. two-storey semi-detached dwelling houses.

Location "Inisfree", Scholarstown Road, Dublin 16.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

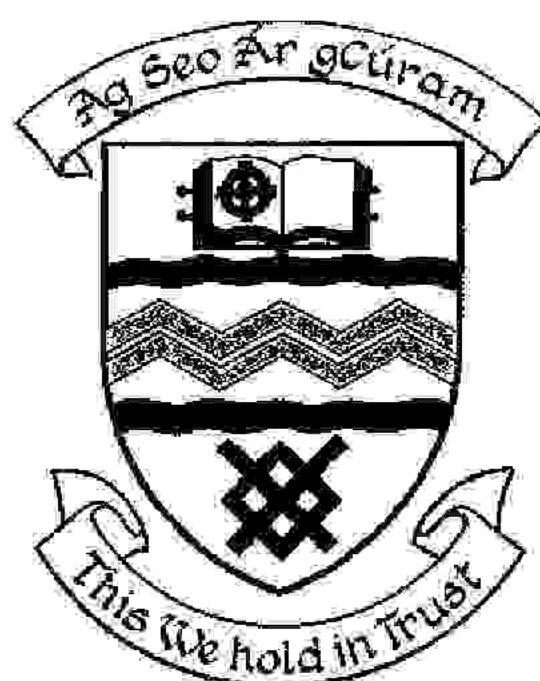
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (18) Conditions.

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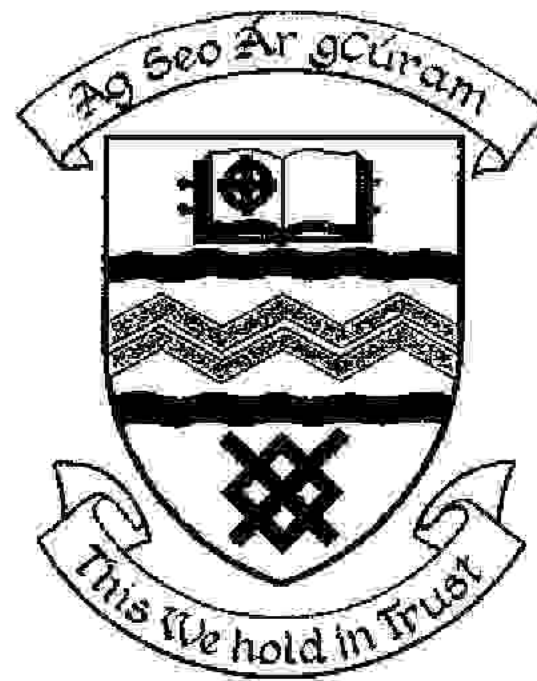
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Conditions and Reasons

- 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 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1994, any two storey extension to house no. 6 shall require a Grant of Permission from the Planning Authority or An Bord Pleanála.
REASON:
To comply with requirements for residential development as set out in the Dublin County Development Plan and in the interest of residential amenities of the area.
- 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 no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:

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

- 7 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

REASON:

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

- 8 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.

- 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 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 houses.

REASON:

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

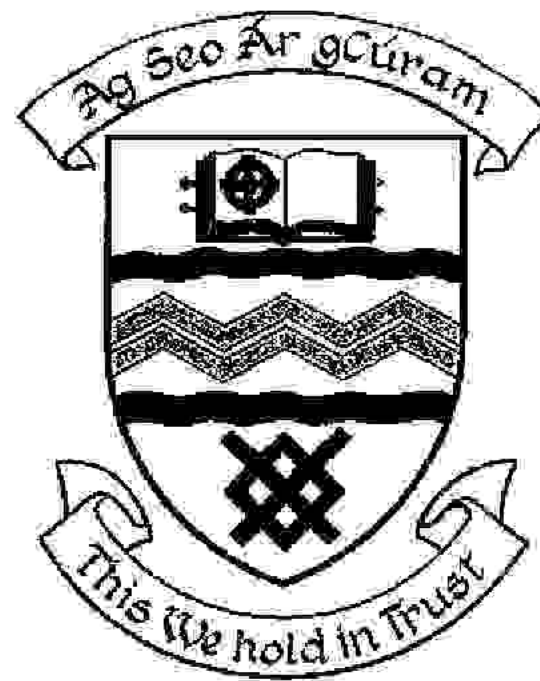
- 11 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling and lopping, felling or removal of trees or hedges along the rear boundary must be fully discussed and agreed with the County Council before construction of

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boundary walls. Timber fencing is not acceptable.

REASON:

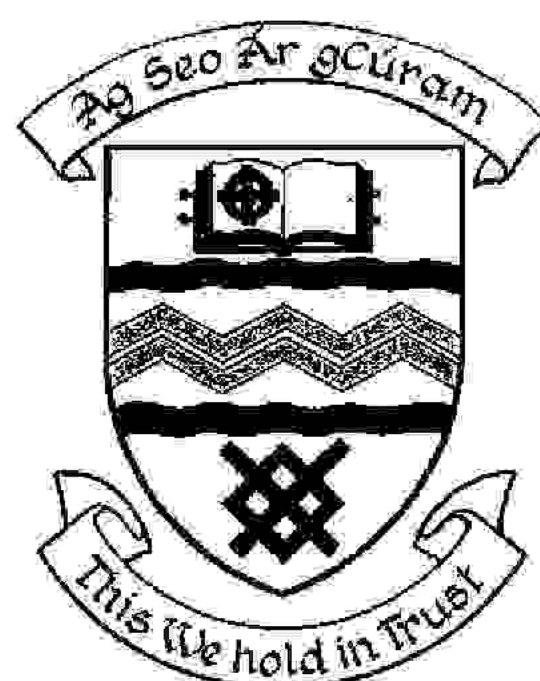
In the interest of visual amenity.

- 12 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.
- 13 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, materials or spoil. (the specific locations and extent of walling and lopping, felling or removal of trees or hedges along the rear boundary must be fully discussed and agreed with the County Council before construction of boundary walls. Timber fencing is not acceptable).
REASON:
To protect the amenities of the area.
- 14 That a minimum of 2.3m be provided between each pair of houses.
REASON:
In the interest of the proper planning and development of the area.
- 15 That the arrangements made with regard to the payment of the financial contribution in the sum of £3,750 (three thousand seven hundred and fifty pounds) in respect of the overall development as required by Condition No. 3 of planning permission granted under Register Reference S96A/0307 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.

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- 16 That the arrangements made with regard to the payment of the index-linked financial contribution in the sum of £12,600 (twelve thousand six hundred pounds) in respect of the overall development as required by Condition No. 16 of planning permission granted under Register Reference S96A/0307 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 improvement works and traffic management schemes facilitating the proposed development.

- 17 That the arrangements made with regard to the payment of the financial contribution in the sum of £7,000 (seven thousand pounds) in respect of the overall development as required by Condition No. 18 of planning permission granted under Register Reference S96A/0307 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.

- 18 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £15,000 (fifteen thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

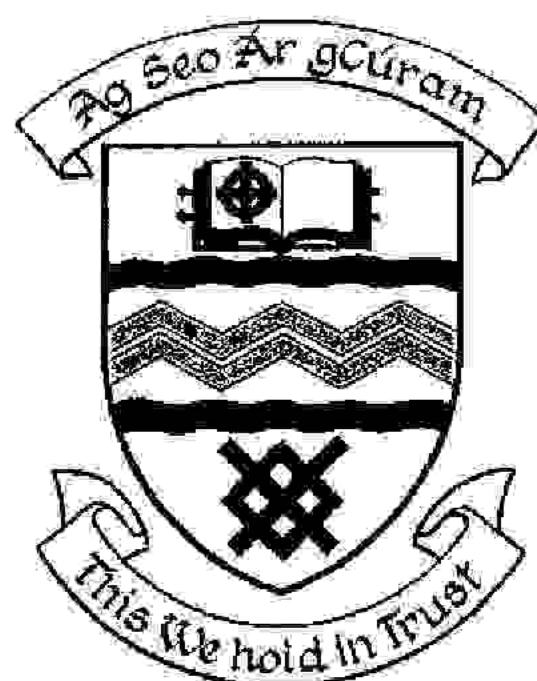
or./...

b. Lodgement with the Council of a Cash sum of £7,000 (seven thousand pounds) to be applied by the Council at its absolute discretion if such services are not

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duly provided to its satisfaction on the provision
and completion of such services to standard
specifications.

Or./...

- c. Lodgement with the Planning Authority of a letter of
guarantee issued by the Construction Industry
Federation in respect of the proposed development,
in accordance with the guarantee scheme agreed with
Planning Authority.

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.

- (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.

[Signature] 10th March 1997
for SENIOR ADMINISTRATIVE OFFICER