

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0608	
1. Location	Site 71 Road 6, Prospect Manor, Stocking Lane, Rathfarnham, Dublin 16.		
2. Development	Revised house type on site.		
3. Date of Application	14/11/96	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, Dublin 16.		
6. Decision	O.C.M. No. 0050 Date 10/01/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0361 Date 20/02/97	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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SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
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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 0361	Date of Final Grant 20/02/97
Decision Order Number 0050	Date of Decision 10/01/97
Register Reference S96A/0608	Date 14th November 1996

Applicant O & C McKiernan Property Development,

Development Revised house type on site.

Location Site 71 Road 6, Prospect Manor, Stocking Lane, Rathfarnham,
Dublin 16.

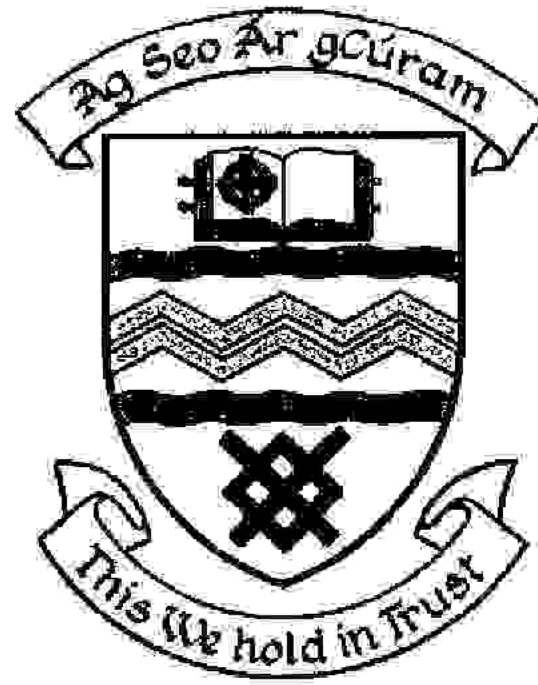
Floor Area 0.000 Sq Metres

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 (11) 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 specification lodged with the application save as may be required by the other conditions attached hereto and shall otherwise be in accordance with the terms and conditions 1-22 inclusive and no.'s 24-31 inclusive of permission granted under Register Reference S95A/0581.
REASON:
 In the interest of the proper planning and development of the area.

- 2 That the entire premises be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.

- 3 That all external finishes of the proposed house shall harmonise in colour and texture.
REASON:
 In the interest of the proper planning and development of the area.

- 4 Before the commencement of development on site the applicant shall submit in writing revised layout with the proposed house located at a distance of at least 5m from the adjacent sewer pipe for the written agreement of the Planning Authority.
REASON:
 In the interest of the proper planning and development of the area.

- 5 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 in respect of this proposal.
REASON:
 In the interest of the proper planning and development of the area.

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- 6 That the arrangements made with regard to the payment of the financial contribution in the sum of £15,000 (fifteen thousand pounds) in respect of the overall development as required by condition No. 25 of planning permission granted under Register Reference S94A/0382 be strictly adhered to in respect of this proposal.

REASON:

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

- 7 That arrangements made with regard to the payment of the financial contribution in the sum of £1,850 (one thousand eight hundred and fifty pounds) per house in respect of the overall development as required by Condition No. 26 of planning permission granted under Register Reference S94A/0382 be strictly adhered to in respect of this proposal.

REASON:

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

- 8 That the arrangements made with regard to the lodgement of security in the form of a bond or letter of guarantee from 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. 28 of S94A/0382 be strictly adhered to in respect of this proposal.

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- 9 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.

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REASON:

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

- 10 That arrangements be made with regard to the payment of the financial contribution in the sum of £1,000 (one thousand pounds) as required by Condition No. 29 of planning permission granted under Register Reference S95A/0581; arrangements to be made prior to 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.

- 11 That arrangements be made with regard to the payment of the financial contribution in the sum of £1,850 (one thousand eight hundred and fifty pounds) as required by Condition No. 30 of planning permission granted under Register Reference S95A/0581; arrangements to be made prior to 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 road improvement works and traffic management schemes facilitating the development.

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.

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Signed on behalf of South Dublin County Council.

24th

.....February 1997
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0050	Date of Decision 10/01/97
Register Reference S96A/0608	Date 14th November 1996

Applicant O & C McKiernan Property Development,

Development Revised house type on site.

Location Site 71 Road 6, Prospect Manor, Stocking Lane, Rathfarnham,
Dublin 16.

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.

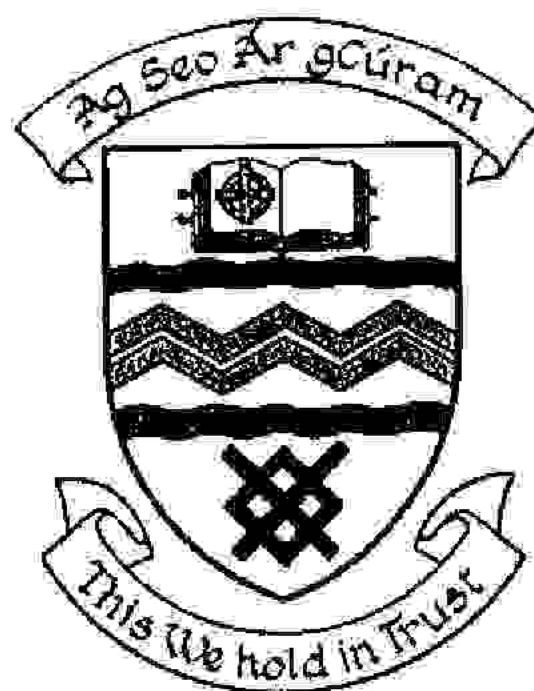
Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

10/01/97

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

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REG. REF. S96A/0608

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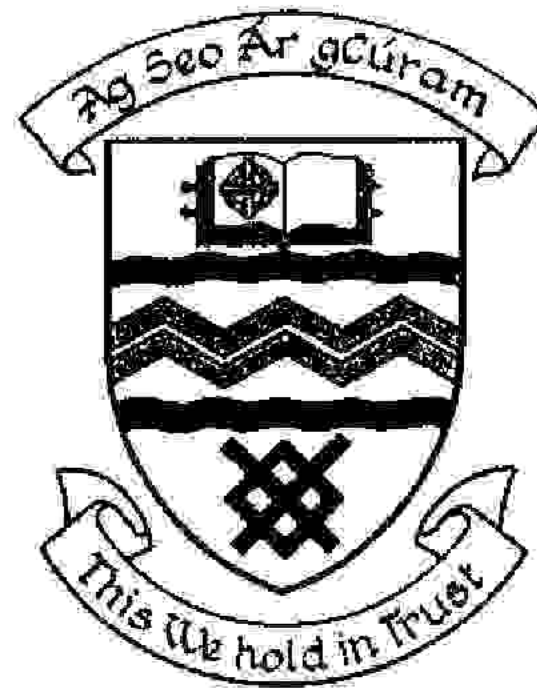
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