

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0595	
1. Location	18 Carriglea View, Firhouse, Dublin 24.		
2. Development	Construct dwelling at side.		
3. Date of Application	07/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/12/96 2.	1. 2.
4. Submitted by	Name: D. McCarthy & Company, Address: Lynwood House, Ballinteer Road, Dublin 16.		
5. Applicant	Name: J. & S. Prendergast, Address: 18 Carriglea View, Firhouse, Dublin 24.		
6. Decision	O.C.M. No. 2454 Date 19/12/96	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2454	Date of Decision 19/12/96
Register Reference S96A/0595	Date 7th November 1996

Applicant J & S. Prendergast,
Development Construct dwelling at side.

Location 18 Carriglea View, Firhouse, Dublin 24.

App. Type Permission

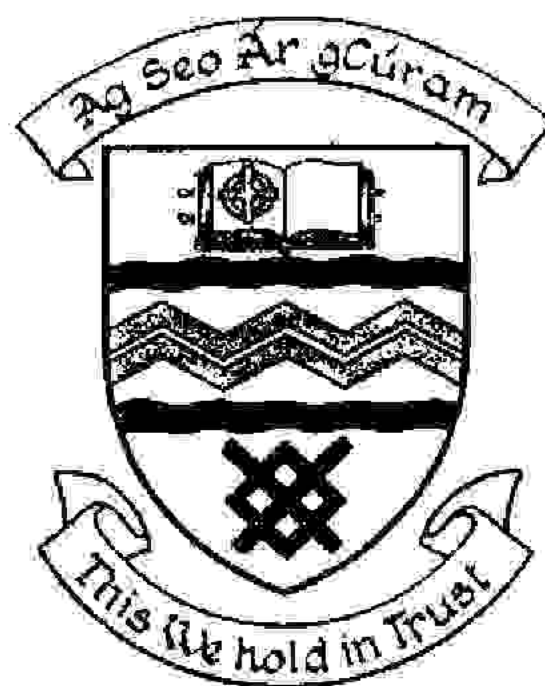
Dear Sir/Madam,

With reference to your planning application, received on 07/11/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit revised floor plan drawings for the house in relation to the floor plan of No. 18 Carriglea View. A revised front elevation drawing is also required to show the proposed house in relation to the entire front facade of no. 18 Carriglea View. The design of the proposed house should be altered to reflect existing fenestration, external finish, roof colour, shape and pitch on this road.
- 2 The applicant is requested to submit the following information in relation to foul drainage:-
 - a) drains to which it is proposed to connect to include number of houses on the drain and the sewer to which drains connect;
 - b) revised site layout plan to scale 1:500 to show 225mm public foul sewer located adjacent to the side boundary of the site in relation to the proposed house;

D. McCarthy & Company,
Lynwood House,
Ballinteer Road,
Dublin 16.

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- 3 The applicant is requested to submit the following information in relation to surface water drainage:-
- a) drains to which it is proposed to connect to include number of houses on the drain and sewer to which drains connect:
- 4 The applicant is requested to submit elevation and section drawings of a 2.0m wall capped and plastered externally for the Carriglea Downs boundary of the site to screen the rear garden from public view.

Note: The applicant is advised that there is a 5.0m set-back line for all buildings from any public foul or surface water sewer or watermain.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

19/12/96

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0595	
1. Location	18 Carriglea View, Firhouse, Dublin 24.			
2. Development	Construct dwelling at side.			
3. Date of Application	07/11/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 19/12/96 2.	1. 04/03/97 2.	
4. Submitted by	Name: D. McCarthy & Company, Address: Lynwood House, Ballinteer Road, Dublin 16.			
5. Applicant	Name: J & S. Prendergast, Address: 18 Carriglea View, Firhouse, Dublin 24.			
6. Decision	O.C.M. No. 0810 Date 01/05/97	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 1165 Date 16/06/97	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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D. McCarthy & Company,
Lynwood House,
Ballinteer Road,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1165	Date of Final Grant 16/06/97
Decision Order Number 0810	Date of Decision 01/05/97
Register Reference S96A/0595	Date 4th March 1997

Applicant J & S. Prendergast,

Development Construct dwelling at side.

Location 18 Carriglea View, Firhouse, Dublin 24.

Floor Area 96.110 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/12/96 /04/03/97

A Permission has been granted for the development described above,
subject to the following (13) conditions.

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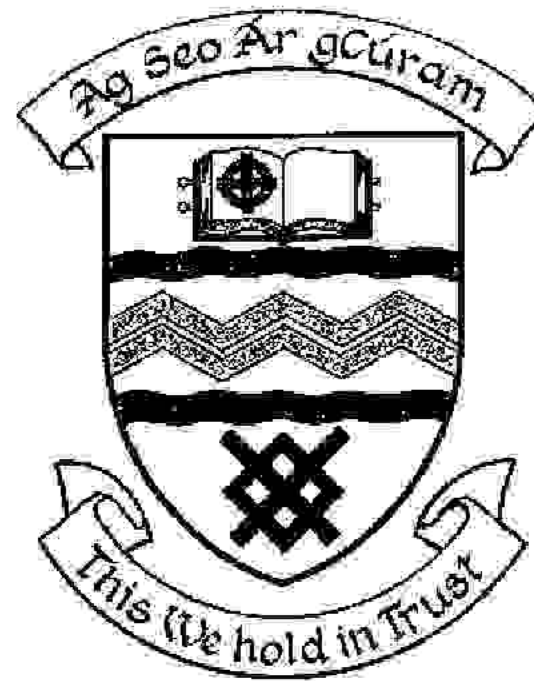
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received by the Planning Authority on 4/3/97, 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 The roof of the proposed house shall be fully hipped to match existing houses. Revised proposal for a gable-fronted house is not acceptable.
REASON:
In the interest of visual amenity.
- 3 The foundations of the proposed side boundary wall and of the house itself where they are within 5.0m of the 225mm diameter public foul sewer or 100mm diameter public watermain in the adjacent footpath, shall be taken down below the invert level of the lower of the two pipes.
REASON:
In the interest of the proper planning and development of the area and public health.
- 4 The external finish of the proposed house shall match, as closely as possible, the external finish of no. 18 Carriglea View.
REASON:
In the interest of visual amenity.
- 5 The footpath and kerb shall be dished to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.
REASON:
In the interest of traffic safety and the proper planning and development of the area.

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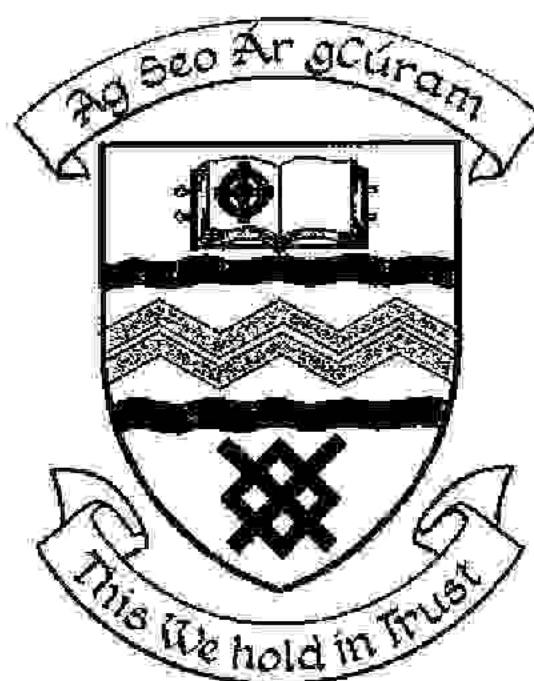
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- 6 That THE proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
 REASON:
 In the interest of amenity.
- 8 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.
- 9 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.
- 10 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.
- 11 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:

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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.

- 12 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.

- 13 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 the site.

REASON:

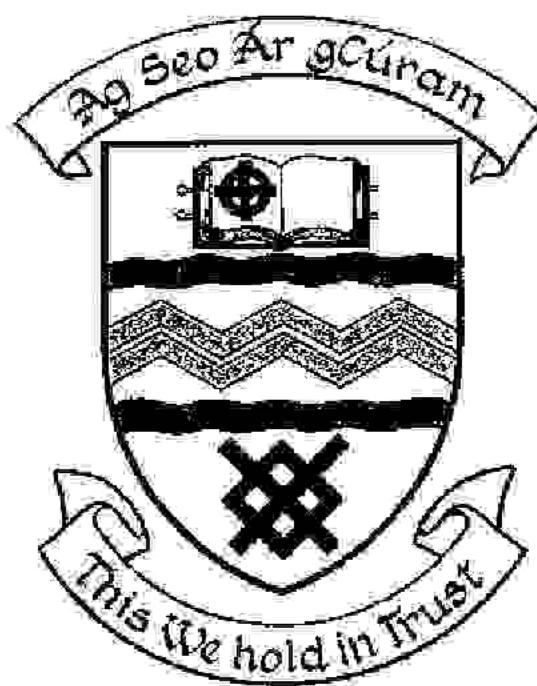
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

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-
- (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.

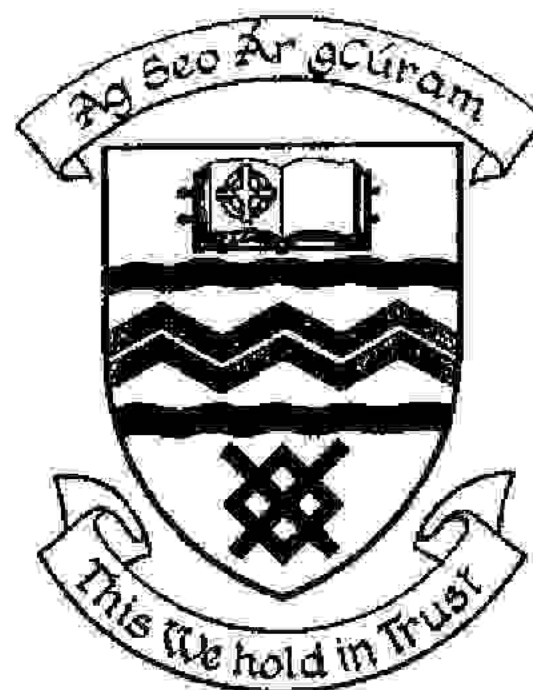
Signed on behalf of South Dublin County Council.


.....June 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 0810	Date of Decision 01/05/97
Register Reference S96A/0595	Date 7th November 1996

Applicant J & S. Prendergast,

Development Construct dwelling at side.

Location 18 Carriglea View, Firhouse, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/12/96 /04/03/97

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 (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for **SENIOR ADMINISTRATIVE OFFICER** 01/05/97

D. McCarthy & Company,
Lynwood House,
Ballinteer Road,
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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 as amended by additional information received by the Planning Authority on 4/3/97, 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 The roof of the proposed house shall be fully hipped to match existing houses. Revised proposal for a gable-fronted house is not acceptable.
REASON:
In the interest of visual amenity.
- 3 The foundations of the proposed side boundary wall and of the house itself where they are within 5.0m of the 225mm diameter public foul sewer or 100mm diameter public watermain in the adjacent footpath, shall be taken down below the invert level of the lower of the two pipes.
REASON:
In the interest of the proper planning and development of the area and public health.
- 4 The external finish of the proposed house shall match, as closely as possible, the external finish of no. 18 Carriglea View.
REASON:
In the interest of visual amenity.

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- 5 The footpath and kerb shall be dishd to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.

REASON:

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

- 6 That THE proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 7 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.

- 8 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.

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

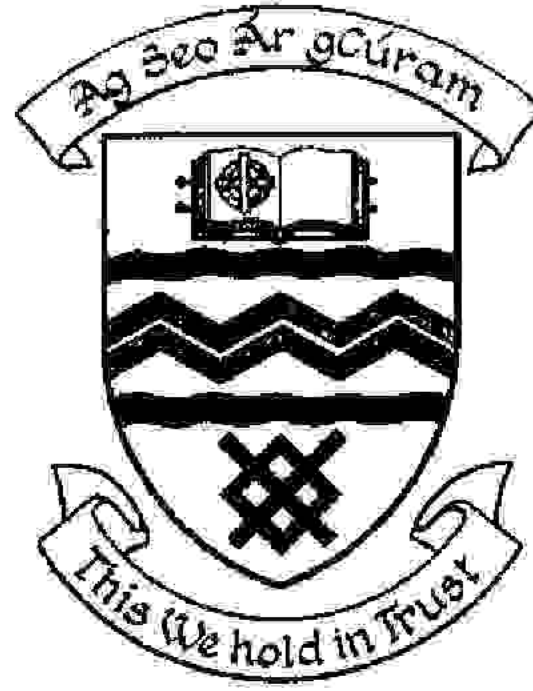
In order to comply with the Sanitary Services Acts, 1878-1964.

- 10 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:

To comply with public health requirements and to ensure

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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.

- 11 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.

- 12 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.

- 13 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin

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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 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 the provision and development of amenity lands in the area which will facilitate the proposed development.