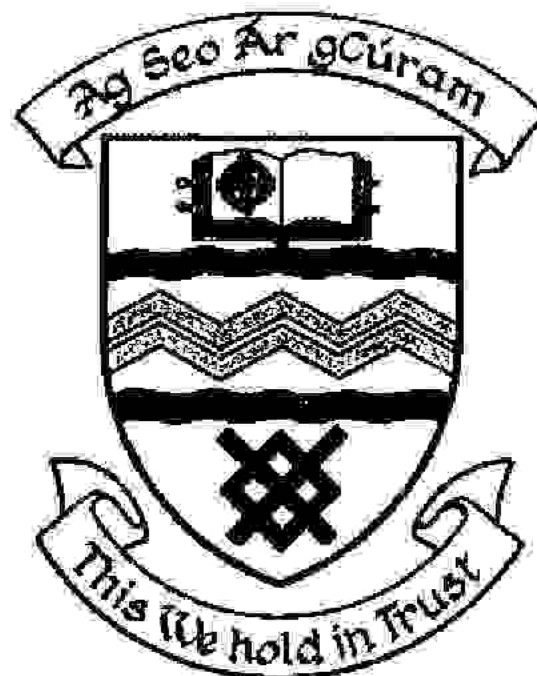


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0591	
1. Location	46 Kiltipper Ave., Tallaght, Dublin 24.		
2. Development	Detached house and new vehicular entrance.		
3. Date of Application	06/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: M. Phillips, Address: 155 Monalea Grove, Firhouse, Tallaght,		
5. Applicant	Name: Glenasmole Construction Ltd., Address: Bohernabreena, Tallaght.		
6. Decision	O.C.M. No. 2445 Date 18/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0195 Date 30/01/97	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

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 Dublin 24.

Telephone: 01-462 0000
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M. Phillips,
 155 Monalea Grove,
 Firhouse,
 Tallaght,
 Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0195	Date of Final Grant 30/01/97
Decision Order Number 2445	Date of Decision 18/12/96
Register Reference S96A/0591	Date 6th November 1996

Applicant Glenasmole Construction Ltd.,

Development Detached house and new vehicular entrance.

Location 46 Kiltipper Ave., Tallaght, Dublin 24.

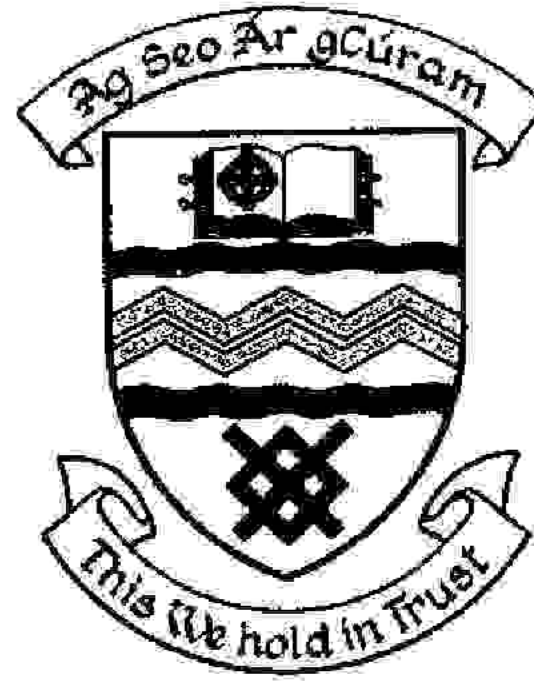
Floor Area 126.000 Sq Metres

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 (14) conditions.

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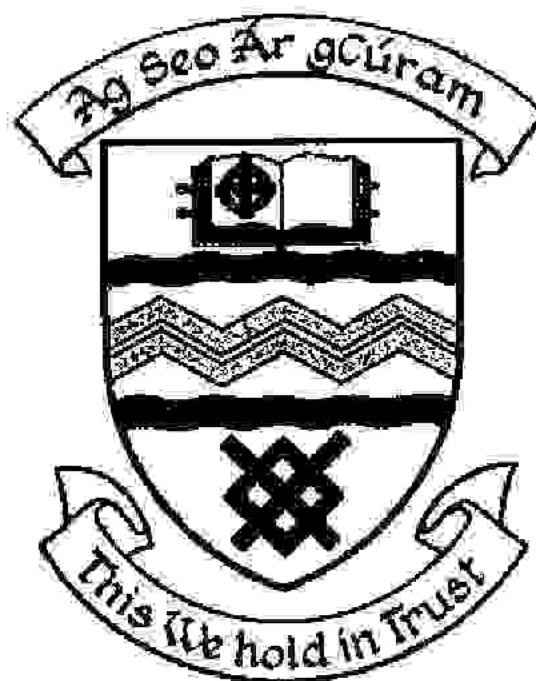
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by unsolicited additional information received by the Planning Authority on 27/11/96, 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 proposed house shall match as closely as possible, the external finish of no. 46 Kiltipper Avenue.
REASON:
In the interest of visual amenity.
- 3 At least two car parking spaces shall be provided within the curtilage of the dwelling house.
REASON:
In the interest of traffic safety.
- 4 The footpath shall be dishd to the requirements of the Roads Maintenance Department, South Dublin County Council, at the applicants expense.
REASON:
In the interest of traffic safety.
- 5 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 6 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.

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- 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.

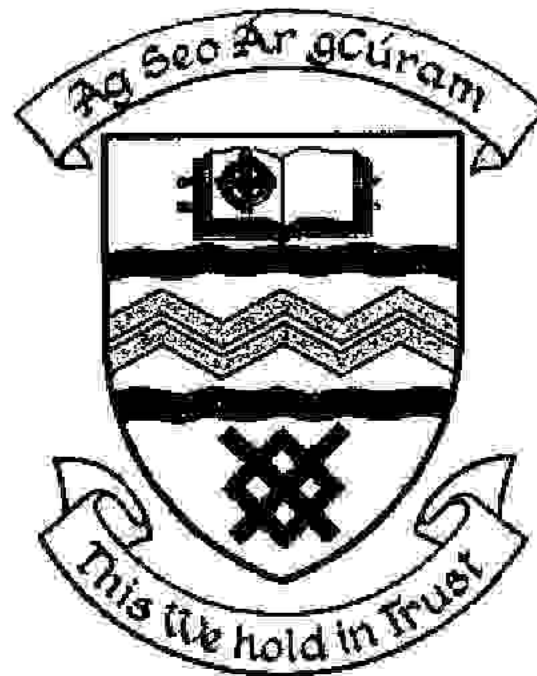
 - 8 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.

 - 9 The proposed house shall be so placed on the site such that no part of it is within 5.0m of any public sewer or watermain located in the pavement area of Firhouse Road West. This may necessitate moving the proposed house slightly closer to no. 46 Kiltipper Avenue and /or reducing the width of the house.
REASON:
In the interest of public health the proper planning and development of the area.

 - 10 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.

 - 11 The developer shall enter into a wayleave agreement in favour of South Dublin County Council in relation to the existing 300mm surface water and foul sewer pipe which traverse the front garden and to register this as a burden against the property.
REASON:
In the interest of public health and the proper planning and development of the area.

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- 12 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.

- 13 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:

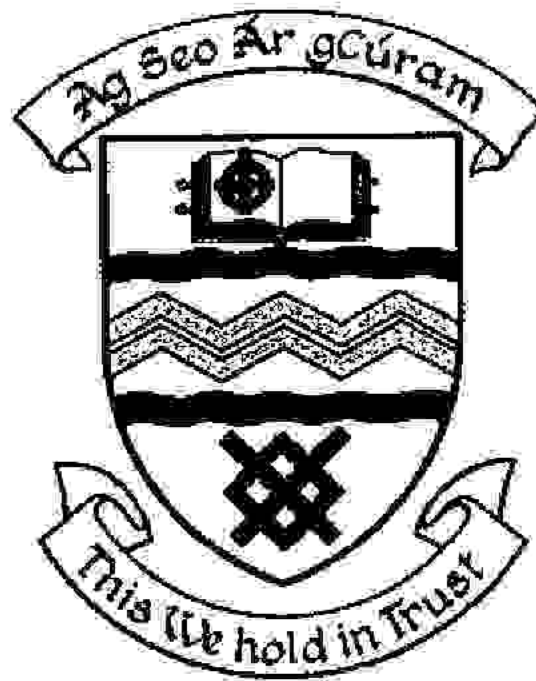
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid to the South Dublin County Council towards the provision and/or development of Class 1 Public Open Space in the Dodder Valley Park which will serve the proposed development; this contribution to be paid prior to the commencement of the development.

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.

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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.

Signed on behalf of South Dublin County Council.


..... 31st January 1997
for SENIOR ADMINISTRATIVE OFFICER