

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0527	
1. Location	21, Oldcourt Cottages, Tallaght, Dublin 24.		
2. Development	Bungalow.		
3. Date of Application	04/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Peter McGillen DIP ARCH. Address: Burgage, Blessington,		
5. Applicant	Name: John Delaney. Address: 62, The Woods, Millbrook Lawns, Tallaght.		
6. Decision	O.C.M. No. 2306 Date 02/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0110 Date 20/01/97	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

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Peter McGillen DIP ARCH.
Burgage,
Blessington,
Co. Wicklow.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0110	Date of Final Grant 20/01/97
Decision Order Number 2306	Date of Decision 02/12/96
Register Reference S96A/0527	Date 4th October 1996

Applicant John Delaney.

Development Bungalow.

Location 21, Oldcourt Cottages, Tallaght, Dublin 24.

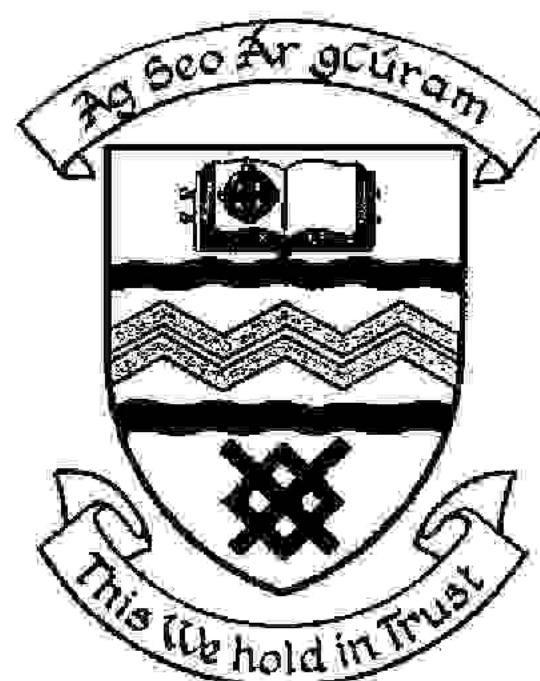
Floor Area 0.000 Sq Metres

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 (12) 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 unsolicited additional information received by the planning authority on 20/11/96, 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 That THE proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 That no dwellinghouse 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.
- 5 All foul waste shall be discharged to the private foul sewer located in the rear garden of the adjoining house to the east. All surface water shall be discharged to soakpits designed in accordance with BRE Digest 365 guidelines.
REASON:
In the interest of public health.
- 6 The footpath and kerb at the proposed entrance shall be dished to the requirements of the Councils, Roads Maintenance Department at the applicants expense.
REASON:
In the interest of traffic safety.

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- 7 The gap recently breached in the boundary wall shall be repaired and the entire roadside boundary wall capped and plastered.
REASON:
In the interest of visual amenity.
- 8 The steel container recently placed on this site shall be removed permanently prior to the occupation of the house.
REASON:
In the interest of visual amenity.
- 9 The roof of the proposed house shall be brown/red roof tiles and not blue/black as proposed.
REASON:
To ensure the proposed house will match, as closely as possible, houses in the immediate vicinity in the interest of visual amenity.
- 10 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.
- 11 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

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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.

- 12 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 public open space in the area of the proposed
development and which will facilitate this development; this
contribution to be paid before the commencement of
development on site.

REASON:

It is considered reasonable that the developers 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.

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.

.....*[Signature]*.....*[Signature]* January 1997
for SENIOR ADMINISTRATIVE OFFICER