

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0514	
1. Location	South western corner of the junction between Edmondstown Road and Mount Venus Road, Ballyboden.		
2. Development	Dormer bungalow.		
3. Date of Application	30/09/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton-Simons, Plan.& Dev. Consultants. Address: 29, Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Mr. John Ryan. Address: 23, Templeroan Way, Knocklyon, County Dublin.		
6. Decision	O.C.M. No. 2457 Date 19/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0200 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

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Fenton-Simons, Plan. & Dev. Consultants.
29, Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0200	Date of Final Grant 30/01/97
Decision Order Number 2457	Date of Decision 19/12/96
Register Reference S96A/0514	Date 30th September 1996

Applicant Mr. John Ryan.

Development Dormer bungalow.

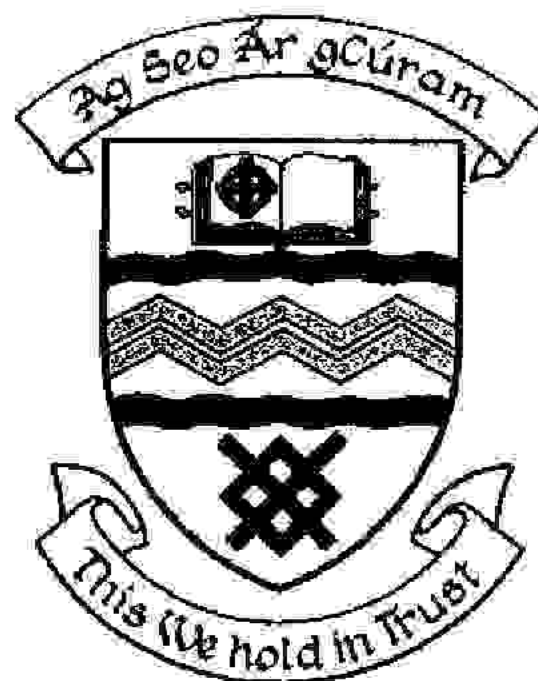
Location South western corner of the junction between Edmondstown Road and Mount Venus Road, Ballyboden.

Floor Area 241.000 Sq Metres
Time extension(s) up to and including 23/12/96

Additional Information Requested/Received /

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

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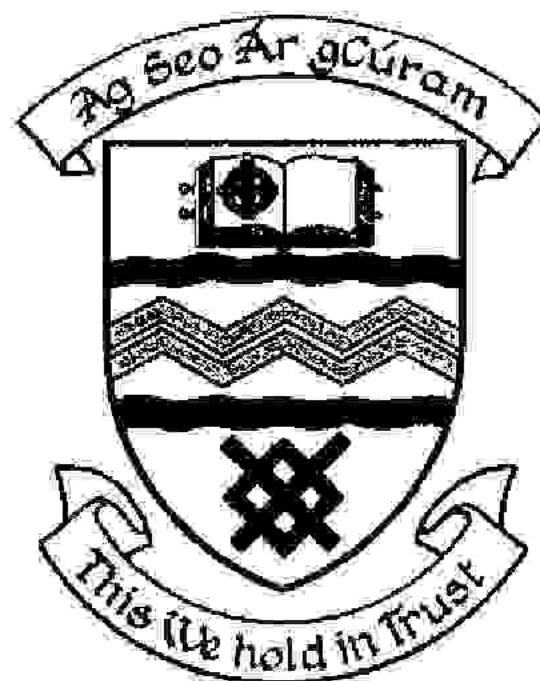
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Conditions and Reasons

- 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 That foul water drainage for the dwelling be provided by means of connection to the existing manhole at the junction of Edmondstown Road/Mount Venus Road. Details of the proposed drain connection including pipe size, insert level and gradients to be submitted to the Planning Authority for approval before any development is commenced on site.
REASON:
In the interest of public health.
- 3 Details of surface water drainage to be submitted to and agreed with the Planning Authority before any works commence on site.
REASON:
In the interest of public health.
- 4 That no development is permitted on the lands shown within the ownership of the applicant other than provided for in this application.
REASON:
In the interest of the proper planning and development of the area.
- 5 That the water supply arrangements be in accordance with the requirements of the Planning Authority.
REASON:
in the interest of public health.

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- 6 That the proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.

 - 7 That the house when completed be first occupied by the applicant and/or members of his/her immediate family.
 REASON:
 In the interest of the proper planning and development of the area.

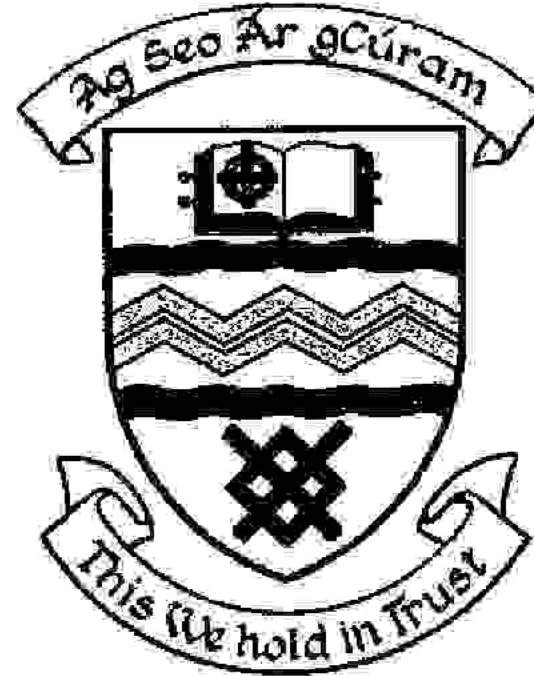
 - 8 The gradient of the access to the dwelling shall not exceed 2.5% over the last 6 metres of approach to the public road.
 REASON:
 In the interest of the proper planning and development of the area.

 - 9 The boundary of the site fronting Edmondstown Road shall be set out having regard to the Council's future road widening requirements. Adjacent to the junction with Mount Venus Road a set back is required. Lands required for the improvement of Mount Venus Road shall be reserved free of development within the site. Details of the above to be agreed with the Planning Authority before development is commenced on site.
 REASON:
 In the interest of traffic safety and the proper planning and development of the area.

 - 10 Parking facilities for 2 cars to be provided within the site.
 REASON:
 In the interest of the proper planning and development of the area.

 - 11 That a financial contribution in the sum of money equivalent to the value of £1,850 (one thousand eight hundred and fifty pounds) as on 1st January, 1991, updated in accordance with

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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 infrastructural roads 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.

- 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 £1,000 (one thousand pounds) be paid by the proposed to South Dublin County Council towards the cost of the provision and/or development of Class 1 Public Open Space at Edmondstown which will serve the proposed development; this contribution to be paid before commencement of development on site.

REASON:

It is considered reasonable that the developer shall 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.

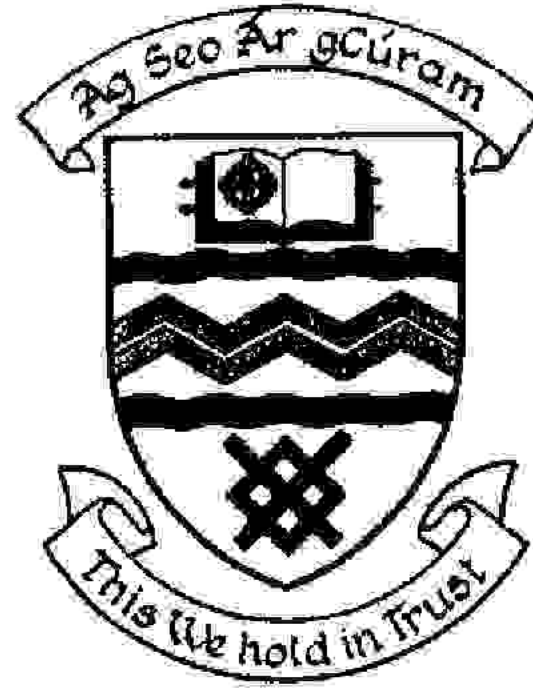
Signed on behalf of South Dublin County Council.

.....*B*.....³¹ January 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2209	Date of Decision 13/11/96
Register Reference S96A/0514	Date 30th September 1996

Applicant Mr. John Ryan.
App. Type Permission
Development Dormer bungalow.

Location South western corner of the junction between Edmondstown
Road and Mount Venus Road, Ballyboden.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 23/12/96

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

14/11/96

Fenton-Simons, Plan.& Dev. Consultants.
29, Fitzwilliam Place,
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