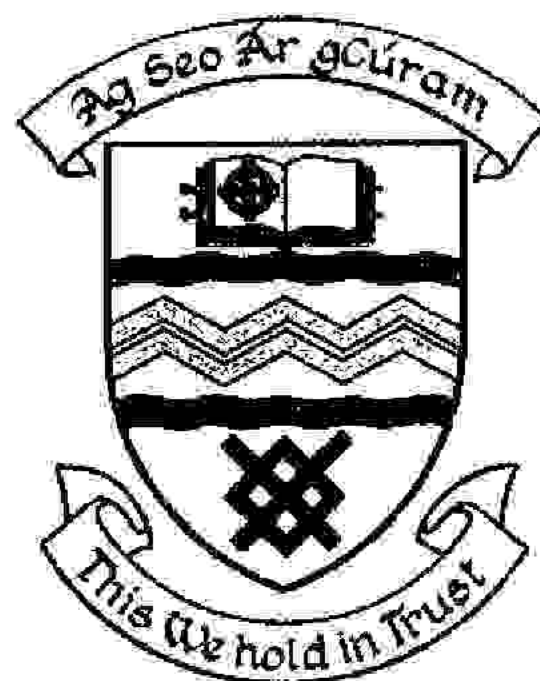


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0466	
1. Location	75A Dargle Wood, Knocklyon, Dublin 16.		
2. Development	Dwelling house.		
3. Date of Application	30/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 24/10/96 2.	1. 05/11/96 2.
4. Submitted by	Name: Buckley Partnership, Address: 20 Vesey Place, Dun Laoghaire,		
5. Applicant	Name: Mr. Peter Kenny, Address: 74, Dargle Wood, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 2458 Date 19/12/96	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 0197 Date 30/01/97	Effect AA GRANT APPROVAL	
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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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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PLANNING
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Dublin 24.

Telephone: 01-462 0000
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Buckley Partnership,
20 Vesey Place,
Dun Laoghaire,
Co. Dublin.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 0197	Date of Final Grant 30/01/97
Decision Order Number 2458	Date of Decision 19/12/96
Register Reference S96A/0466	Date 5th November 1996

Applicant Mr. Peter Kenny,

Development Dwelling house.

Location 75A Dargle Wood, Knocklyon, Dublin 16.

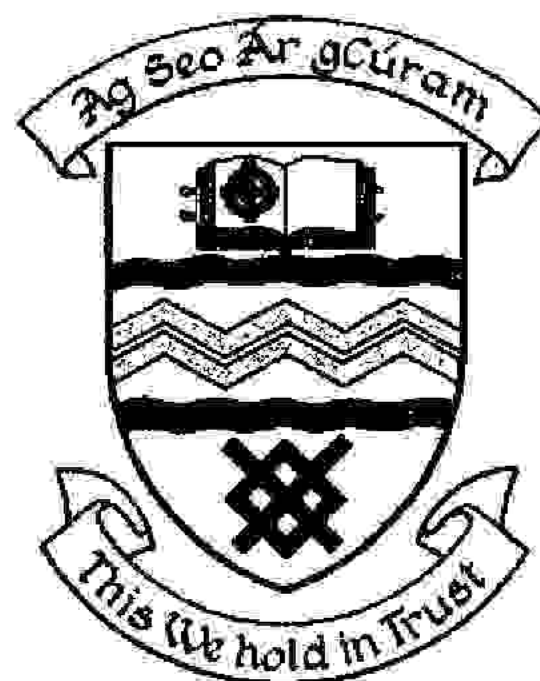
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 24/10/96 /05/11/96

A Approval 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, 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 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.
- 4 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.
- 5 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.
- 6 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.

SOUTH DUBLIN COUNTY COUNCIL
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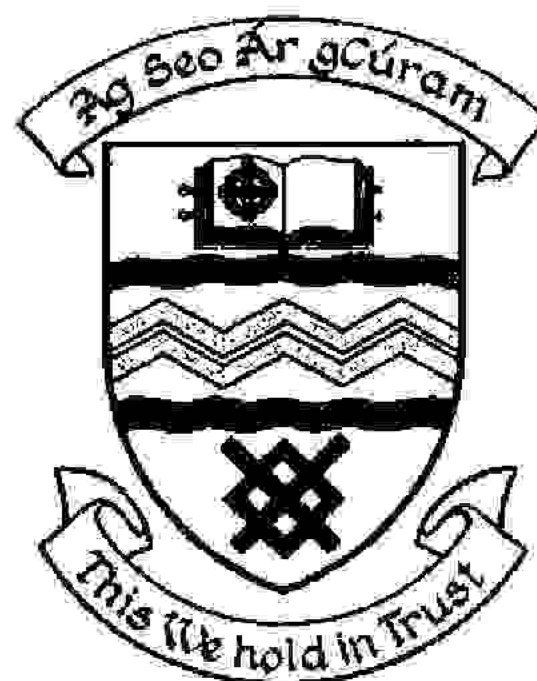
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- 7 The footpath and kerb shall be dishd to the satisfaction of the Area Engineer Roads Maintenance at the applicants own expense.
REASON:
In the interests of the proper planning and development of the area.
- 8 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 9 The materials and finishes used on the south east elevation will be such that they are maintenance free and shall be agreed, in writing with the planning authority prior to the commencement of the development.
REASON:
In the interest of the proper planning and development of the area.
- 10 That two off-street car park spaces shall be provided on site.
REASON:
In the interest of traffic safety.
- 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.

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- 12 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 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 infrastructural roads, 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 acquisition and development of Class 1 Public Open Space in the area which will facilitate the proposed development; this contribution to be paid prior to commencement of development on site.

REASON:

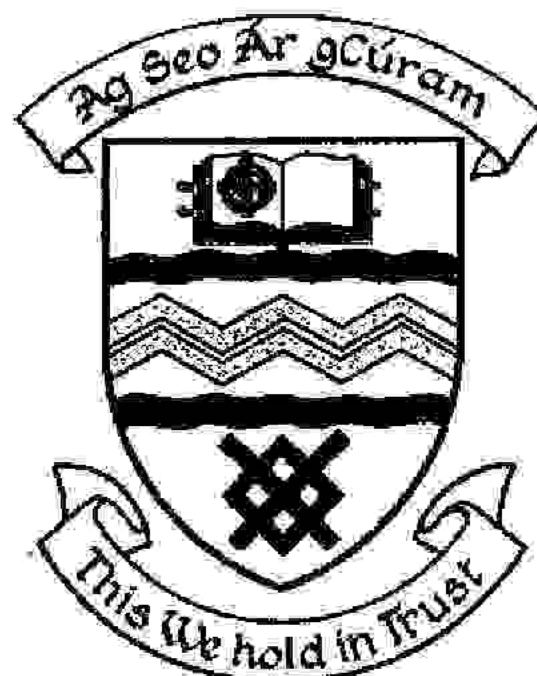
It is considered reasonable that the developer shall contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

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.

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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.

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

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2087	Date of Decision 24/10/96
Register Reference S96A/0466	Date 30th August 1996

Applicant Mr. Peter Kenny,
Development Dwelling house.

Location 75A Dargle Wood, Knocklyon, Dublin 16.

App. Type Approval

Dear Sir/Madam,

With reference to your planning application, received on 30/08/96 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 In regard to the surface water sewer the applicant is requested to submit layout details showing the location of the 1200mm surface water sewer in relation to the proposed house.

NOTE: The applicant is advised to consult with the area Inspector, Deansrath Depot. Tel: 01.4570784 to ascertain the location of the 1200 mm pipe.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

24/10/96

Buckley Partnership,
20 Vesey Place,
Dun Laoghaire,
Co. Dublin.