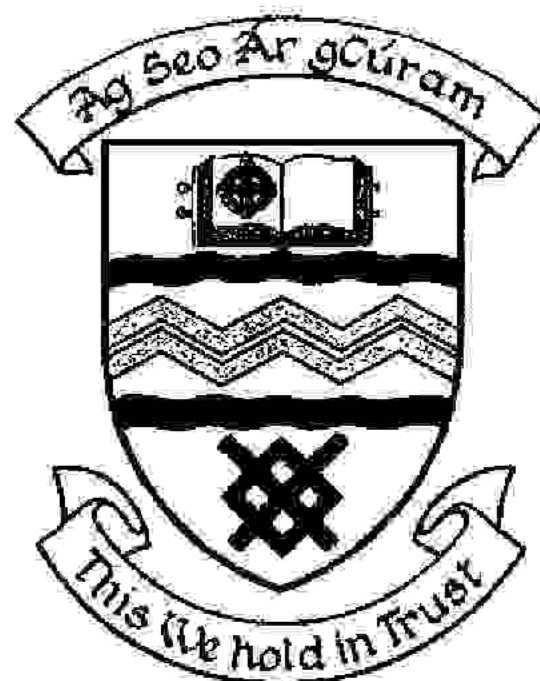


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0456	
1. Location	Prospect Manor, Stocking Lane, Rathfarnham.		
2. Development	Change to detached houses and reduction in numbers on Sites 77 to 85 odd numbers, Road 6.		
3. Date of Application	26/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: F.L. Bent (AP & DS), Address: 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Cavan Developments Ltd., Address: 3 Prospect Drive, Prospect Manor, Stocking Lane, Rathfarnham.		
6. Decision	O.C.M. No. 2074 Date 24/10/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2388 Date 10/12/96	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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F.L. Bent (AP & DS),
25 Grosvenor Court,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2388	Date of Final Grant 10/12/96
Decision Order Number 2074	Date of Decision 24/10/96
Register Reference S96A/0456	Date 26th August 1996

Applicant Cavan Developments Ltd.,

Development Change to detached houses and reduction in numbers on Sites 77 to 85 odd numbers, Road 6.

Location Prospect Manor, Stocking Lane, Rathfarnham.

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 (22) 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 each proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.

- 3 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-
 - a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £75,000 (seventy five thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
 Or./...
 - b. Lodgement with the Council of a Cash sum of £50,000 (fifty thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
 Or./...
 - c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.**REASON:**
 To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 4 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.

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REASON:

To protect the amenities of the area.

- 5 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.

- 6 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 7 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.

- 8 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

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:

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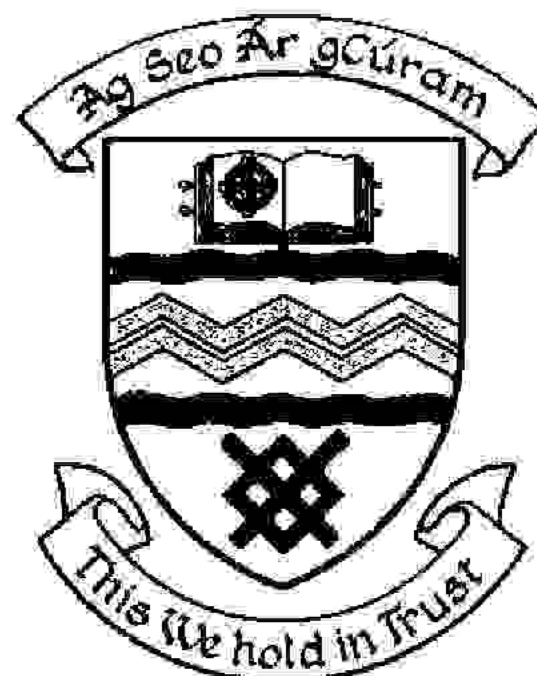
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To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 11 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.
 REASON:
 In the interest of the proper planning and development of the area.
- 12 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
 REASON:
 In the interest of visual amenity.
- 13 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.
 REASON:
 In the interest of the proper planning and development of the area.
- 14 2.3 metre separation between dwellings to be provided.
 REASON:
 In the interest of the proper planning and development of the area.
- 15 No house to be occupied on foot of this permission until such time as work has commenced on the construction of the Green Route between the roundabout on Scholarstown road and Taylor's Lane.
 REASON:

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

16 The following requirements of the Environmental Services Engineer to be adhered to:-

- a. long sections to be revised to ensure all proposed pipes have the minimum covers requirements of 0.9 metre in public open space and 1.2 metres in roads and footpaths;
- b. all redundant ditches to be piped in unjoined spigot and socket pipes surrounded in media and tapped into piped system;
- c. the structural integrity of the proposed services infrastructure along the top of the bank of the Owendoher River shall be certified by a structural engineer;

REASON:

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

17 The longitudinal road section of Roads 6 & 10 should be amended to show the following:-

- a. minimum crests and sag curves of 30 metres in length (drawing shows 15m);
- b. gradients of access roads to be indicated;
- c. road gullies and double road gullies to be provided.

REASON:

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

18 The reservation for the Southern Cross Route shall be set out, checked and agreed with the Roads Engineer and written confirmation obtained from the Planning Authority prior to commencement of development. No development to take place on the land required for the Southern Cross Route. The boundary of the entire site with the Motorway to be constructed of forticrete blocks or equal to a height of 2

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metres over finished ground level. Details (in writing) to be agreed with the Planning Authority prior to commencement of development. Houses to have a minimum set back of 30 metres from the outside edge of the hard shoulder.

REASON:

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

- 19 A landscape plan with full works specification and bill of quantities etc., shall be submitted to and agreed with the Planning Authority before the commencement of development. Such plan shall include regrading, drainage, topsoiling, seeding, tree and shrub planting, pedestrian paths and details of maintenance.

REASON:

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

- 20 That arrangements be made with regard to the payment of the financial contribution in the sum of £42,240 (forty two thousand two hundred and forty pounds) as required by Condition No. 3 of planning permission granted under Register Reference S95A/0623; arrangements to be made prior to commencement of development on site.

REASON:

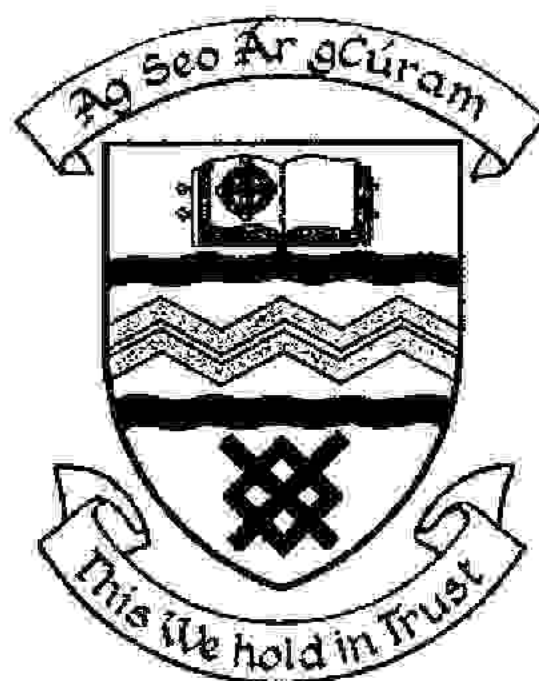
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 21 That arrangements be made with regard to the payment of the financial contribution in the sum of £1,850 (one thousand eight hundred and fifty pounds) per house as required by Condition No. 20 of planning permission granted under Register Reference S95A/0623; arrangements to be made prior to commencement of development on 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.

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- 22 That arrangements be made with regard to the payment of the financial contribution in the sum of £14,080 (fourteen thousand and eighty pounds) as required by Condition No. 21 of planning permission granted under Register Reference S95A/0623; arrangements to be made prior to commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure incurred or proposed to be incurred by the Council in respect of works facilitating 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.

 11th December 1996
 for SENIOR ADMINISTRATIVE OFFICER