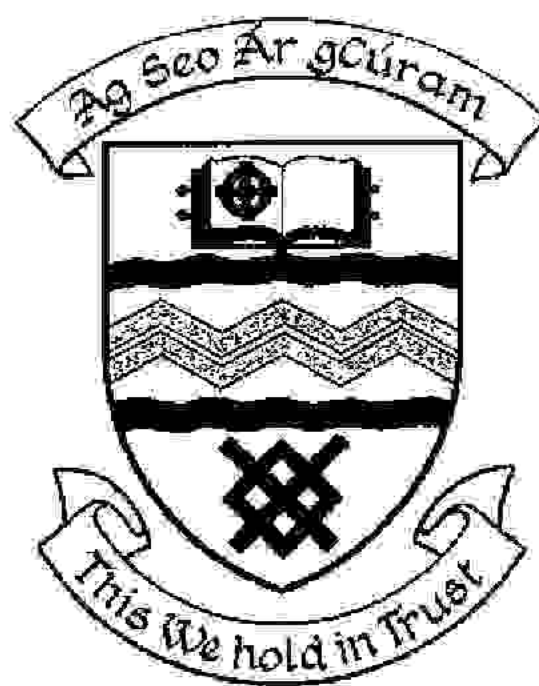


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0454	
1. Location	Templeogue Cottage, Templeogue Bridge, Dublin 12.		
2. Development	Demolition of existing substandard bungalow and erection of new two storey house.		
3. Date of Application	23/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/10/96 2.	1. 05/12/96 2.
4. Submitted by	Name: Paul Redmond, Address: 50 River Forest View, Leixlip,		
5. Applicant	Name: Sylvester Dunne, Address: 377, Belgard Heights, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0226 Date 03/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0532 Date 24/03/97	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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Paul Redmond,
50 River Forest View,
Leixlip,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0532	Date of Final Grant 24/03/97
Decision Order Number 0226	Date of Decision 03/02/97
Register Reference S96A/0454	Date 5th December 1996

Applicant Sylvester Dunne,

Development Demolition of existing substandard bungalow and erection of new two storey house.

Location Templeogue Cottage, Templeogue Bridge, Dublin 12.

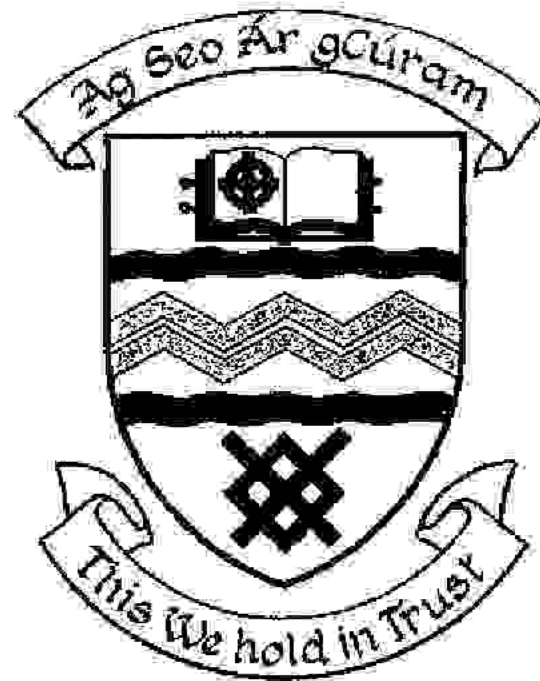
Floor Area 200.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/10/96 /05/12/96

A Permission 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 as amended by additional information received on 5/12/96,, 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 area as indicated in the revised plans as riverside walk be reserved for the purposes of a public footpath and be at least 2m in width. Details of this reservation to be agreed in writing with South Dublin County Council prior to commencement of development on site.

REASON:

In accordance with the objectives for the area as set out in the County Development Plan 1993, in the interest of amenities of the area and in the interest of safety.

- 3 That details in relation to the planting, retention, protection, felling and lopping of any trees and details of boundary treatment at the north of the site be agreed in writing with the Parks Department of South Dublin County Council prior to commencement of development.

REASON:

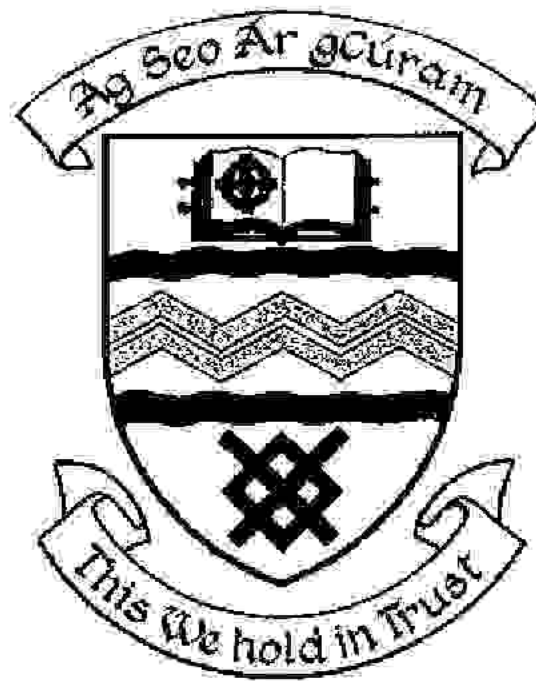
In the interest of visual amenities of an area designated for the protection and improvement of high amenity in the County Development Plan.

- 4 That materials used in the external elevations and roof cladding of the proposed house be of high quality and harmonise with the surroundings. Samples of materials shall be submitted for prior approval to the Planning Authority.

REASON:

In the interest of visual amenities in an area designated for the protection and improvement of high amenity in the County Development Plan.

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- 5 That the access driveway conform to County Council gradient.

REASON:

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

- 6 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.

- 7 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.

- 8 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.

- 9 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.

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- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

A. Foul Sewer.

- (i) Duty and standby pumps are to be provided.
- (ii) An alarm system to be installed to alert householder to any breakdown in system.
- (iii) Maintenance of pumped system to be entirely the responsibility of the applicant.
- (iv) A single dwelling may be connected to this pumped system.
- (v) Manhole housing pumps to be on applicant's property and shall not interfere with the public footpath.
- (vi) Applicant to ensure full and proper separation of foul and surface water run-off.

B. Surface Water Sewer.

- (i) Disposal of surface water to be channelled to river at the expense of the applicant.
- (ii) Finished floor level to be 300mm above the highest recorded flood level of the River Dodder.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 11 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:

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.

- 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 development of the Dodder Valley Linear Park which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

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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.

- 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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The owner must also ensure that the construction of all walls is supervised by a competent person.

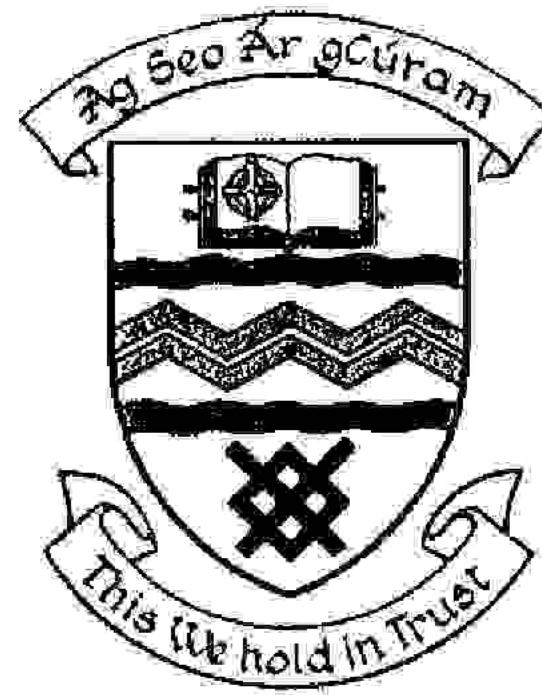
Signed on behalf of South Dublin County Council.

Asforner 24th
.....March 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 2050	Date of Decision 21/10/96
Register Reference S96A/0454	Date 23rd August 1996

Applicant Sylvester Dunne,
Development Demolition of existing substandard bungalow and erection of new two storey house.

Location Templeogue Cottage, Templeogue Bridge, Dublin 12.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/08/96 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:

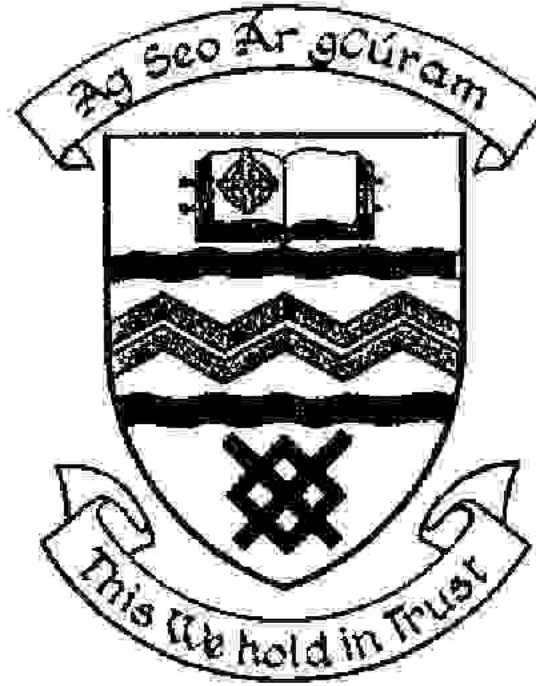
- 1 The site of the proposed development is in a zone where it is an objective "to protect and improve high amenity". More specifically it is an objective "to provide for a riverside walk along the Dodder".

The applicant is requested to indicate on drawings if and how this may be accommodated. Drawing should also indicate mature trees on the side/fronting river bank and proposed boundary treatment, clearly identifying trees to be retained.

- 2 The size of the house is considered to be very large in the context of the site and adjoining property. The applicant is requested to submit detailed drawings showing the effect of the proposed house on adjoining residential units.

Paul Redmond,
50 River Forest View,
Leixlip,
Co. Kildare.

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REG. REF. S96A/0454

- 3 The Roads Department of the County Council require a gradient not more than 5%. The applicant is requested to submit section drawings showing how the development can comply with county Council standards.

NOTE: The applicant is advised to consult with the council prior to submission of additional information.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

21/10/96