

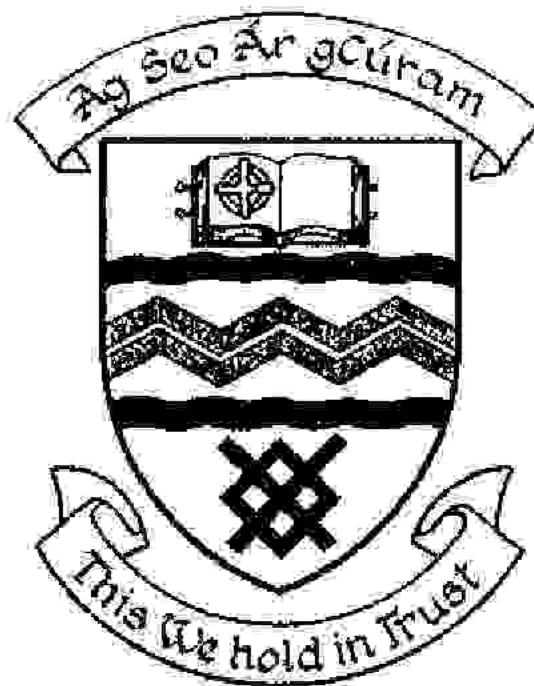
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0436	
1. Location	On the site beside 4b Keadeen Avenue, Dublin 12.		
2. Development	Four bedroom, two storey house.		
3. Date of Application	07/08/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 24/10/96 2.	1. 15/04/97 2.
4. Submitted by	Name: Peter White Associates, Address: 34 Belgrave Square, Dublin 6.		
5. Applicant	Name: A.M. Ring, Address: 4A Keadeen Avenue, Greenhills Rd., Dublin 12.		
6. Decision	O.C.M. No. 1147 Date 12/06/97	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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**

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

**NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number 1147</b>	<b>Date of Decision 12/06/97</b>
<b>Register Reference S96A/0436</b>	<b>Date 7th August 1996</b>

**Applicant**                      A.M. Ring,

**Development**                Four bedroom, two storey house.

**Location**                    On the site beside 4b Keadeen Avenue, Dublin 12.

**Floor Area**                                      Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received**                      24/10/96            /15/04/97

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a **DECISION TO GRANT OUTLINE PERMISSION** in respect of the above proposal.

Subject to the conditions ( 6 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 12/06/97  
for **SENIOR ADMINISTRATIVE OFFICER**

Peter White Associates,  
34 Belgrave Square,  
Dublin 6.

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

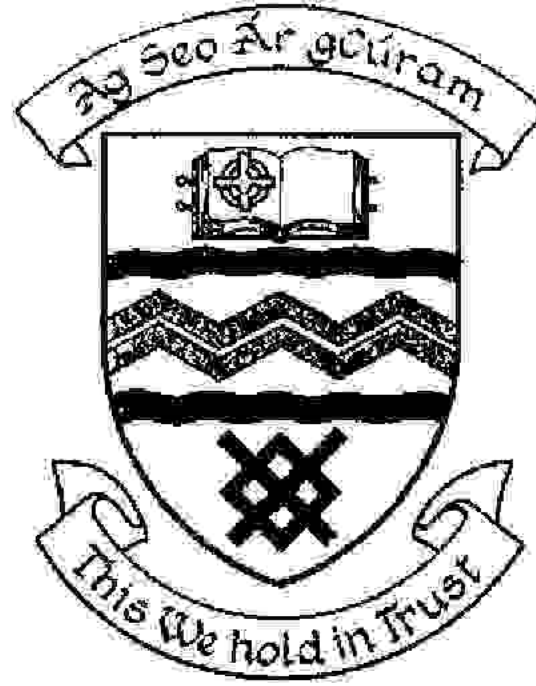
~~REG REF. S96A/0436~~

**Conditions and Reasons**

- 1 That no development to commence without the prior grant of approval by the Planning Authority or An Bord Pleanala on appeal.  
**REASON:**  
To accord with statutory requirements under the Planning Acts and in the interest of the proper planning and development of the area.
  
- 2 The applicant to submit at approval stage, for consideration by the Planning Authority or An Bord Pleanala on appeal, the following details:-
  - a. a site layout plan indicating proposed siting of the house and details of proposed vehicular access;
  - b. detailed drawings relating to design and external appearance of dwelling house and boundary treatment. In this regard the external design of the proposed dwelling roofline and external finish shall harmonise with adjacent dwellings;
  - c. landscape plans showing adequate screening of rear of proposed dwelling from public areas located to the rear of site;
  - d. details of existing and proposed water supply and drainage arrangements, including the disposal of surface water in accordance with the requirements of the Environmental Services Department of the Planning Authority.**REASON:**  
In the interest of the proper planning and development of the area.
  
- 3 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to the South Dublin County



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

~~REG. REF. S96A/0436~~

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.

- 4 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

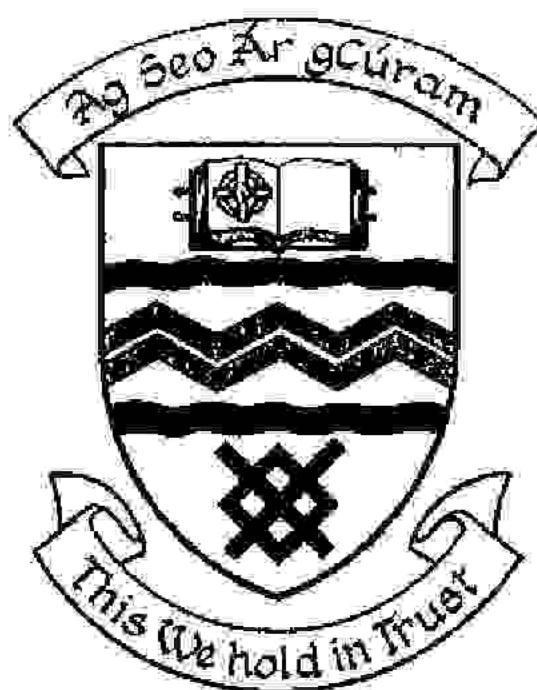
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 5 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed development; this contribution to be paid before the 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 the provision and development of amenity lands in the area which will facilitate the proposed development.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

REG REF. S96A/0436

- 6 That a special financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of the provision of public lighting along the laneway bordering the northern boundary of the site and which will facilitate this development. Alternatively, in lieu of the foregoing, the applicant may carry out the required works to the detailed design and satisfaction of the Council; the works to be completed or the contribution to be paid prior to the first occupation of the dwelling.

REASON:

The provision of public lighting along the laneway bordering the northern boundary of the site will facilitate the proposed development. It is considered reasonable that the developer should contribute towards its cost or alternatively carry out the required works to the satisfaction of the Council prior to the first occupation of the dwelling.



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

<b>Decision Order Number</b> 2090	<b>Date of Decision</b> 24/10/96
<b>Register Reference</b> S96A/0436	<b>Date</b> 7th August 1996

**Applicant**                      A.M. Ring,  
**Development**                Four bedroom, two storey house.

**Location**                    On the site beside 4b Keadeen Avenue, Dublin 12.

**App. Type**                    Outline Permission

Dear Sir/Madam,

With reference to your planning application, received on 07/08/96 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      **Foul Sewer:**  
The applicant is requested to submit details of proposed foul sewerage layout, and to include existing public sewer, invert levels, cover levels, pipe size and gradients up to and including public sewer.
- 2      **Surface Water Sewer:**  
The applicant is requested to submit details of proposed foul sewerage layout, and to include existing public sewer, invert levels, cover levels, pipe size and gradients up to and including public sewer.
- 3      Documentation is required relative to the authorization for the relocation of the existing right of way.

Peter White Associates,  
34 Belgrave Square,  
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

REG REF. S96A/0436



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

24/10/96

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

Order Number 1667	Date of order 26/08/96
Register Reference S96A/0436	Date 7th August 1996

**Applicant**                A.M. Ring,  
**Development**            Four bedroom, two storey house.  
**Location**                On the site beside 4b Keadeen Avenue, Dublin 12.

Dear Sir/Madam,

An inspection carried out on 21.08.1996 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice attached to the side of 4B is not legible from the public footpath. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

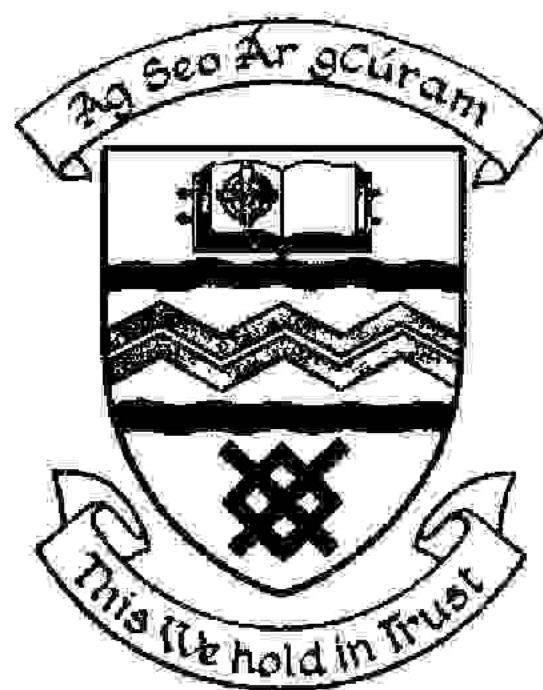
The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
  - (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.

Peter White Associates,  
34 Belgrave Square,  
Dublin 6.



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000

Facs: 01-462 0104

REG REF. S96A/0436

- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

26/08/96