

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0356	
1. Location	138 Orwell Park View, Templeogue, Dublin 14.		
2. Development	Erection of a Detached Two Storey 3 Bedroom Dwelling to the side of the existing house.		
3. Date of Application	21/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/09/96 2.	1. 23/10/96 2.
4. Submitted by	Name: Keenan Lynch Architecture, Address: 4, Herbert Place, Dublin 2.		
5. Applicant	Name: Patrick Kelly, Address: 138, Orwell Park View, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 2465 Date 19/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0196 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**



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

Keenan Lynch Architecture,
4, Herbert Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0196	Date of Final Grant 30/01/97
Decision Order Number 2465	Date of Decision 19/12/96
Register Reference S96A/0356	Date 23rd October 1996

Applicant Patrick Kelly,

Development Erection of a Detached Two Storey 3 Bedroom Dwelling to the side of the existing house.

Location 138 Orwell Park View, Templeogue, Dublin 14.

Floor Area 123.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/09/96 /23/10/96

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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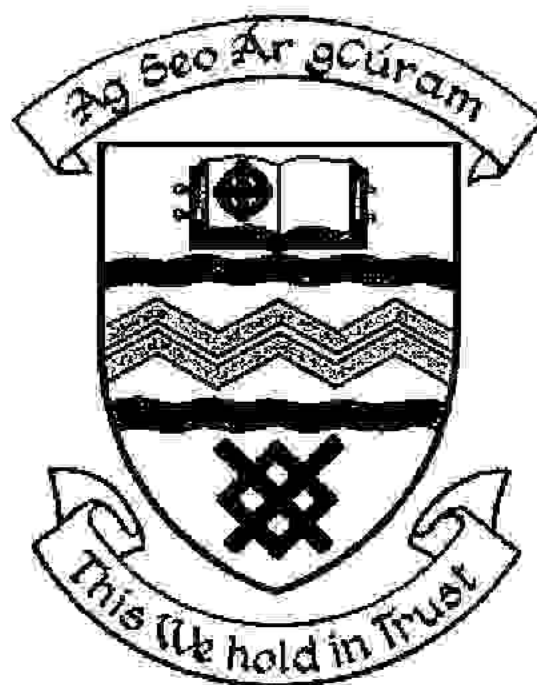
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P.O. Box 4122,
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Telephone: 01-462 0000
Fax: 01-462 0104

Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with application and as amended by the additional information received on 23rd October 1996, and as amended by the 1/50 drawings received as part of unsolicited information received on 17th December 1996, save as may be required by the other conditions attached hereto.
REASON:
In the interest of the proper planning and development of the area.
- 2 That the proposed house be used as a single dwelling unit.
REASON:
In the interest of the proper planning and development of the area.
- 3 That the proposed house be a distance of no less than 2m from the existing house, No. 138 as indicated on the submitted plans. The proposed house must have a minimum 2 metre setback from Wellington Lane boundary.
REASON:
In the interest of the proper planning and development of the area.
- 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.
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 the foul and surface water sewage be discharged separately and in accordance with the requirements of

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

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Environmental Services Department, South Dublin County Council.

REASON:

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

- 7 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.

- 8 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.

- 9 That the footpath and kerb be dished to the requirements of the Area Engineer, Roads Maintenance, South Dublin County Council, at the applicant's own expense.

REASON:

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

- 10 That the materials and finishes of the house and treatment of boundary wall shall be in keeping with that of the existing area.

REASON:

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

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

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- 11 That the window in the en-suite bathroom window shall be of opaque/obscured glass.
REASON:
In the interest of residential amenity.
- 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 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.
- 14 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid to the 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.

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Facs: 01-462 0104



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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.

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.

 31 January 1997
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0356	
1. Location	138 Orwell Park View, Templeogue, Dublin 14.		
2. Development	Erection of a Detached Two Storey 3 Bedroom Dwelling to the side of the existing house.		
3. Date of Application	21/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/09/96 2.	1. 2.
4. Submitted by	Name: Keenan Lynch Architecture, Address: 4, Herbert Place, Dublin 2.		
5. Applicant	Name: Patrick Kelly, Address: 138, Orwell Park View, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 1776 Date 09/09/96	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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Telefon: 01-462 0000
Facs: 01-462 0104



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

Telephone: 01-462 0000
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1776	Date of Decision 09/09/96
Register Reference S96A/0356	Date 21st June 1996

Applicant Patrick Kelly,
Development Erection of a Detached Two Storey 3 Bedroom Dwelling to
the side of the existing house.

Location 138 Orwell Park View, Templeogue, Dublin 14.

App. Type Permission

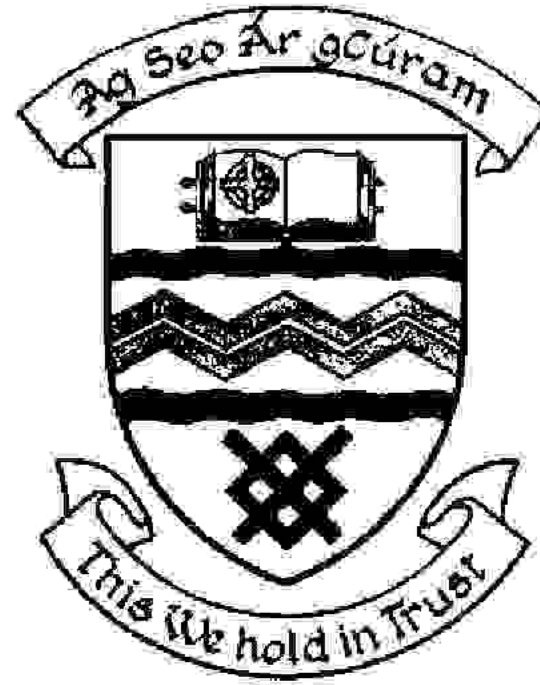
Dear Sir/Madam,

With reference to your planning application, received on 21/06/96 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 applicant is requested to submit full details of existing foul drainage system indicating number of houses on line, pipe size, gradient up to and including connection to public sewer. Proposals must comply with the requirements of the Building Regulations.
- 2 The applicant is requested to submit a drawing indicating exact location of existing 225 diameter public sewer (along Wellington Lane adjacent to proposed development) in relation to proposed development. The applicant should be advised that no house should be within 5 metres of a public sewer.

Keenan Lynch Architecture,
4, Herbert Place,
Dublin 2.

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Facs: 01-462 0104

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- 3 The applicant is requested to submit a revised site layout showing the house relocated to provide at least a minimum setback of 2 metres from Wellington Lane site boundary.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

09/09/96

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

Order Number 1248	Date of Order 03/07/96
Register Reference S96A/0356	Date 21st June 1996

Applicant Patrick Kelly,
Development Erection of a Detached Two Storey 3 Bedroom Dwelling to
the side of the existing house.
Location 138 Orwell Park View, Templeogue, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 27/6/96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

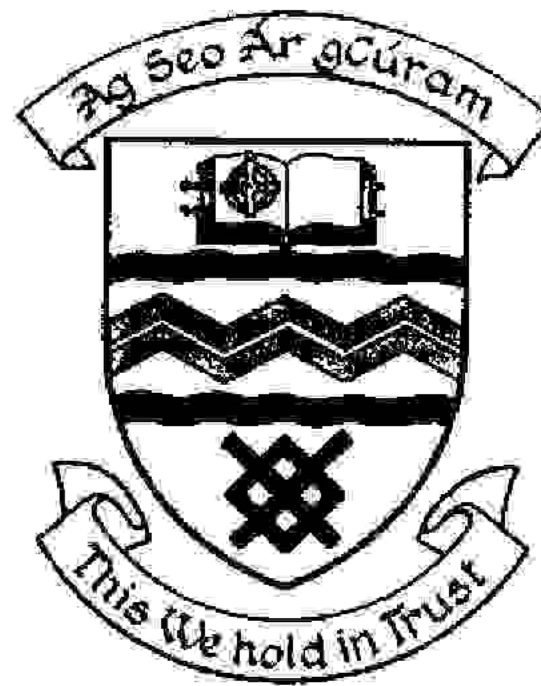
- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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.
 - (c) nature and extent of development including number of dwellings (if any)

Keenan Lynch Architecture,
4, Herbert Place,
Dublin 2.

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- (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.

04/07/96