

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0344	
1. Location	1, Homeville, Old Firhouse Road, Dublin 24.		
2. Development	Conversion of existing house into two apartments (outline planning permission previously granted Reg. Ref. S95A/0035.		
3. Date of Application	18/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul Brazil Architects, Address: 29 Eaton Square, Monkstown,		
5. Applicant	Name: J. McTiernan, Address: 1, Homeville, Old Firhouse Road, Dublin 24.		
6. Decision	O.C.M. No. 1567  Date 14/08/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date	Effect	
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.	

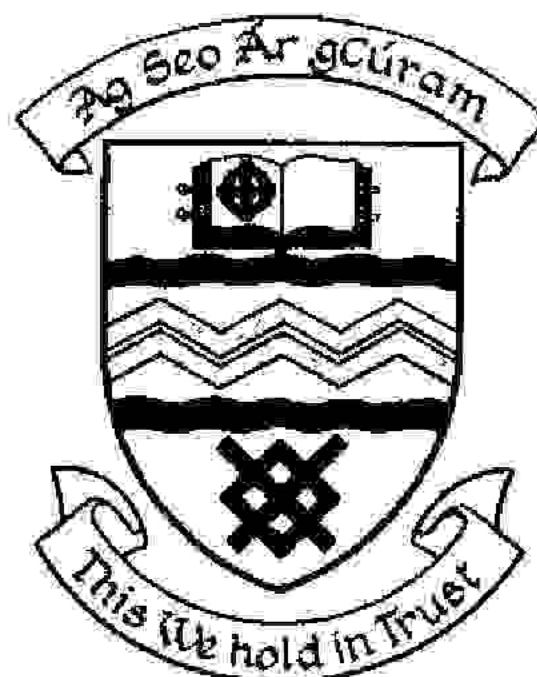


# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Paul Brazil Architects,  
29 Eaton Square,  
Monkstown,  
Co. Dublin.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1927	Date of Final Grant 02/10/96
Decision Order Number 1567	Date of Decision 14/08/96
Register Reference S96A/0344	Date 18th June 1996

**Applicant** J. McTiernan,

**Development** Conversion of existing house into two apartments (outline planning permission previously granted Reg. Ref. S95A/0035.

**Location** 1, Homeville, Old Firhouse Road, Dublin 24.

**Floor Area** 170.000 Sq Metres

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

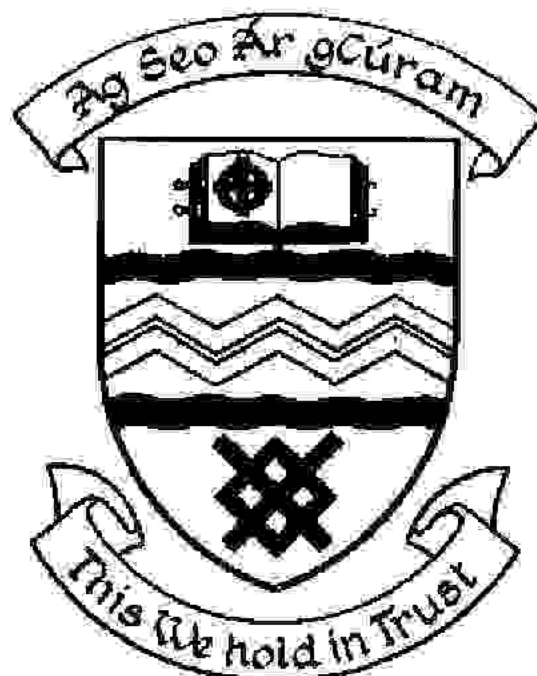
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (10) conditions.

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## Conditions and Reasons

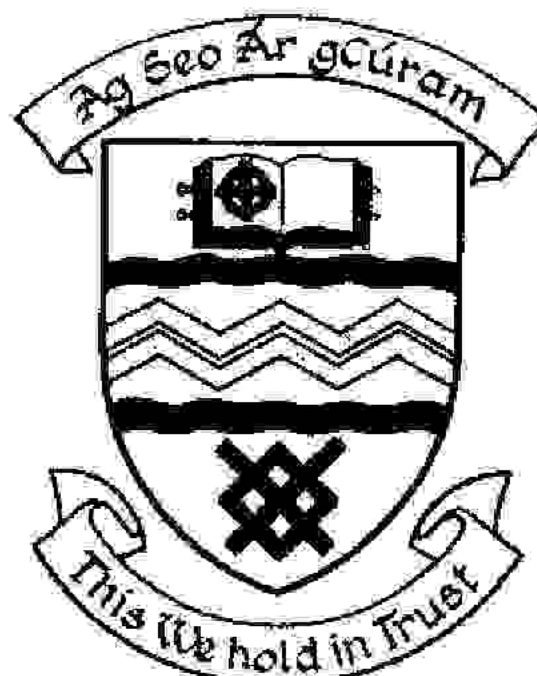
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That 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.
- 3 That no apartment 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.
- 4 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.
- 5 The proposed new boundary with the realigned Old Ballycullen Road shall be set out on site by the developer and a written agreement with the project team for the design of the Southern Cross Motorway based at Dun Laoghaire/Rathdown County Council shall be obtained prior to the commencement of any development on site.  
REASON:  
In the interest of traffic safety and the proper planning and development of the area.
- 6 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.

- 7 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.

- 8 That details of the Management Agreement for the maintenance and control of the site be submitted to and agreed with the Planning Authority prior to the commencement of development.

**REASON:**

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

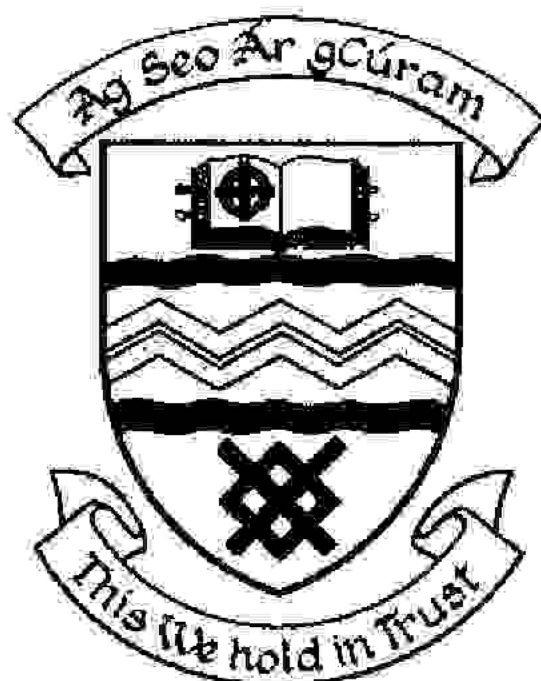
- 9 That the arrangements made with regard to the payment of the financial contribution of £2,400 (two thousand four hundred pounds) in respect of the overall development, as required by condition No.3 of planning permission granted under Reg. Ref. S95A/0035 be strictly adhered to in respect of this proposal.

**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.

- 10 That a financial contribution in the sum of money equivalent to the value of £1,600 (one thousand six 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;

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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.

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.

 ..... 30 October 1996  
for SENIOR ADMINISTRATIVE OFFICER

REG. REF. : S96A/0344/C1

DATE : 26.02.1997

RE: Conversion of existing house into two apartments (outline planning permission previously granted Reg. Ref. S95A/0035) at 1 Homeville, Old Firhouse Road, Dublin 24 for J. McTiernan.

Dear Sir,

I refer to your submission received on 30.01.1997 to comply with Condition No. 5, of grant of permission, Order No. P/1929/96, dated 02/10/96, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,



for Senior Administrative Officer

Mr. John McTiernan,  
1 Homeville,  
Old Firhouse Road,  
Tallaght,  
Dublin 24.