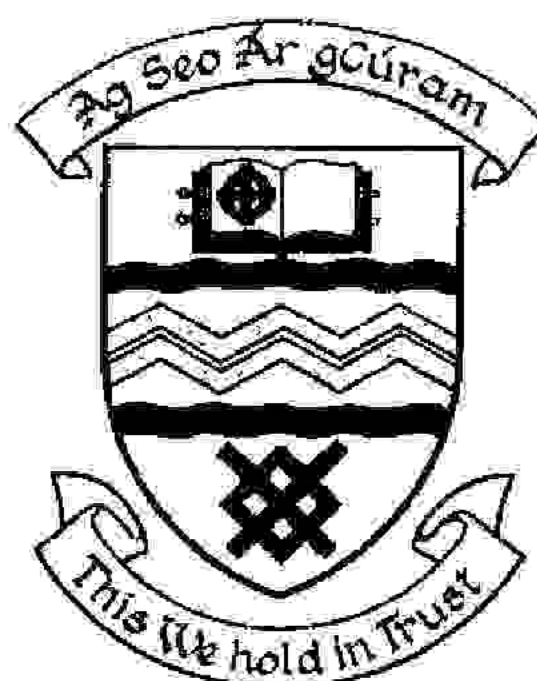


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0339
1. Location	Lissadell, Whitechurch Road, Rathfarnham.	
2. Development	8 houses on approved residential development Reg. Ref. S96A/0149.	
3. Date of Application	17/06/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: F. L. Bent (AP & DS), Address: 25, Grosvenor Court, Templeogue,	
5. Applicant	Name: Brugha Construction Ltd., Address: Adelaide Court, Albert Road, Glenageary, Co. Dublin.	
6. Decision	O.C.M. No. 1587 Date 15/08/96	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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Telephone: 01-462 0000
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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 1930	Date of Final Grant 02/10/96
Decision Order Number 1587	Date of Decision 15/08/96
Register Reference S96A/0339	Date 17th June 1996

Applicant Brughra Construction Ltd.,

Development 8 houses on approved residential development Reg. Ref. S96A/0149.

Location Lissadell, Whitechurch Road, Rathfarnham.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

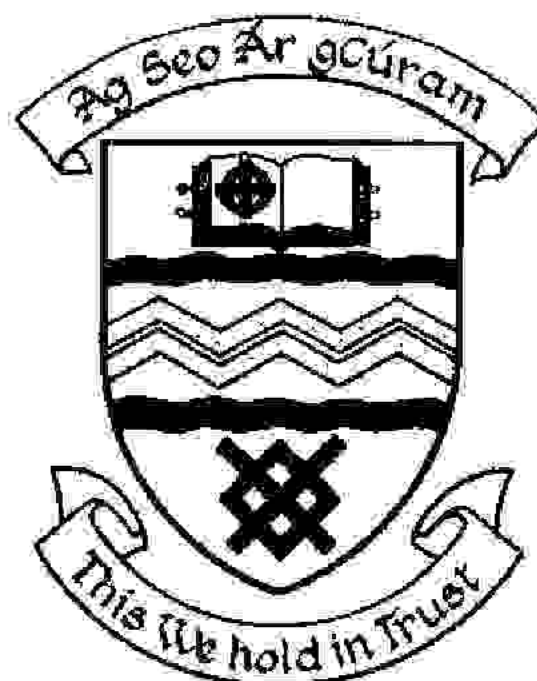
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (8) 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 The development shall be carried out in conformity with Conditions No. 1-15 and 17-27 of the decision to grant permission by Order No. 0869 Reg. Ref. S96A/0149 save as amended to conform with the revisions indicated in the plans lodged with South Dublin County Council in connection with this application.
REASON:
In the interest of the proper planning and development of the area.
- 3 That arrangements be made with regard to the payment of the financial contribution in the sum of £40,200 (forty thousand two hundred pounds) in respect of the overall development as required by Condition no. 3 of planning permission granted under Reg. Ref. S96A/0149. Arrangements to be made prior to commencement of development on site.
REASON:
That provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.
- 4 That arrangements be made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house in respect of the overall development as required by Condition No. 23 of planning permission granted under Reg. Ref. S96A/0149. 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

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improvement works and traffic management schemes
facilitating the proposed development.

- 5 That arrangements be made with regard to the payment of the financial contribution in the sum of £500 (five hundred pounds) per house in respect of the overall development as required by Condition No.26 of the planning permission granted under Reg. Ref. S96A/0149. Arrangements to be made prior to commencement of development on site.

REASON:

it is considered reasonable that the developer shall 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.

- 6 That arrangements be made with regard to the lodgement of security assessed at a bond or letter of guarantee from an approved company in the sum of £100,000 (one hundred thousand pounds) or a cash lodgement in the sum of £65,000 (sixty five thousand pounds) as required by Condition No. 4 of planning permission granted under Reg. Ref. S96A/0149; these arrangements to be made prior to commencement of development on site.

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.

- 7 With regard to the present proposal, a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) per house as on 1st January, 1991, updated in accordance with the Wholesale Price Index Building Construction (Capital Goods) as published by the Central Statistic 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 road improvements and traffic management proposals in the area of the proposed development; this contribution to be paid prior to the commencement of the proposal.

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 road improvement works and traffic management schemes facilitating the proposed development.

- 8 With regard to the present proposal, prior to commencement of development on site, arrangements to be made with regard to the lodgement of security in the form of a bond or letter of guarantee from an approved company in the sum of £15,000 (fifteen thousand pounds) or a cash lodgement in the sum of £10,000 (ten thousand pounds).

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.

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.

[Signature] 30 October 1996
 for SENIOR ADMINISTRATIVE OFFICER

Telefon: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 1587	Date of Decision 15/08/96
Register Reference S96A/0339	Date 17th June 1996

Applicant	Brugha Construction Ltd.,
Development	8 houses on approved residential development Reg. Ref. S96A/0149.
Location	Lissadell, Whitechurch Road, Rathfarnham.
Floor Area	Sq Metres
Time extension(s) up to and including	
Additional Information Requested/Received	/

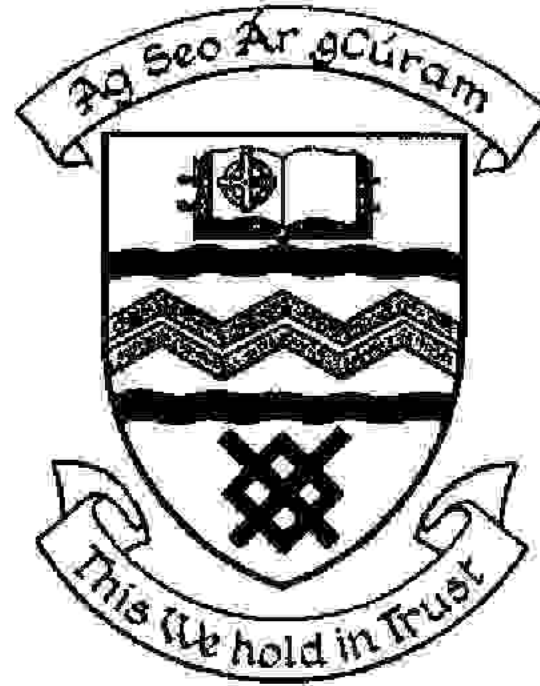
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 15/08/96
for SENIOR ADMINISTRATIVE OFFICER

F. L. Bent (AP & DS),
25, Grosvenor Court,
Templeogue,
Dublin 6W.

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Conditions and Reasons

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REASON:
In the interest of the proper planning and development of the area.
- 3 That arrangements be made with regard to the payment of the financial contribution in the sum of £40,200 (forty thousand two hundred pounds) in respect of the overall development as required by Condition no. 3 of planning permission granted under Reg. Ref. S96A/0149. Arrangements to be made prior to commencement of development on site.
REASON:
That provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.
- 4 That arrangements be made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house in respect of the overall development as

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NOTES

(A) REFUND OF FEES SUBMITTED WITH A PLANNING APPLICATION

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of two months beginning on the date of Planning Authority's decision on the second application. For full details of fees, refunds and exemptions the Local Government (Planning & Development) Regulations, 1994 should be consulted.

(B) APPEALS

1. An appeal against the decision may be made to An Bord Pleanala. The applicant or ANY OTHER PERSON may appeal within ONE MONTH beginning on the date of this decision. (N.B. Not the date on which the decision is sent or received).
2. Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start. Appeals should be sent to:-

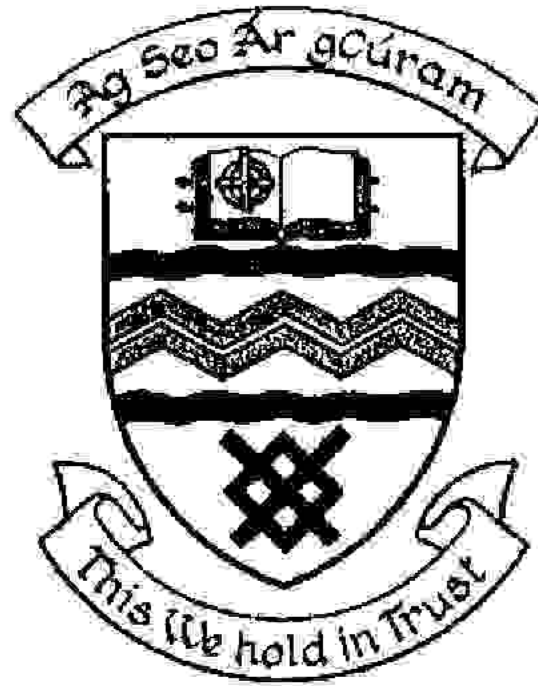
**The Secretary,
An Bord Pleanala,
Floor 3, Block 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.**

3. An appeal lodged by an applicant or his agent or by a third party with An Bord Pleanala will be invalid unless accompanied by the prescribed fee. A schedule of fees is at 7 below.
4. A party to an appeal making a request to An Bord Pleanala for an oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a further fee (see 7 (g) below).
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If in doubt regarding any of the above appeal matters, you should contact An Bord Pleanala for clarification at:

Telephone 01-872 8011.

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REG. REF. S96A/0339

required by Condition No. 23 of planning permission granted under Reg. Ref. S96A/0149. Arrangements to be made prior to commencement of development on site.

REASON:

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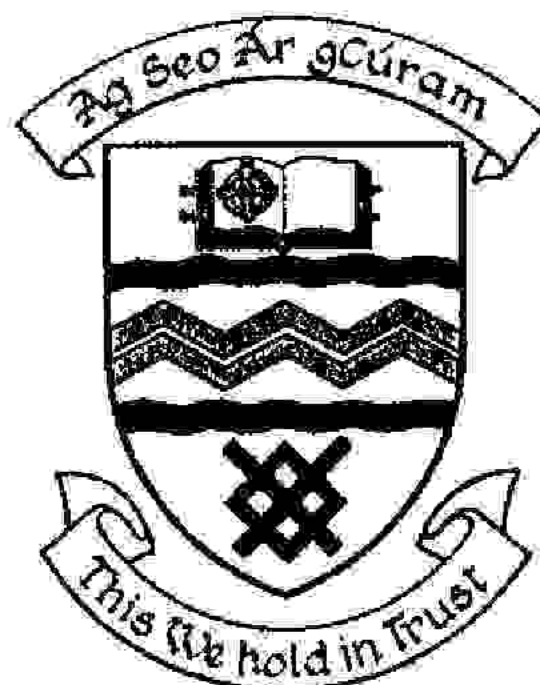
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