

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0270	
1. Location	Prospect Manor, Stocking Lane, Rathfarnham, Co. Dublin.		
2. Development	Double storey extension to side of no. 20 Prospect Drive, which is currently under construction.		
3. Date of Application	16/05/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2, Waldemar Tce., Main St.,		
5. Applicant	Name: C. Clarke, Address: 59 White Oaks, Clonskeagh, Dublin 14.		
6. Decision	O.C.M. No. 1305 Date 10/07/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1630 Date 21/08/96	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.			

REG. REF. S96A/0270 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Frank Elmes & Co.,
2, Waldemar Tce.,
Main St.,
Dundrum,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1630	Date of Final Grant 21/08/96
Decision Order Number 1305	Date of Decision 10/07/96
Register Reference S96A/0270	Date 16th May 1996

Applicant C. Clarke,

Development Double storey extension to side of no. 20 Prospect Drive,
which is currently under construction.

Location Prospect Manor, Stocking Lane, Rathfarnham, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

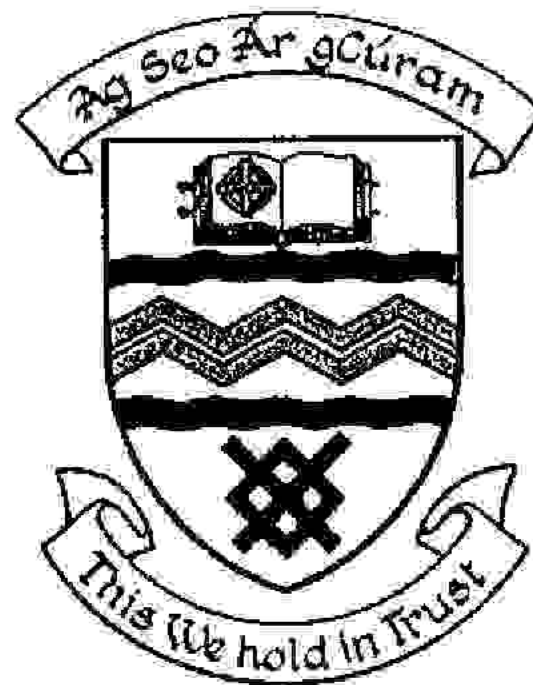
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (8) Conditions.

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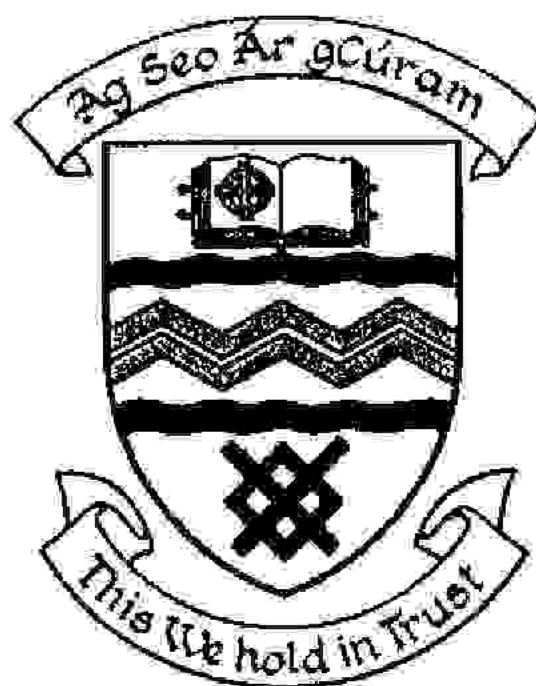
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, in this regard development to be completed in accordance with drawings received on 25.06.96. 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 proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 No encroachment to take place on or over adjoining public footpath.
REASON:
In the interest of the proper planning and development of the area.
- 4 That arrangements made with regard to the payment of the financial contribution in the sum of £174,000 (one hundred and seventy four thousand pounds) in respect of the overall development as required by Condition No. 23 of planning permission granted under Register Reference S94A/0382 be strictly adhered to in respect of this purpose.
REASON:
In the interest of the proper planning and development of the area.
- 5 That the arrangements made with regard to the payment of the financial contribution in the sum of £58,000 (fifty eight thousand pounds) in respect of the overall development as required by Condition No. 24 of planning permission granted under Register Reference S94A/0382 be strictly adhered to in respect of this proposal.
REASON:

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

- 6 That the arrangements made with regard to the payment of the financial contribution in the sum of £15,000 (fifteen thousand pounds) in respect of the overall development as required by condition no. 25 of planning permission granted under Register Reference S94A/0382 be strictly adhered to in respect of this proposal.

REASON:

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

- 7 That the arrangements made with regard to the payment of the financial contribution in the sum of £1,850 (one thousand eight hundred and fifty pounds) per house in respect of the overall development as required by Condition No. 26 of planning permission granted under Register Reference S94A/0382 be strictly adhered to in respect of this proposal.

REASON:

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

- 8 That the arrangements made with regard to the lodgement of security in the form of a bond or letter of guarantee from an approved insurance company in the sum of £500,000 (five hundred thousand pounds) or a cash lodgement in the sum of £300,00 (three hundred thousand pounds) in respect of the overall development as required by Condition No. 28 of planning permission granted under Register Reference S94A/0382 be strictly adhered to in respect of this proposal.

REASON:

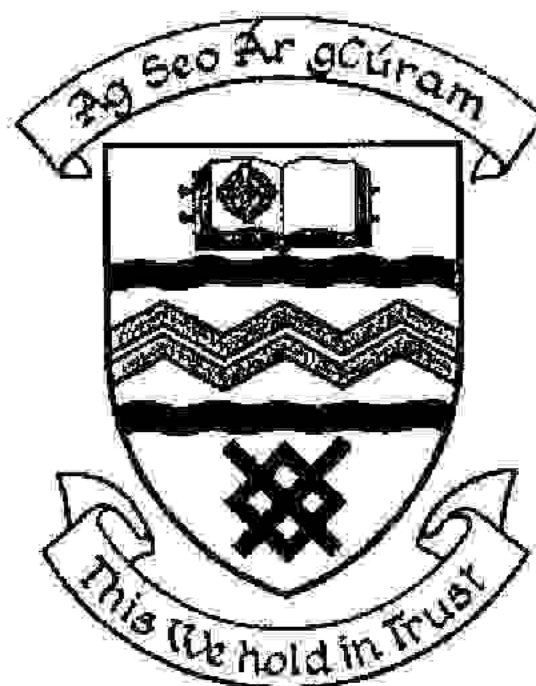
To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must

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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]*.....^{26th} August 1996
for SENIOR ADMINISTRATIVE OFFICER