

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0199	
1. Location	The Grange Nursery, Whitechurch Road, Dublin 16.		
2. Development	Two storey detached dwelling incorporating attic accommodation and basement with biocycle waste water treatment system, in lieu of previous outline permission. (Reg. Ref. S94A/0490).		
3. Date of Application	04/04/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Philip J. Staunton Architects, Address: 46 Grafton Street, Dublin 2.		
5. Applicant	Name: S. Moran, Address: 'Four Seasons', Whitechurch Road, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 1010 Date 30/05/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1337 Date 16/07/96	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
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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

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Philip J. Staunton Architects,
46 Grafton Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1337	Date of Final Grant 16/07/96
Decision Order Number 1010	Date of Decision 30/05/96
Register Reference S96A/0199	Date 4th April 1996

Applicant S. Moran,

Development Two storey detached dwelling incorporating attic accommodation and basement with biocycle waste water treatment system, in lieu of previous outline permission. (Reg. Ref. S94A/0490).

Location The Grange Nursery, Whitechurch Road, Dublin 16.

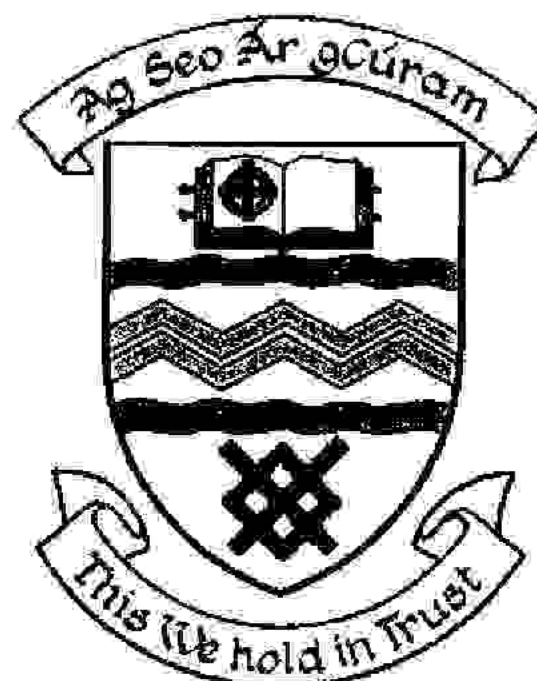
Floor Area 7480.000 Sq Metres

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 (13) 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 a financial contribution in the sum of £375 (three hundred and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public water supply 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 this service 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 service.
- 3 That THE proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 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 prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.

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- 7 Details of boundary treatment and landscaping, which includes details of the existing trees on the site, shall be submitted 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.

- 8 That details of the proposed access to be agreed with the Planning Authority prior to the commencement of the development. These details shall include setting the proposed entrance 3 metres from the notional edge of the carriageway. The boundary wall to be set back 3 metres at the entrance and splayed to the bend in the road and the kerbing to be provided at the notional edge of the carriageway.

REASON:

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

- 9 That the proposed biocycle system include the following:

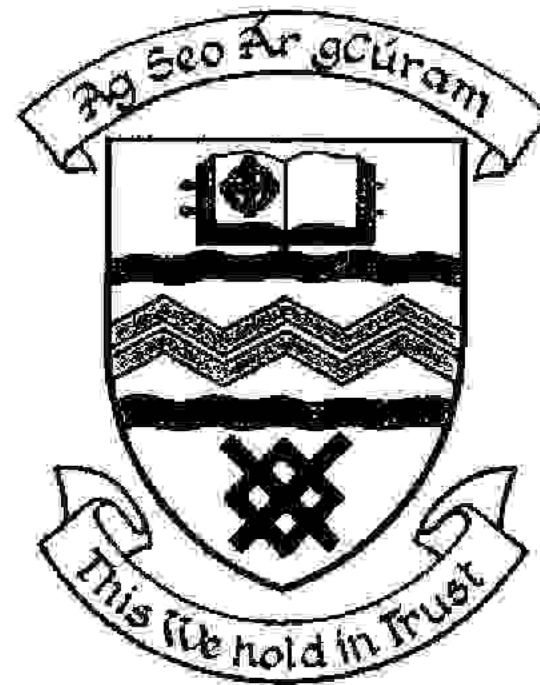
- a. The proposed biocycle system must have an alarm system.
- b. The applicant must enter a maintenance agreement with the suppliers, a copy of this should be furnished to a local authority.
- c. The percolation area to be agreed with environmental services prior to the commencement of the development.

- 10 That no development take place on foot of this permission until such time as a planning permission has been sought and granted to the demolition of the existing habitable house on the site.

REASON:

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

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- 11 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which would facilitate the development.

REASON:

The provision of this service 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 service.

- 12 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 the 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 development.

- 13 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of public open space in the area of the proposed development and which facilitates the development; the 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

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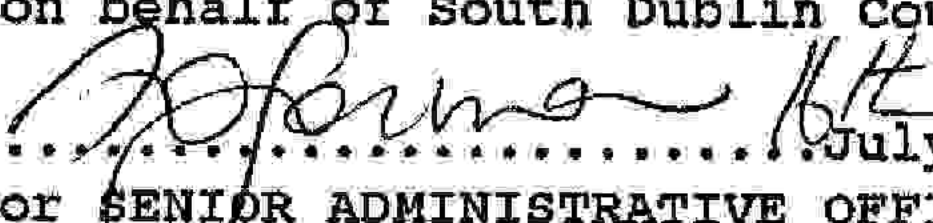
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provision and development of amenity lands in the area which
will facilitate the proposed development.

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.


..... July 1996
for SENIOR ADMINISTRATIVE OFFICER

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