

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S96A/0168	
1. Location	432 Orwell Park Green, Templeogue, Dublin 6w.			
2. Development	Two storey house.			
3. Date of Application	25/03/96	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 23/05/96 2.	1. 13/06/96 2.	
4. Submitted by	Name: Vernon Leahy, B. Arch., Address: 16 Ramor Park, Dublin 15.			
5. Applicant	Name: H. Cullen, Address: 432 Orwell Park Green, Dublin 6w.			
6. Decision	O.C.M. No. 1498 Date 08/08/96	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. 1865 Date 23/09/96	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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Vernon Leahy, B. Arch.,  
16 Ramor Park,  
Dublin 15.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1865	Date of Final Grant 23/09/96
Decision Order Number 1498	Date of Decision 08/08/96
Register Reference S96A/0168	Date 13th June 1996

**Applicant** H. Cullen,

**Development** Two storey house.

**Location** 432 Orwell Park Green, Templeogue, Dublin 6w.

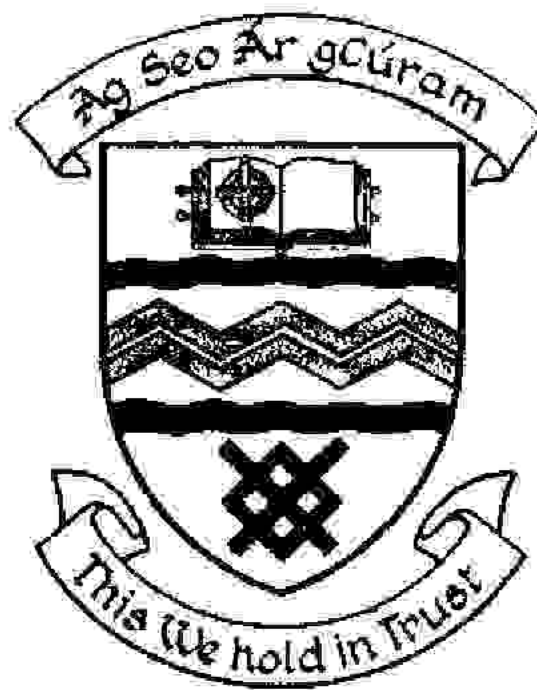
**Floor Area** 86.300 Sq Metres

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

**Additional Information Requested/Received** 23/05/96 /13/06/96

A Permission has been granted for the development described above,  
subject to the following (12) 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, and the additional information received on 13th June, 1996 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 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.
  
- 3 That the proposed house be used as a single dwelling unit.  
**REASON:**  
 To prevent unauthorised development.
  
- 4 Foundations of gable wall of house adjoining public road to be at least as deep as the 225mm sewer in adjoining grass margin.  
**REASON:**  
 In the interest of the proper planning and development of the area.
  
- 5 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.



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- 6 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.

- 7 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to the South Dublin County Council towards the cost of the acquisition and development of public open space in the area of the development and which facilitate the development; this contribution to be paid before the commencement of development on the 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.

- 8 That the alterations to the footpath and kerb be carried out at the applicant's own expense and to the requirements of the Area Engineer, Roads Maintenance.

REASON:

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

- 9 That any proposed gates be inward opening only and shall not open onto the public footpath.

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**REASON:**

In the interests of safety.

- 10 That all external finishes harmonise in colour and texture with the adjoining premises.

**REASON:**

In the interest of visual amenity.

- 11 That the proposed house shall not be occupied until all services have been connected thereto and are operational.

**REASON:**

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

- 12 All service calls associated with the proposed development (such as electrical, communal television, telephone etc.) shall be run underground within the site.

**REASON:**

In the interest of orderly development and the visual amenities of the area.

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.

22 September 1996  
for SENIOR ADMINISTRATIVE OFFICER



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

<b>Decision Order Number 1498</b>	<b>Date of Decision 08/08/96</b>
<b>Register Reference S96A/0168</b>	<b>Date 25th March 1996</b>

**Applicant**                      H. Cullen,  
**Development**                Two storey house.  
**Location**                    432 Orwell Park Green, Templeogue, Dublin 6w.

**Floor Area**                                      Sq Metres

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

**Additional Information Requested/Received**                      23/05/96            /13/06/96

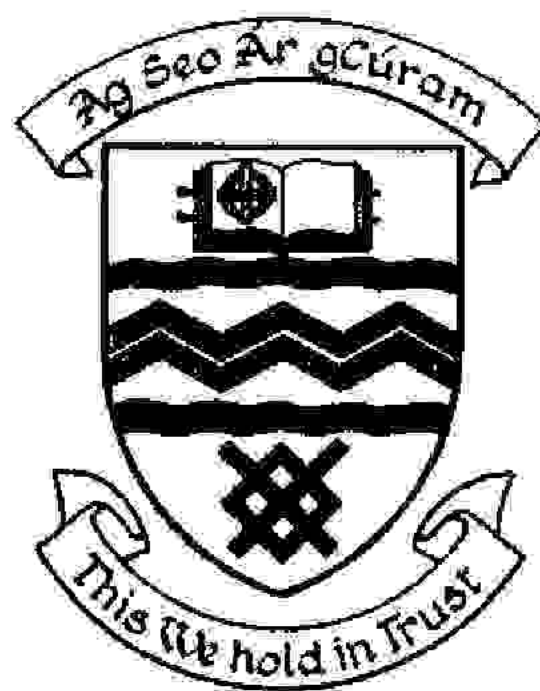
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions ( 12 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

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

Vernon Leahy, B. Arch.,  
16 Ramor Park,  
Dublin 15.

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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, and the additional information received on 13th June, 1996 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 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.
  
- 3     That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
  
- 4     Foundations of gable wall of house adjoining public road to be at least as deep as the 225mm sewer in adjoining grass margin.  
REASON:  
In the interest of the proper planning and development of the area.
  
- 5     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



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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 6 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.

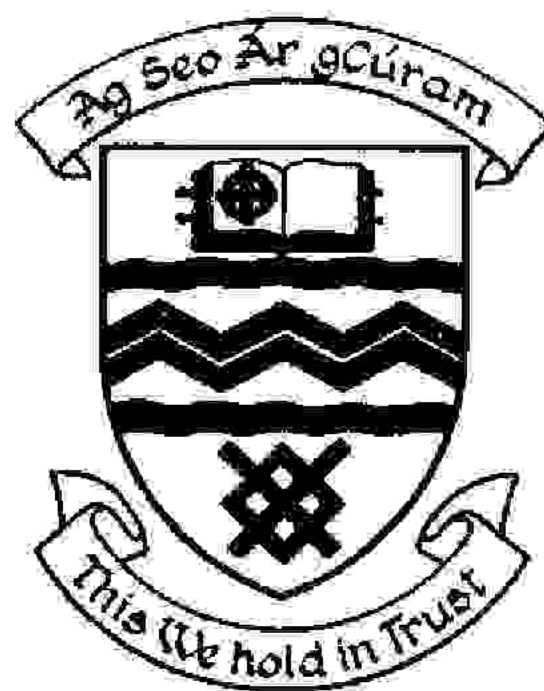
- 7 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to the South Dublin County Council towards the cost of the acquisition and development of public open space in the area of the development and which facilitate the development; this contribution to be paid before the commencement of development on the 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.



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- 8 That the alterations to the footpath and kerb be carried out at the applicant's own expense and to the requirements of the Area Engineer, Roads Maintenance.

**REASON:**

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

- 9 That any proposed gates be inward opening only and shall not open onto the public footpath.

**REASON:**

In the interests of safety.

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**REASON:**

In the interest of visual amenity.

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**REASON:**

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

<b>Decision Order Number</b> 0942	<b>Date of Decision</b> 23/05/96
<b>Register Reference</b> S96A/0168	<b>Date</b> 25th March 1996

**Applicant** H. Cullen,  
**Development** Two storey house.

**Location** 432 Orwell Park Green, Templeogue, Dublin 6w.

**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 25/03/96 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 Councils Environmental Services Engineer require a 5 metre set back from the existing foul sewer located in the adjoining footpath. The applicant is asked to show the relationship between the proposed house and the foul sewer and to clarify whether or not he can provide a suitable set back from the sewer.

**NOTE:** The applicant is advised to consult with the Environmental Services Engineer prior to submission of additional information.

**NOTE:** The applicant is advised that notwithstanding special requirements of other Departments of the Council there is a minimum building line set back requirement of 2m for the existing footpath.

Signed on behalf of South Dublin County Council  
Vernon Leahy, B. Arch.,  
16 Ramor Park,  
Dublin 15.



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.....  
for Senior Administrative Officer

23/05/96