

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0161	
1. Location	Woodview Cottages, Church Lane, Rathfarnham.		
2. Development	Revisions to apartment block to incorporate additional dormer accommodation to 3 previously approved apartments on lands at rear.		
3. Date of Application	21/03/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Jackie Greene & Co. Ltd., Address: 48 Fortfield Park, Dublin 6W.		
6. Decision	O.C.M. No. 0894 Date 17/05/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1205 Date 27/06/96	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.	

SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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McCrossan O'Rourke Architects,
12 Richmond Row,
Portobello Harbour,
Dublin 8.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1205	Date of Final Grant 27/06/96
Decision Order Number 0894	Date of Decision 17/05/96
Register Reference S96A/0161	Date 21st March 1996

Applicant Jackie Greene & Co. Ltd.,

Development Revisions to apartment block to incorporate additional dormer accommodation to 3 previously approved apartments on lands at rear.

Location Woodview Cottages, Church Lane, 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 (6) conditions.

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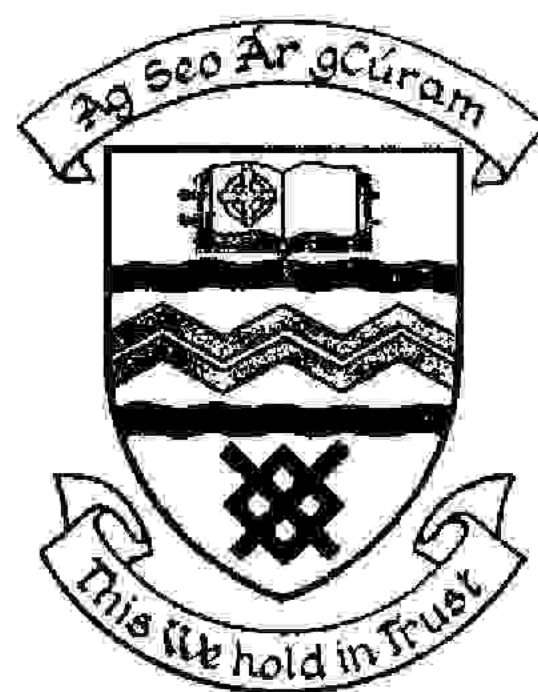
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and unsolicited additional information lodged on 08.05.96 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 The development shall be carried out in conformity with Condition No.'s ,4,5,6,7,8,9,10,11,12,13,14,15,16,17,21 and 22 of the decision to grant permission by Order No. 1427 dated 10/8/1995 Reg. Ref. S95A/0298 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council with the application.
REASON:
In the interest of the proper planning and development of the area.
- 3 That each proposed house/apartment be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 That arrangements be made for the payment of the financial contribution in the sum of £26,500 (twenty six thousand five hundred pounds) in respect of the overall development as required by Condition No. 18 of the planning permission granted under Reg. Ref. S95A/0298. 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/ that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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- 5 That arrangements be made for the payment of the financial contribution in the sum of £10,500 (ten thousand five hundred pounds) in respect of the overall development as required by Condition No. 3 of the planning permission granted under Reg. Ref. S95A/0298. Arrangements to be made prior to commencement of development on 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.

- 6 That arrangements be made for the payment of the financial contribution in the sum of £27,000 (twenty seven thousand pounds) in respect of the overall development required by Condition No 23 of the planning permission granted under Reg. Ref. S95A/0298. 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 the 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.

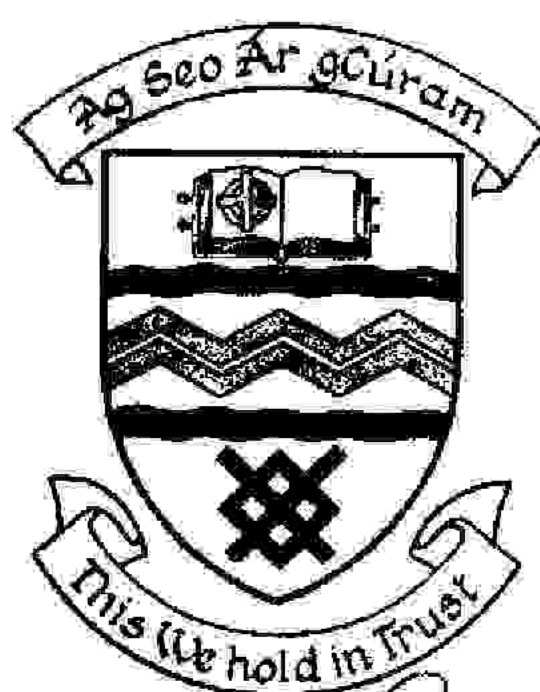
In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

signed on behalf of South Dublin County Council.

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..... June 1996
for SENIOR ADMINISTRATIVE OFFICER