

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0152	
1. Location	Sites 2-6 inclusive, The Orchard, Stonepark Abbey, Rathfarnham.		
2. Development	5 number, 4 bed., detached houses in lieu of already approved 4 number semi detached houses and 1 number detached house.		
3. Date of Application	19/03/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 29/03/96 2.	1. 2.
4. Submitted by	Name: John F. O'Connor & Associates, Address: Architects & Planning Consultants, 11A, Greenmount House,		
5. Applicant	Name: M. & N. O'Grady, Address: 23, Stonepark Abbey, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 0888 Date 16/05/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1203 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

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John F. O'Connor & Associates,
Architects & Planning Consultants,
11A, Greenmount House,
Harolds Cross,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1203	Date of Final Grant 27/06/96
Decision Order Number 0888	Date of Decision 16/05/96
Register Reference S96A/0152	Date 19th March 1996

Applicant M. & N. O'Grady,

Development 5 number, 4 bed., detached houses in lieu of already approved 4 number semi detached houses and 1 number detached house.

Location Sites 2-6 inclusive, The Orchard, Stonepark Abbey, Rathfarnham.

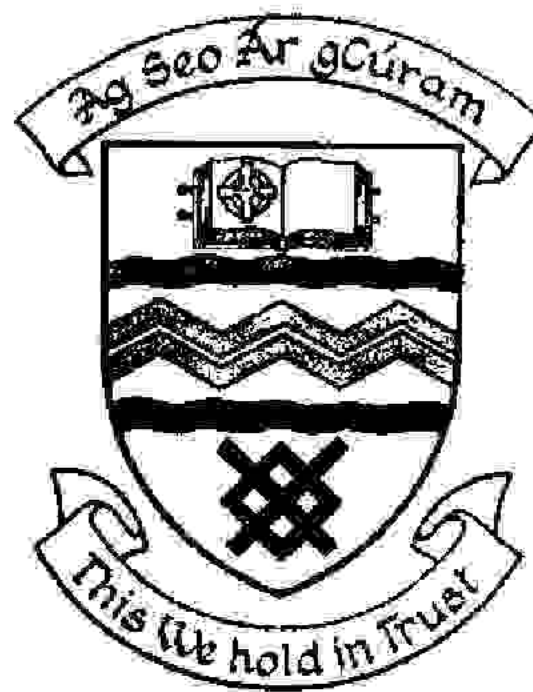
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 29/03/96 /

A Permission has been granted for the development described above,
subject to the following (18) Conditions.

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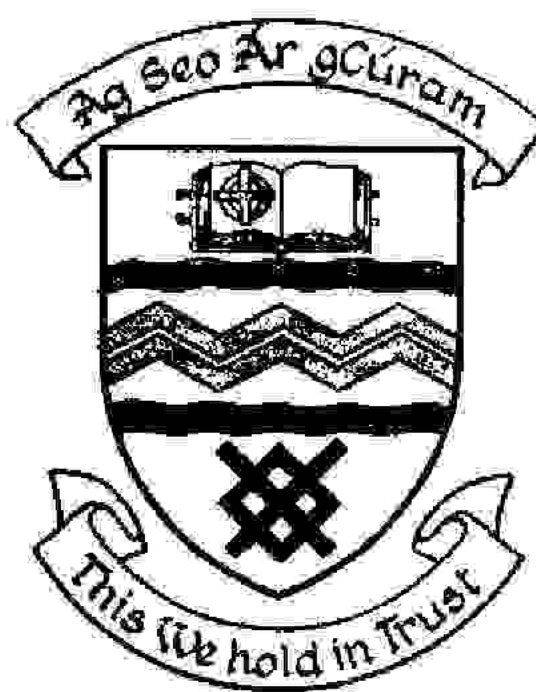
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 7 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any

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development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 That an acceptable street naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 9 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 10 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON:

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

- 11 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

- 12 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.

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REASON:

In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 13 A minimum separation of 2.3 metres shall be provided between the side walls of adjoining houses.

REASON:

In the interest of proper planning and development.

- 14 All necessary works to kerb, footpath and verge shall be carried out to the satisfaction of the Roads Department, entirely at the applicant's own expense.

REASON:

In the interest of proper planning and development.

- 15 Front and rear garden depths to be 25 ft. and 35 ft. minimum respectively.

REASON:

To ensure a satisfactory standard of development.

- 16 That arrangements made with regard to the payment of the financial contribution in the sum of £24,000 (twenty four thousand pounds) in respect of the overall development as required by Condition No. 3 of planning permission granted under Register Reference S94A/0145 be strictly adhered to.

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.

- 17 That arrangements made with regard to the payment of the financial contribution in the sum of £30,400 (thirty thousand four hundred pounds) in respect of the overall development as required by Condition No. 21 of planning permission granted under Register Reference S94A/0145 be strictly adhered to.

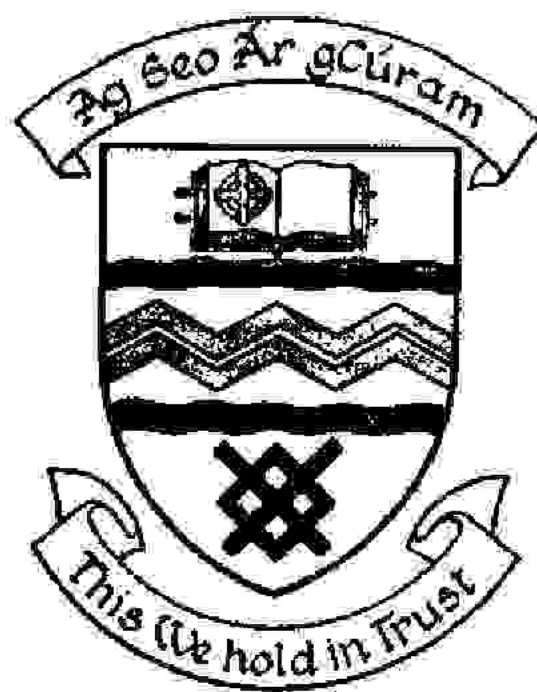
REASON:

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.

- 18 That the arrangement made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved Company in the sum of £64,000 (sixty four thousand pounds) or a cash lodgement in the sum of £40,000 (forty thousand pounds) as required by Condition No. 4 of the permission granted under Register Reference S94A/0145 be strictly adhered to.

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]
..... June 1996
for SENIOR ADMINISTRATIVE OFFICER