

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0100	
1. Location	75A Darglewood, Knocklyon, Dublin 16.		
2. Development	New dwelling house.		
3. Date of Application	28/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1.  2.	1.  2.
4. Submitted by	Name: Buckley Partnership, Address: 20 Vesey Place, Dun Laoghaire,		
5. Applicant	Name: Mr. Peter Kenny Esq., Address: 74 Dargle Wood, Knocklyon, Dublin 16.		
6. Decision	O.C.M. No. 0743  Date 25/04/96	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 1088  Date 10/06/96	Effect AO GRANT OUTLINE 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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Buckley Partnership,  
20 Vesey Place,  
Dun Laoghaire,  
Co. Dublin.

### NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 1088	Date of Final Grant 10/06/96
Decision Order Number 0743	Date of Decision 25/04/96
Register Reference S96A/0100	Date 28th February 1996

**Applicant** Mr. Peter Kenny Esq.,

**Development** New dwelling house.

**Location** 75A Darglewood, Knocklyon, Dublin 16.

**Floor Area** 0.000 Sq Metres

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

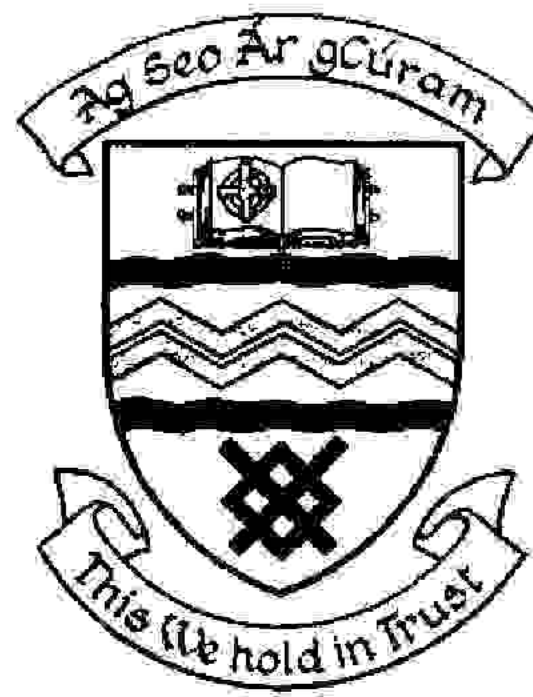
**Additional Information Requested/Received** /

A Outline 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, 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 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 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.
- 5 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.
- 6 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 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.



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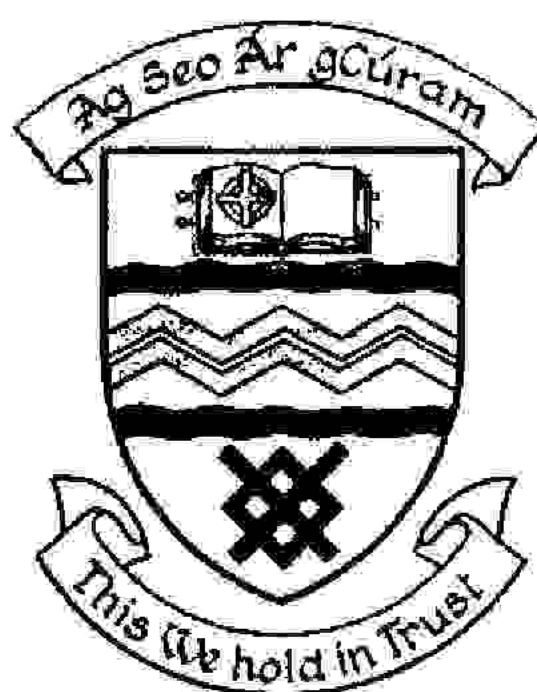
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- 7 The footpath and kerb shall be dishd to the satisfaction of the Area Engineer Roads Maintenance at the applicants own expense.  
REASON:  
In the interest of the proper planning and development of the area.
- 8 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of the proper planning and development of the area.
- 9 That the materials and finishes used on the south east elevation will be such that they are maintenance free and shall be agreed, in writing with the planning authority prior to the commencement of the development.  
REASON:  
In the interest of proper planning and development of the area.
- 10 That a financial contribution to be determined by the planning authority on submission of detailed plans for approved, be paid by the applicant 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 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.
- 11 That a financial contribution to be determined by the planning authority on submission of detailed plans for approval, be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management proposals in the area of the proposed development and which facilitate this development. This 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 road

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improvement works and traffic management schemes  
facilitating this development.

- 12 That a financial contribution to be determined by the planning authority on submission of detailed plans for approval, be paid by the applicant 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 facilitate this development. This contribution to be paid before the commencement of the 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.

*[Signature]* 11/2  
..... June 1996  
for SENIOR ADMINISTRATIVE OFFICER