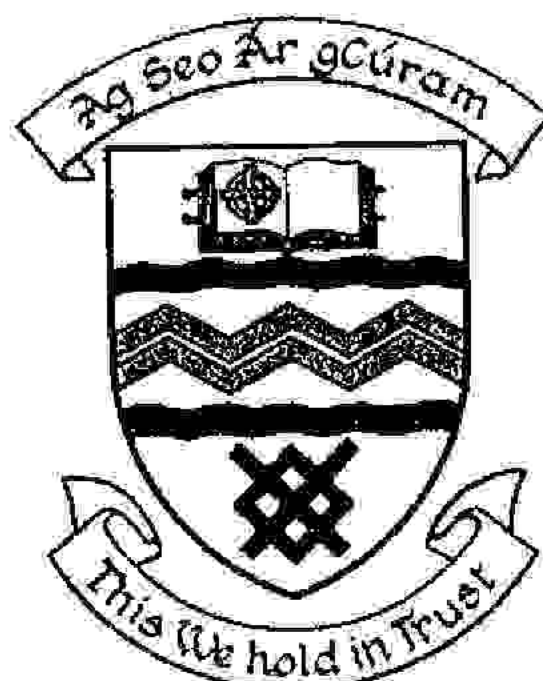


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0048	
1. Location	45 Woodlawn Park Avenue, Firhouse, Dublin 24.		
2. Development	2 storey detached house at side.		
3. Date of Application	02/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 29/03/96 2.	1. 01/05/96 2.
4. Submitted by	Name: P.T. Watson, Address: 72, Weston Road, Churchtown,		
5. Applicant	Name: Mr. P. O'Sullivan, Address: 55, Main Street, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1187 Date 27/06/96	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 1550 Date 09/08/96	Effect AA GRANT APPROVAL	
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.	

REG REF. S96A/0048 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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P.T. Watson,
72, Weston Road,
Churchtown,
Dublin 14.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 1550	Date of Final Grant 09/08/96
Decision Order Number 1187	Date of Decision 27/06/96
Register Reference S96A/0048	Date 1st May 1996

Applicant Mr. P. O'Sullivan,

Development 2 storey detached house at side.

Location 45 Woodlawn Park Avenue, Firhouse, Dublin 24.

Floor Area 79.000 Sq Metres

Time extension(s) up to and including

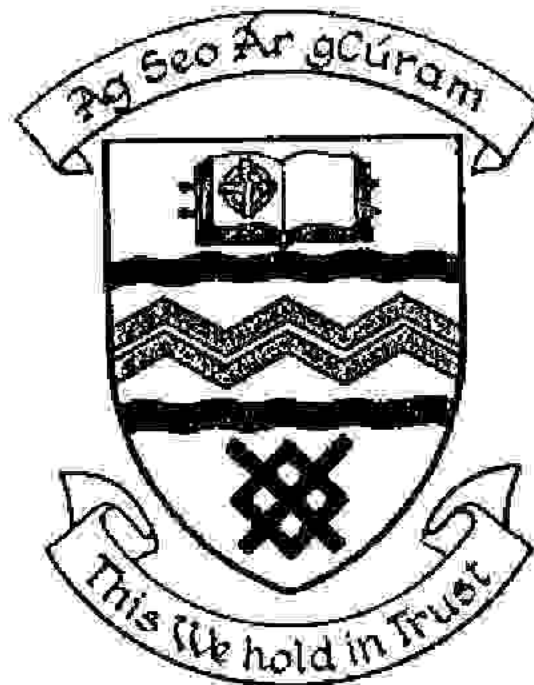
Additional Information Requested/Received 29/03/96 /01/05/96

A Approval 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, as amended by additional information received on 1/5/96, 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 This permission is in respect of revised site layout plan and revised house design received by the Planning Authority on 1/5/96.
REASON:
In the interest of clarity and proper planning and development of the area.
- 3 The roof of the proposed house shall be brown tiles and the external walls shall be nap plaster to match existing houses on this road.
REASON:
In the interest of visual amenity and proper planning and development of the area.
- 4 That THE proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 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.

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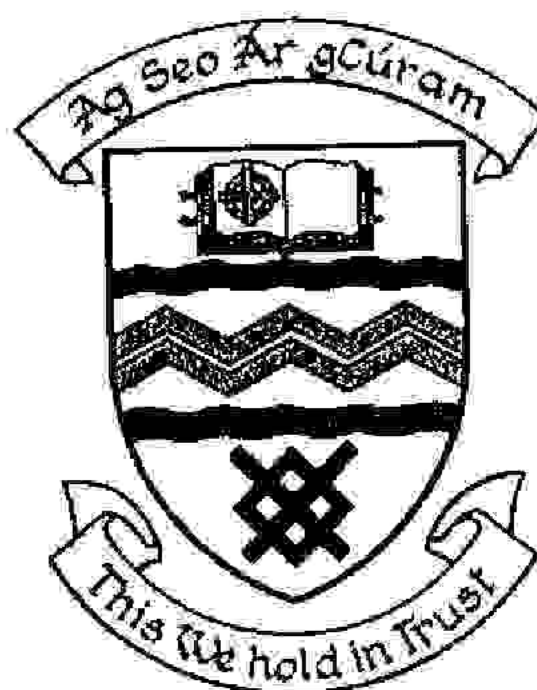


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-
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 8 If the existing surface water drain is 100mm diameter, the applicant shall connect directly to the public sewer. The Area Engineer, Deansrath Depot, South Dublin County Council shall be consulted prior to such connection, if required.
REASON:
In the interest of public health.
- 9 The public footpath and kerb shall be dished to the standards of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.
REASON:
In the interest of traffic safety.
- 10 The rear garden of the house shall be screened from public view by the erection of a 2.0m high screen wall-capped and plastered along the entire south-western boundary of the site - but not to project forward of the front building line of the house.
REASON:
In the interest of the proper planning and development of the area.
- 11 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.

SOUTH DUBLIN COUNTY COUNCIL
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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.

- 12 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.

- 13 The foundation of the proposed house shall be 2.0m deep on either side of the corner that is nearest the site boundary for a distance of 2.0m.

REASON:

In the interest of the proper planning and development 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.

REG REF. S96A/0048 SOUTH DUBLIN COUNTY COUNCIL
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.....*A. J. J. J.*.....^{13th} August 1996
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0557	Date of Decision 29/03/96
Register Reference S96A/0048	Date 2nd February 1996

Applicant Mr. P. O'Sullivan,
Development 2 storey detached house at side.

Location 45 Woodlawn Park Avenue, Firhouse, Dublin 24.

App. Type Approval

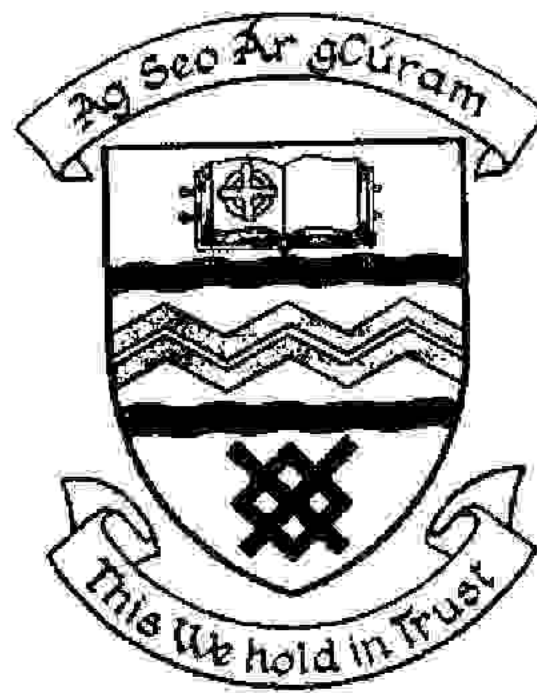
Dear Sir/Madam,

With reference to your planning application, received on 02/02/96 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 applicant is requested to submit a revised site layout plan to scale 1:500 to indicate the following:
 - (a) house brought forward on site to more closely approximate the building line of the existing house on this site. No part of the house shall be within 1.0m of the site boundary;
 - (b) the exact location of semi-mature trees in the grass verge and the location of dished footpath in relation to vehicular entrance. Felling or damage to roadside trees to create the entrance should be avoided;
 - (c) A minimum rear garden length of 11.0m.
- 2 The applicant is requested to submit revised proposals for a fully hipped roof to this house.

P.T. Watson,
72, Weston Road,
Churchtown,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S96A/0048

3 The applicant is requested to submit the following
information in relation to drainage:

- (a) written permission to connect to private foul sewer;
- (b) foul sewerage details to include number of houses on
existing sewer, invert levels, gradients and pipe
sizes up to and including connection to foul sewer;
- (c) proposals for disposal of surface water.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

29/03/96