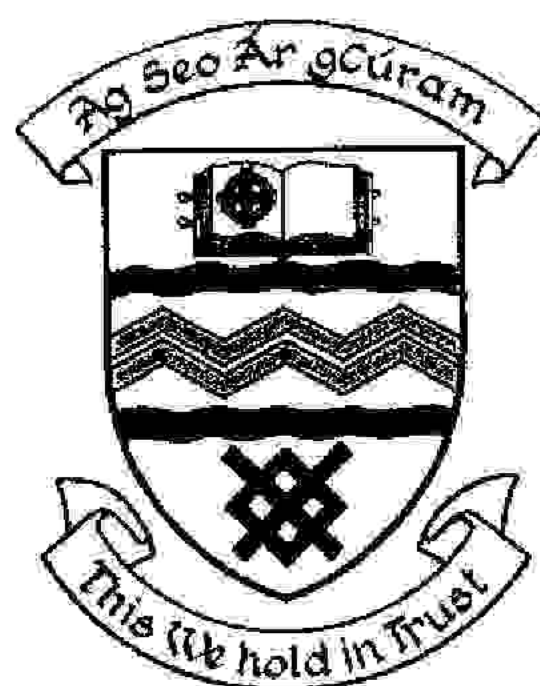


REG. REF. S96A/0029 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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PLANNING
DEPARTMENT
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M. Carr & A. Hughes,
5, Orchard Grove,
Newcastle,
Co. Dublin.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 0826	Date of Final Grant 02/05/96
Decision Order Number 0493	Date of Decision 20/03/96
Register Reference S96A/0029	Date 22nd January 1996

Applicant M. Carr & A. Hughes,

Development 2 no. dormer bungalows with septic tanks and adjustment
to party boundary.

Location Corner Park, Peamount Rd., Newcastle.

Floor Area 378.000 Sq Metres

Time extension(s) up to and including

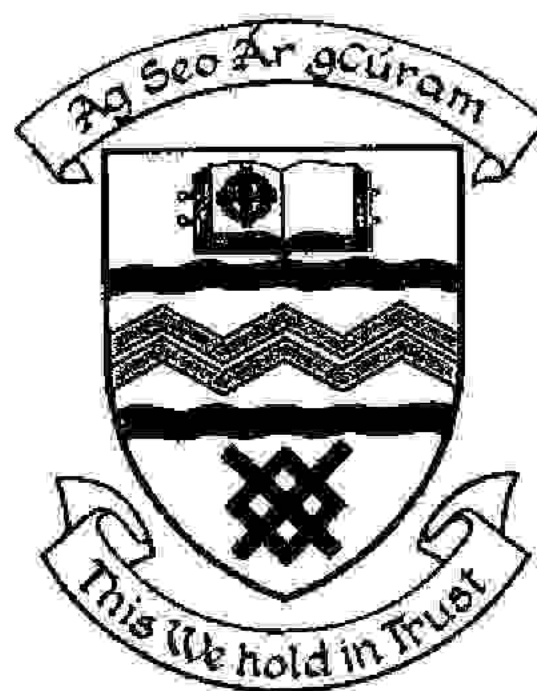
Additional Information Requested/Received /

A Approval has been granted for the development described above,
subject to the following (6) 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 a financial contribution in the sum of £375 (three hundred and seventy five pounds) per house be paid by the proposer to South Dublin County Council towards the cost of provision of a public water supply 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 this service 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 service.

- 3 (a) Ditch to be piped on site frontage with pipes of adequate size and strength to the satisfaction of the Area Engineer, Roads Maintenance South Dublin County Council.
- (b) The front boundary of the site to be set back a minimum of 5.0m from the edge of the carriageway. This will entail removal of the existing hedgerow and trees.
- (c) No development of any form including planting, fences or wing walls shall exceed a height of 0.9 metres within the area required to provide visibility from the site entrance point. The visibility requirements to be agreed with the Roads Engineer, Road Planning Division, South Dublin County Council prior to development commencing on site.

REASON:

In the interest of public safety.

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- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

In this regard certified test results and design of soakways to BRE Digest 365 to be submitted for the approval of Environmental Services Department, South Dublin County Council prior to development commencing on site.

REASON:

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

- 5 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 6 "The applicant shall employ a qualified archaeologist to carry-out Archaeological Monitoring of all sub-surface works carried out within the proposed development at site B. This will involve the Archaeological Monitoring of all site preparation works, including the opening of all foundation trenches and sub-surface works associated with the provision of services.

Should archaeological material be discovered during the course of Archaeological Monitoring, the applicant shall facilitate the archaeologist in full recording this material. The applicant shall be prepared to be advised by the Office of Public Works with regard to the appropriate course of action.

The archaeologist shall prepare and submit a report, describing the results of Archaeological Monitoring, to the Office of Public Works, at the earliest date possible following the completion of Archaeological Monitoring".

REASON:

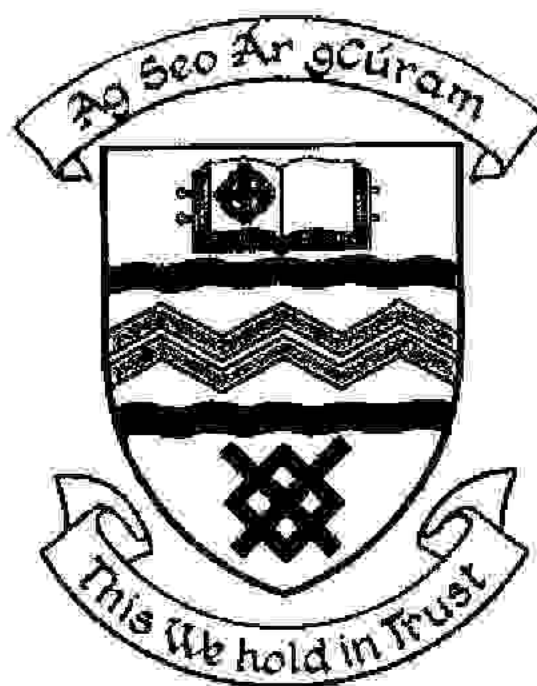
In the interest of the proper planning and development of the area.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must

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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]May 1996
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0029	
1. Location	Corner Park, Peamount Rd., Newcastle.		
2. Development	2 no. dormer bungalows with septic tanks and adjustment to party boundary.		
3. Date of Application	22/01/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 2.	1. 2.
4. Submitted by	Name: M. Carr & A. Hughes, Address: 5, Orchard Grove, Newcastle,		
5. Applicant	Name: M. Carr & A. Hughes, Address: 5, Orchard Grove, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0493 Date 20/03/96	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 0826 Date 02/05/96	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.			