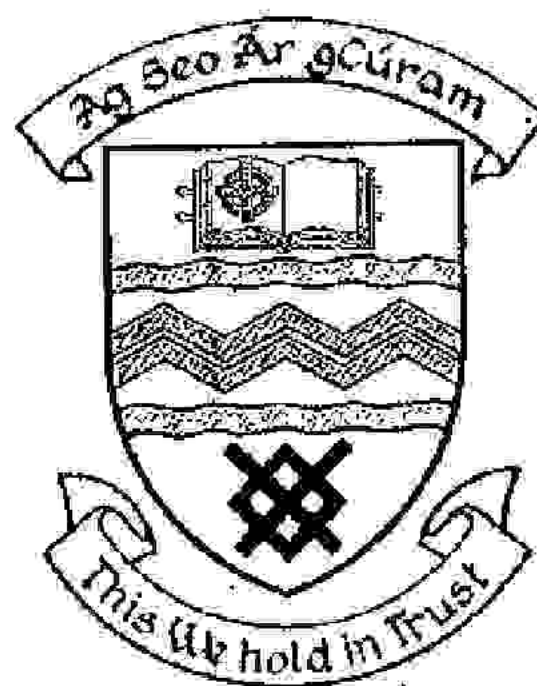


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0619	
1. Location	14 Carriglea Grove, Firhouse, Dublin 24.		
2. Development	Two storey 4 bedroom detached house with single storey extension to rear on garden site adjacent to		
3. Date of Application	21/09/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Gerry Flynn, Address: 72 Monalea Grove, Firhouse,		
5. Applicant	Name: Michael O'Grady Address: 14 Carriglea Grove, Firhouse, Dublin 24.		
6. Decision	O.C.M. No. 3418 Date 20/11/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0101 Date 14/01/2002	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.	

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Gerry Flynn,
72 Monalea Grove,
Firhouse,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 0101.	Date of Final Grant 14/01/2002
Decision Order Number 3418	Date of Decision 20/11/2001
Register Reference S01A/0619	Date 21/09/01

Applicant Michael O'Grady

Development Two storey 4 bedroom detached house with single storey extension to rear on garden site adjacent to

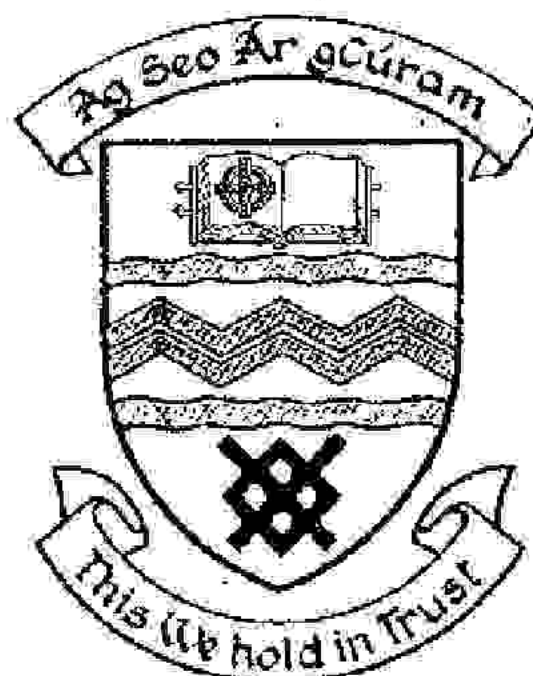
Location 14 Carriglea Grove, Firhouse, Dublin 24.

Floor Area 76.46 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 (15) 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 entire premises be used as a single unit dwelling

REASON:

To prevent unauthorised development

- 3 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 4 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.

REASON:

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

- 5 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:

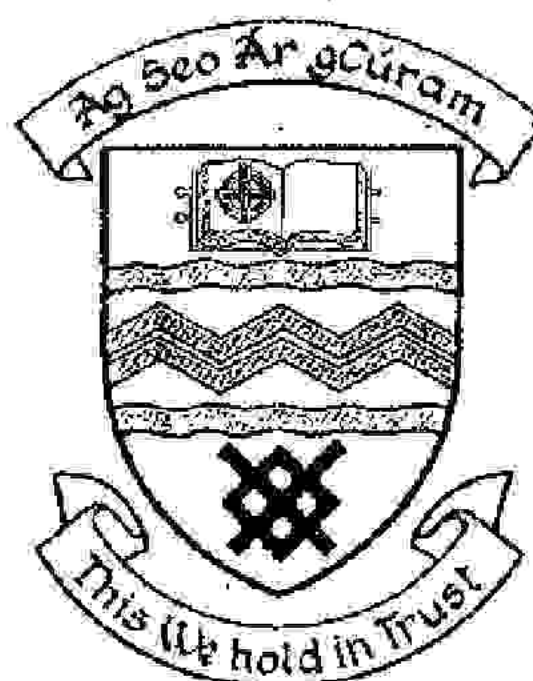
To protect the amenities of the area.

- 6 The following are the requirements of the Environmental Services Department:

- No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- Applicant to ensure full and complete separation of foul and surface water systems.
- All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- The property shall have its own individual service connection to the public watermain and 24 hour storage.

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- The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

In the interest of public health.

- 7 The following are the requirements of the Roads Department:

- Footpath and kerb to be dishd and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance.
- 2 no. off street parking spaces shall be provided at proposed house and existing house.
- Footpath and kerb to be dishd and the new driveway constructed for proposed house to the satisfaction of the Area Engineer, Roads Maintenance.
- Alterations to manhole cover/frame to be at applicant's own expense if necessary.

REASON:

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

- 8 That the window proposed in the first floor landing be in obscure glazing

REASON:

To protect the amenity of adjoining property

- 9 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

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

- 10 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.

- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) 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.

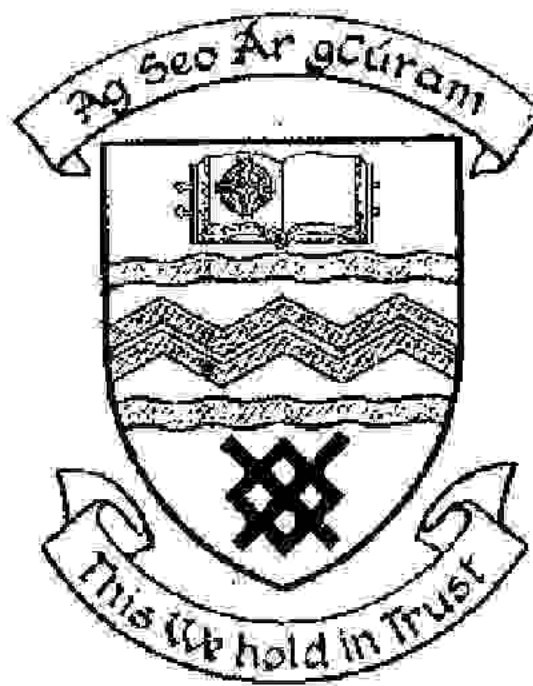
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REASON:

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.

- 12 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) 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 facilitates this development; this contribution to be paid before the commencement of development on the 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 improvement works and traffic management schemes facilitating the proposed development.

- 13 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 14 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

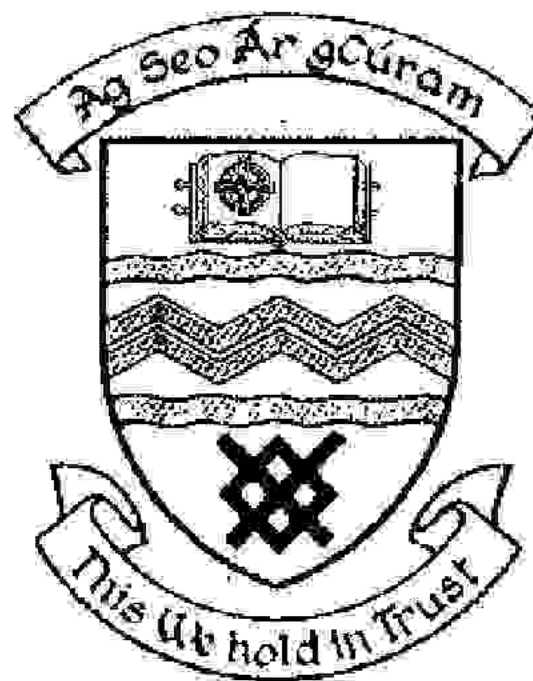
REASON:

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 the works.

- 15 That a financial contribution in the sum of £1,143 (one thousand one hundred and forty three pounds) EUR 1,451 (one

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thousand four hundred and fifty one euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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 the works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

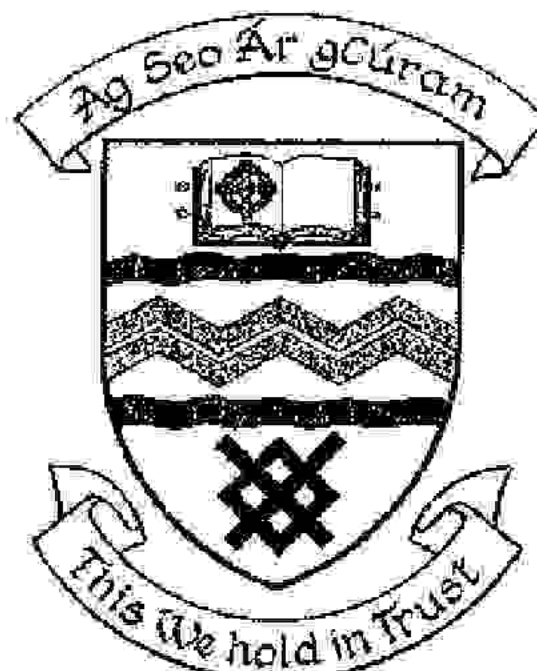
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.....14/01/02
for SENIOR ADMINISTRATIVE OFFICER

C

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3418	Date of Decision 20/11/2001
Register Reference S01A/0619	Date: 21/09/01

Applicant Michael O'Grady

Development Two storey 4 bedroom detached house with single storey extension to rear on garden site adjacent to

Location 14 Carriglea Grove, Firhouse, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

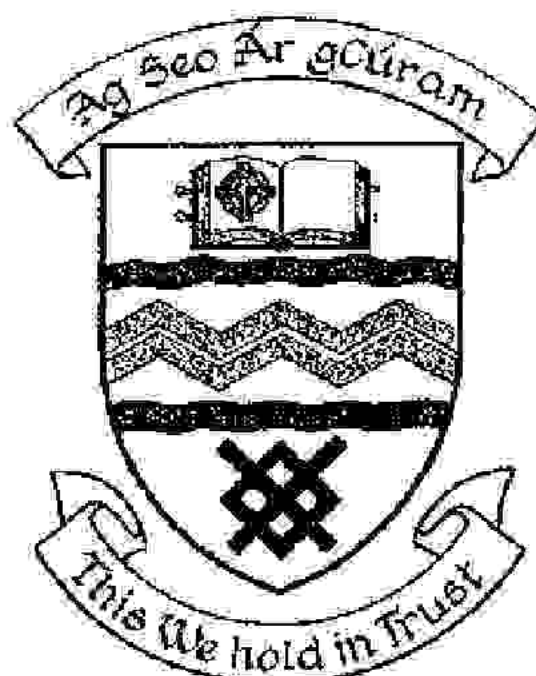
..... 20/11/01
for SENIOR ADMINISTRATIVE OFFICER

Gerry Flynn,
72 Monalea Grove,
Firhouse,
Dublin 24.

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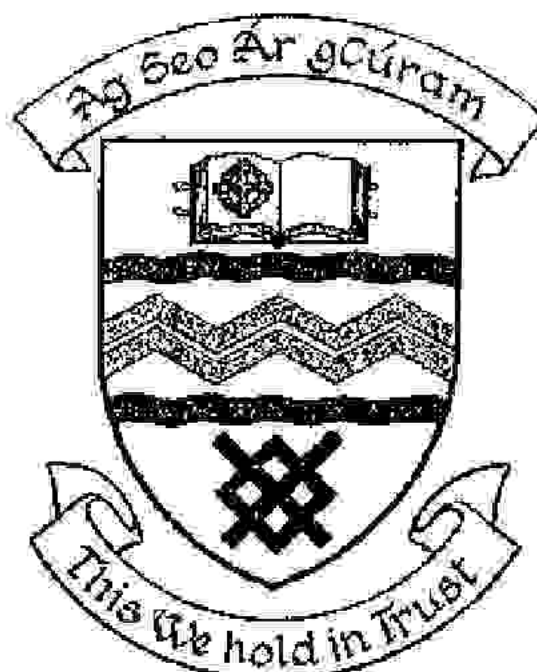
Conditions and Reasons

- 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 entire premises be used as a single unit dwelling
REASON:
To prevent unauthorised development
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 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.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 5 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.
- 6 The following are the requirements of the Environmental Services Department:
 - No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - Applicant to ensure full and complete separation of foul and surface water systems.
 - All pipes shall be laid with a minimum cover of 1.2m

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REASON:

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- 8 That the window proposed in the first floor landing be in obscure glazing

REASON:

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REASON:

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

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- 10 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.

- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) 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.

- 12 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) 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 facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

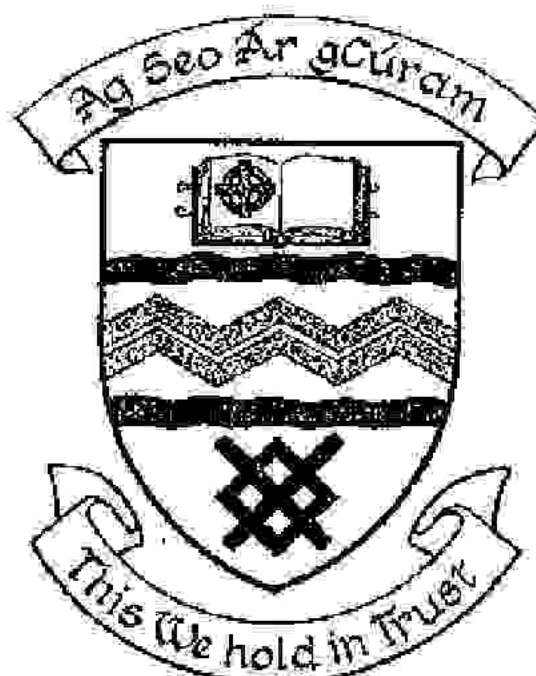
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 13 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

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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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 14 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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 the works.

- 15 That a financial contribution in the sum of £1,143 (one thousand one hundred and forty three pounds) EUR 1,451 (one thousand four hundred and fifty one euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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 the works.