

	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/0061	
1. Location	Cruagh, Rockbrook, Rathfarnham, Dublin 16.		
2. Development	Single storey detached dwelling house complete with new entrance driveway, stables and biocycle drainage system		
3. Date of Application	06/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul Joyce, Address: 54 Main Street, Rathfarnham,		
5. Applicant	Name: James & Lorraine Mangan Address: 36 Whitecliff, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1079 Date 22/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2327 Date 05/07/2001	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.	

M.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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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 1079	Date of Decision 22/05/2001
Register Reference S01A/0061	Date: 06/02/01

Applicant James & Lorraine Mangan

Development Single storey detached dwelling house complete with new entrance driveway, stables and biocycle drainage system

Location Cruagh, Rockbrook, Rathfarnham, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including 22/05/2001

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 (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

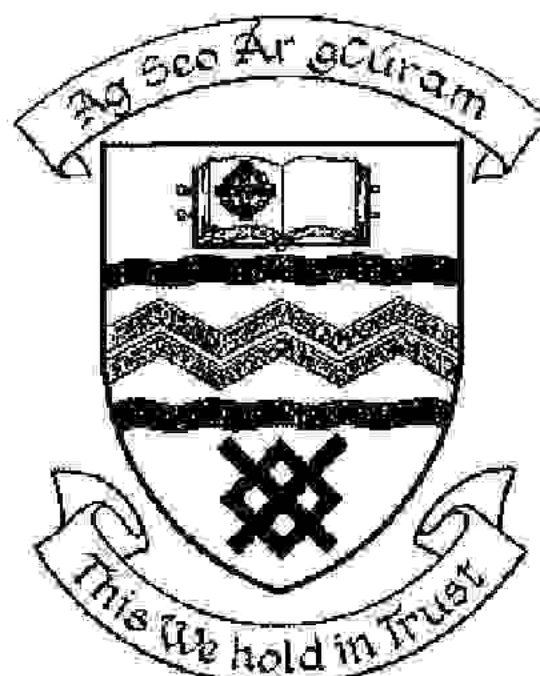

..... 22/05/01
for SENIOR ADMINISTRATIVE OFFICER

Paul Joyce,
54 Main Street,
Rathfarnham,
Dublin 14.

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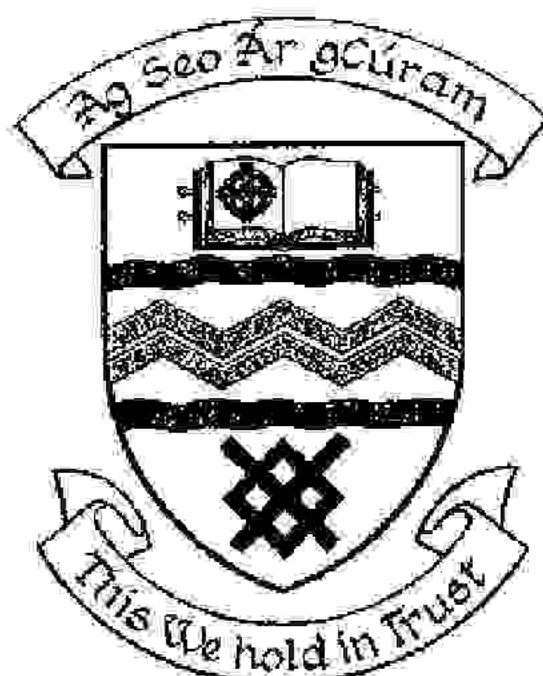
Conditions and Reasons

- 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 no dormer windows shall be added to the proposed dwelling.
REASON:
In the interests of the amenity of the area.
- 4 That a full landscaping plan shall be submitted to and agreed by the Council prior to the commencement of development and shall be carried out by the end of the first planting season following construction of the dwelling.
REASON:
In the interest of amenity.
- 5 That the proposed straight driveway shall be replaced by a curved driveway in accordance with the design guidelines in Appendix D to the County Development Plan.
REASON:
In the interest of amenity.
- 6 That prior to the commencement of development the applicant shall enter into Section 38 agreement with the County Council sterilising the site from any further development.
REASON:
In the interest of the proper planning and development of the area.

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- 7 That the dwelling shall be first occupied by the applicant or members of their immediate family as a place of permanent residence.

REASON:

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

- 8 Prior to the commencement of development all requirements of the Roads Department shall be ascertained and adhered to in the development.

REASON:

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

- 9 Prior to the commencement of development all requirements of the Environmental Services Department shall be ascertained and adhered to in the development.

REASON:

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

- 10 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such 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.

- 11 In the event of a connection to the water supply, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) to be paid by the proposer to South Dublin County Council towards the cost of public water supply in the area of the proposed development and which will facilitate the development.

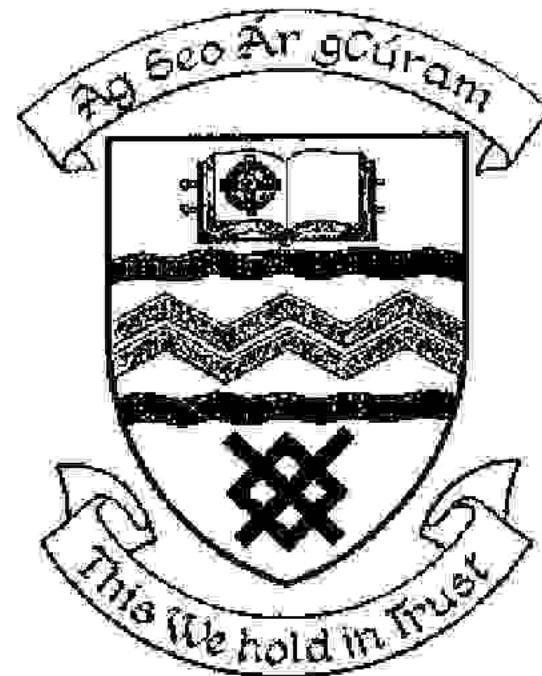
REASON:

The provision of such service 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 service.

- 12 That a financial contribution in the sum of £2,100 (two thousand and 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 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.

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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2327	Date of Final Grant 05/07/2001
Decision Order Number 1079	Date of Decision 22/05/2001
Register Reference S01A/0061	Date 06/02/01

Applicant James & Lorraine Mangan

Development Single storey detached dwelling house complete with new entrance driveway, stables and biocycle drainage system

Location Cruagh, Rockbrook, Rathfarnham, Dublin 16.

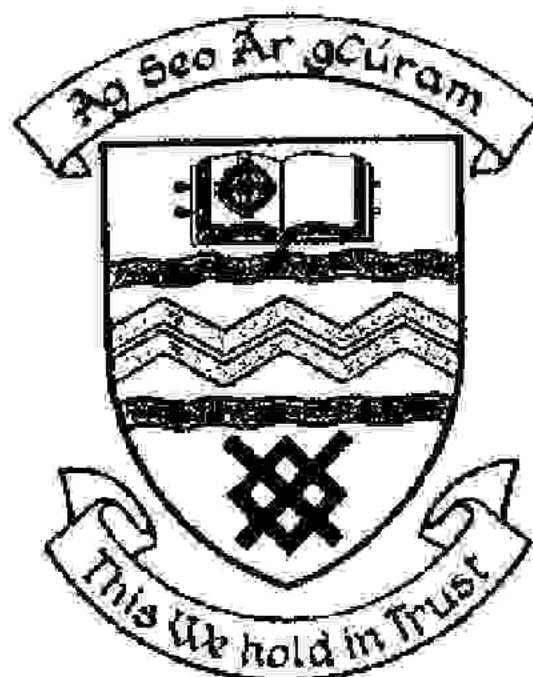
Floor Area 63.00 Sq Metres
Time extension(s) up to and including 22/05/2001
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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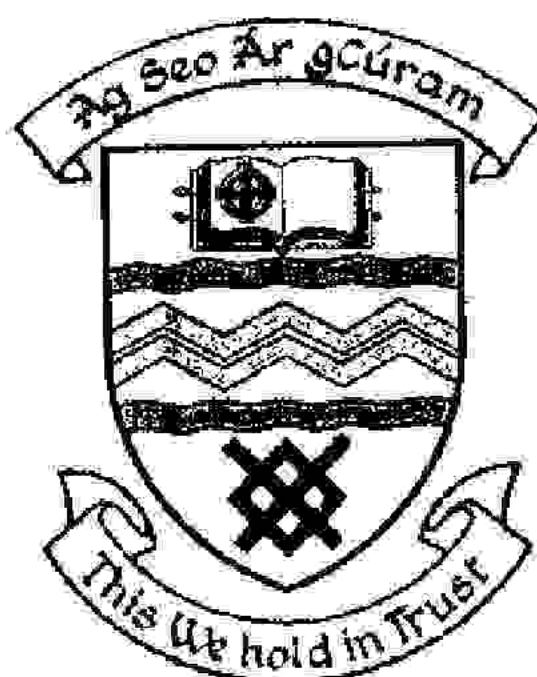
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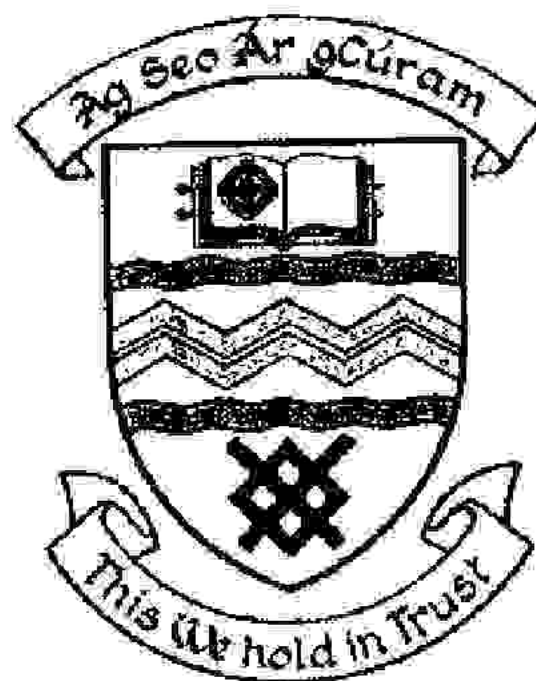
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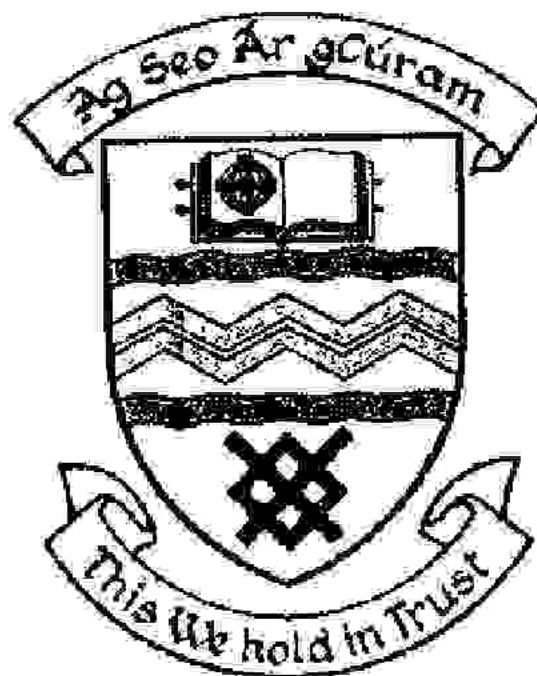
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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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.....06/07/01
for SENIOR ADMINISTRATIVE OFFICER