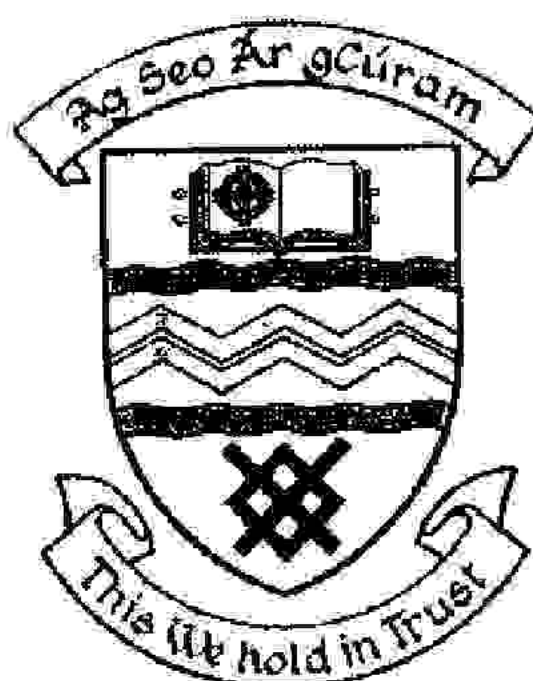


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0716	
1. Location	"Sunbrae", Taylor's Lane, Ballyboden, Rathfarnham, Dublin 14.		
2. Development	for one additional two storey dwelling with vehicular access and associated siteworks.		
3. Date of Application	12/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Brendan Kilkenny Associates, Address: 145 Ballinclea Heights, Killiney,		
5. Applicant	Name: M. Tallon Address: "Sunbrae", Taylor's Lane, Ballyboden, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2689 Date 08/12/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 0150 Date 22/01/2001	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.	

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Brendan Kilkenny Associates,
145 Ballinclea Heights,
Killiney,
County Dublin.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 0150	Date of Final Grant 22/01/2001
Decision Order Number 2689	Date of Decision 08/12/2000
Register Reference S00A/0716	Date 12/10/00

Applicant M. Tallon

Development for one additional two storey dwelling with vehicular access and associated siteworks.

Location "Sunbrae", Taylor's Lane, Ballyboden, Rathfarnham, Dublin 14.

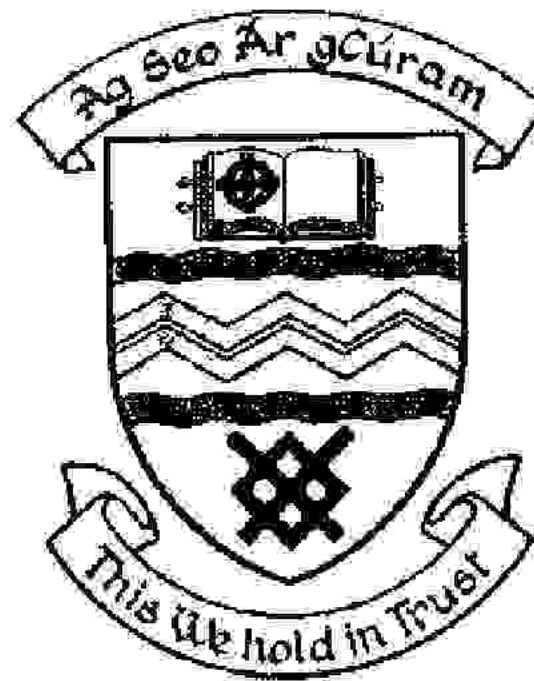
Floor Area 93.00 Sq Metres

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 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.
 REASON:
 In the interest of the proper planning and development of the area.
- 2 The proposed site is off Taylor's Lane which is part of Regional Route R823 for which there are proposals to upgrade to district distributor road standard. Work is expected to commence in 2002. Construction works on the dwelling house hereby granted outline permission shall not commence until completion of the Taylor's Lane road improvement works.
 REASON:
 In the interest of the proper planning and development of the area.
- 3 That the entire premises be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 4 That all external finishes harmonise in colour and texture with the existing premises.
 REASON:
 In the interest of visual amenity.
- 5 With respect to water supply and drainage arrangements, the applicant shall ensure that the following requirements are met:
 - (i) No building/structure shall lie within 5 metres of a public sewer or a sewer that may be taken in charge.
 - (ii) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (iii) The applicant shall show the feasibility/adequacy of drainage arrangements up to and including connection to the public sewer to the satisfaction of South Dublin County Council.
 - (iv) Separate water supply connection is required for the dwelling house hereby granted outline permission. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant to provide 24 hour storage.
 REASON:
 In order to comply with the Sanitary Services Acts,

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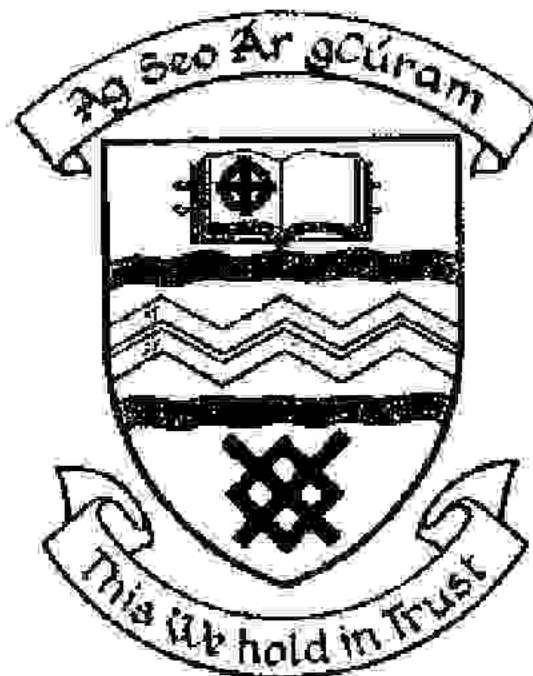
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1878 -
1964.

- 6 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.
- 7 That details of landscaping and boundary treatment to include the retention where possible of existing trees and shrubs be submitted to at approval stage by the Planning Authority.
REASON:
In the interest of amenity.
- 8 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 provision of public services in the area of the proposed 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.
- 9 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 in the area of the proposed 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 improvement works and traffic management schemes facilitating the proposed development.

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- 10 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 provision and development of public open space in the area of the proposed 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.

- 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 provision and development of the Boherboy Water Supply Scheme in the area of the proposed 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 provision of services in the area which will facilitate the proposed development.

- 12 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:

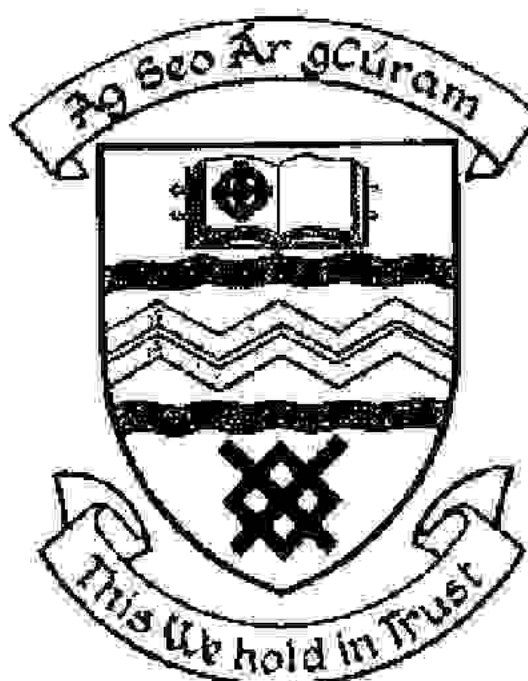
In the interest of the proper planning and development of the area.

- (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.

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-
- (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.

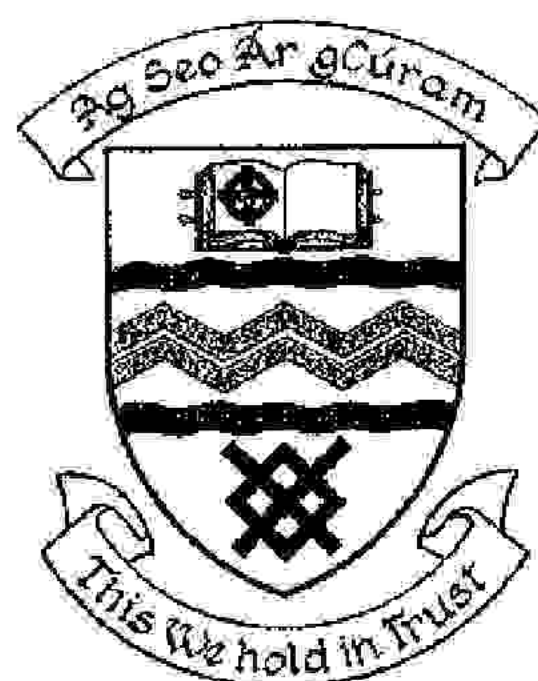

.....24/01/01
for SENIOR ADMINISTRATIVE OFFICER

hinda

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NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2689	Date of Decision 08/12/2000
Register Reference S00A/0716	Date: 12/10/00

Applicant M. Tallon

Development for one additional two storey dwelling with vehicular access and associated siteworks.

Location "Sunbrae", Taylor's Lane, Ballyboden, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

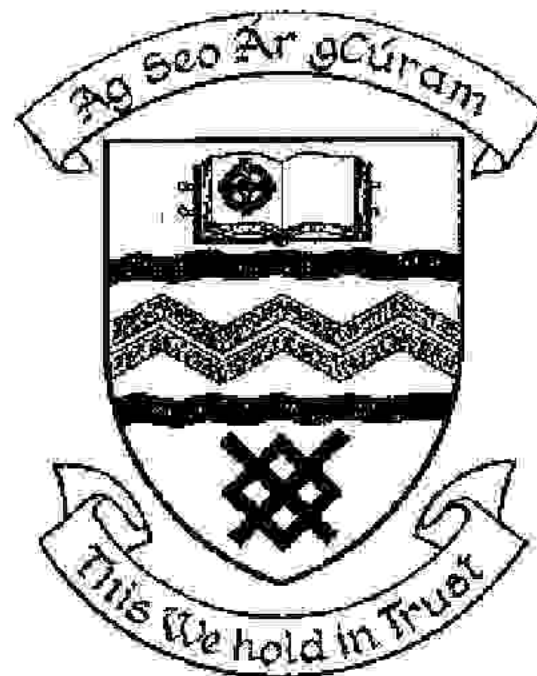
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT OUTLINE PERMISSION in respect of the above proposal.

Subject to the conditions (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... *my* 08/12/00
for SENIOR ADMINISTRATIVE OFFICER

Brendan Kilkenny Associates,
145 Ballinclea Heights,
Killiney,
County Dublin.

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Conditions and Reasons

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 - (iii) The applicant shall show the feasibility/adequacy of drainage arrangements up to and including connection to the public sewer to the satisfaction of South Dublin County Council.
 - (iv) Separate water supply connection is required for the dwelling house hereby granted outline permission.

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REASON:

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

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In the interest of amenity.

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REASON:

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- 9 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 in the area of the proposed development; this

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contribution to be paid before the commencement of development on site.

REASON:

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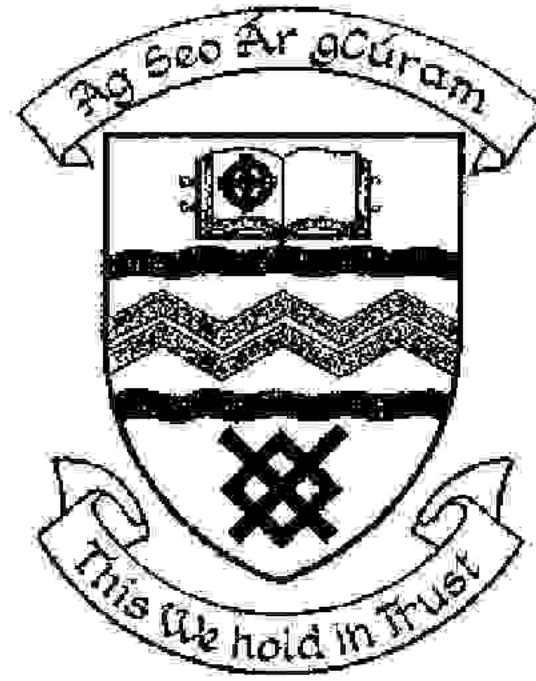
- 12 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

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