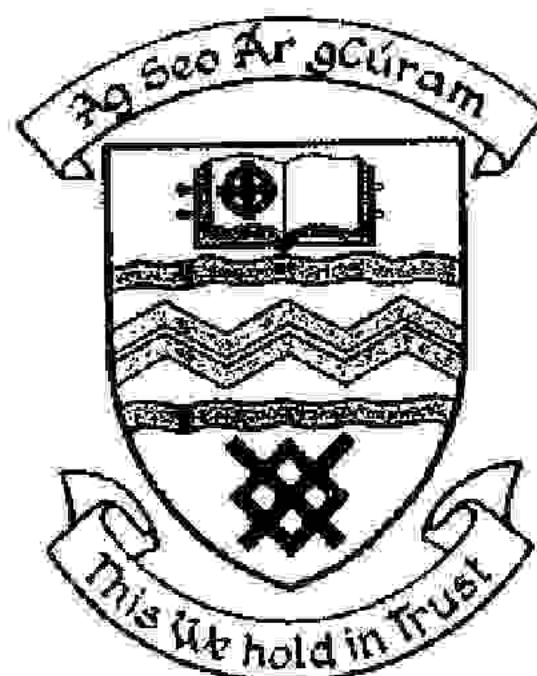


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0224	
1. Location	Beside No. 316 The Lawn, Belgard Heights, Dublin 24.		
2. Development	Two storey house.		
3. Date of Application	10/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Peter White Associates, Address: Architects, 34 Belgrave Square,		
5. Applicant	Name: Ms Jeanette Rigney Address: 316 The Lawn, Belgard Heights, Dublin 24.		
6. Decision	O.C.M. No. 1230 Date 08/06/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 1611 Date 20/07/2000	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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County Hall
Town Centre, Tallaght
Dublin 24

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Peter White Associates,
Architects,
34 Belgrave Square,
Dublin 6.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 1611	Date of Final Grant 20/07/2000
Decision Order Number 1230	Date of Decision 08/06/2000
Register Reference S00A/0224	Date 10/04/00

Applicant Ms Jeanette Rigney

Development Two storey house.

Location Beside No. 316 The Lawn, Belgard Heights, Dublin 24.

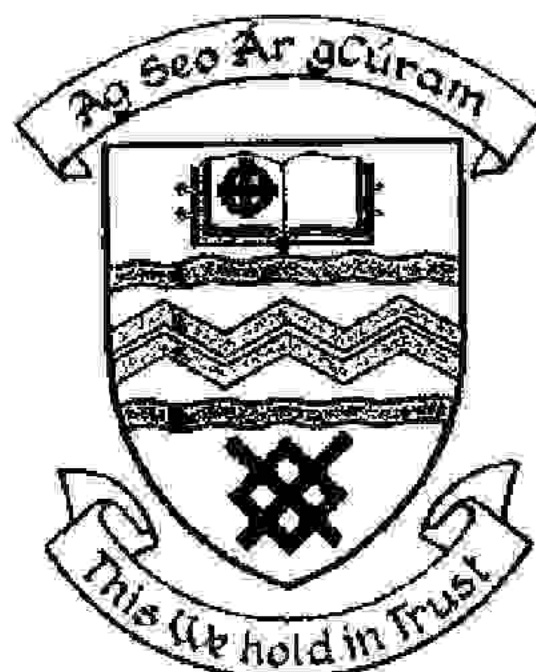
Floor Area 20.00 Sq Metres

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 (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, 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 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.
- 3 The footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
REASON:
 In the interest of the proper planning and development of the area.
- 4 With regard to foul and surface water drainage, the applicant shall ensure the full and complete separation of foul and surface water systems.
REASON:
 In the interest of the proper planning and development of the area.
- 5 With regard to both foul and surface water systems, the applicant proposes to connect to a private foul drain and a private surface water drain. The applicant is requested to submit written evidence of permission for connection from the owner/s of these drains. The applicant shall also ensure the adequate capacity for the proposed development in the existing drains.
REASON:
 In the interest of the proper planning and development of the area.
- 6 With regard to both foul and surface water systems, the applicant shall ensure that all pipes are laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

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REASON:

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

- 7 The applicant shall ensure that no building occurs within 5 metres of the adjacent 375mm surface water sewer.

REASON:

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

- 8 With regard to water supply, the applicant shall ensure a separate connection for the dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicants prior expense. The applicant shall provide 24 hour storage for the dwelling.

REASON:

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

- 9 The applicant shall ensure that there is no building within 5 metres of the adjacent 6" watermain.

REASON:

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

- 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 of public services in the area of the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

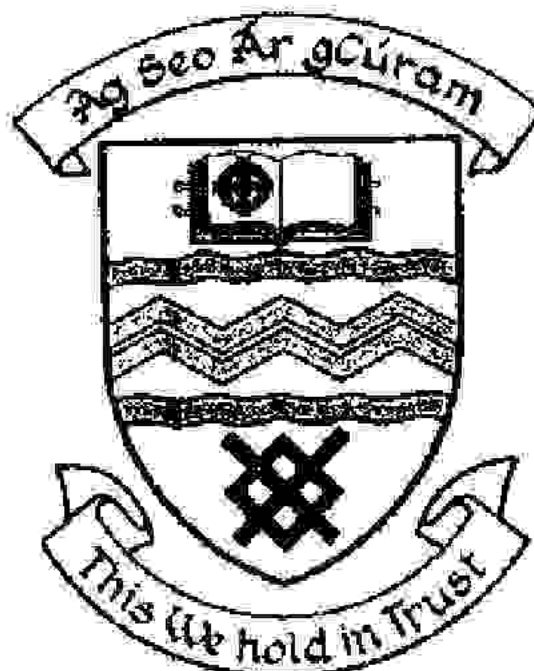
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 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 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

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improvement works and traffic management schemes
 facilitating the proposed development.

- 12 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.

- 13 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 replacement planting 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.

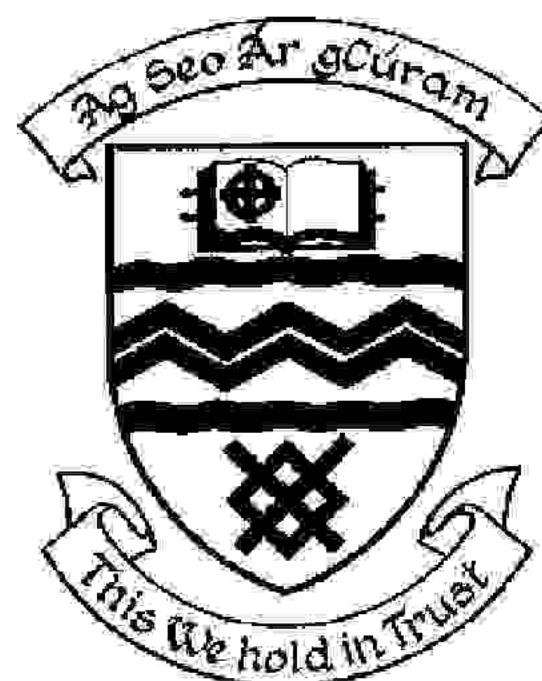
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

.....25/07/00
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0224	
1. Location	Beside No. 316 The Lawn, Belgard Heights, Dublin 24.		
2. Development	Two storey house.		
3. Date of Application	10/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Peter White Associates, Address: Architects, 34 Belgrave Square,		
5. Applicant	Name: Ms Jeanette Rigney Address: 316 The Lawn, Belgard Heights, Dublin 24.		
6. Decision	O.C.M. No. 1230 Date 08/06/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
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11. Enforcement		Compensation	Purchase Notice
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**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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P.O. Box 4122,
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**NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1230	Date of Decision 08/06/2000 <i>PM</i>
Register Reference S00A/0224	Date: 10/04/00

Applicant Ms Jeanette Rigney

Development Two storey house.

Location Beside No. 316 The Lawn, Belgard Heights, 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 OUTLINE PERMISSION in respect of the above proposal.

Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

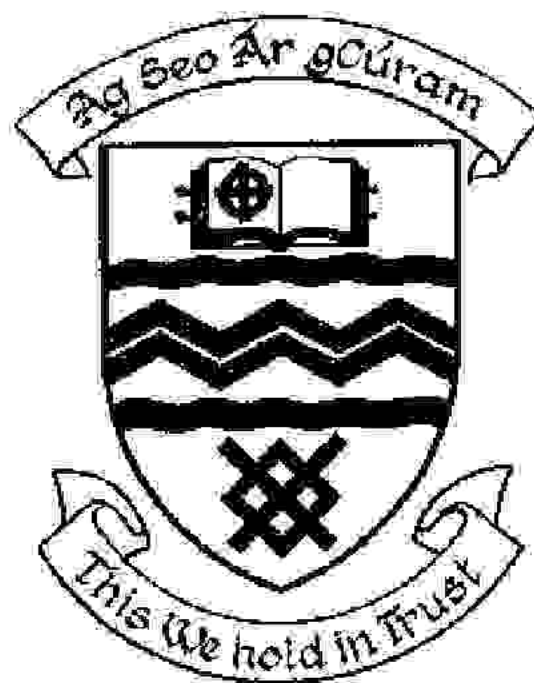
PM
..... 08/06/00
for SENIOR ADMINISTRATIVE OFFICER

Peter White Associates,
Architects,
34 Belgrave Square,
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· SOUTH DUBLIN COUNTY COUNCIL
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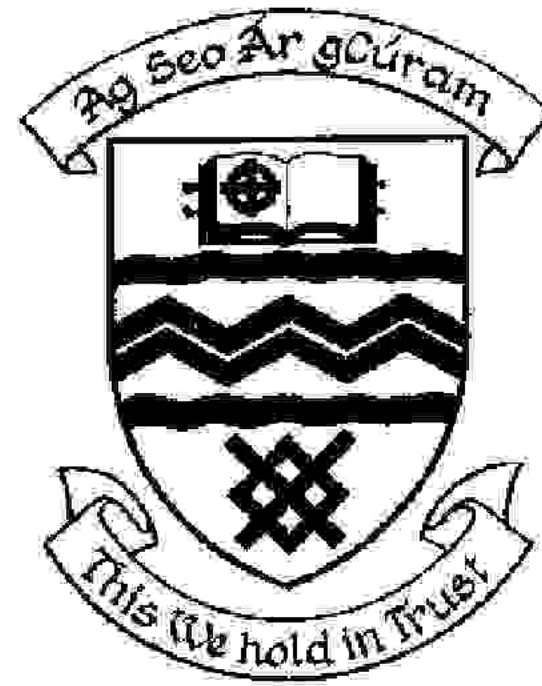
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REG REF. S00A/0224

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REG. REF. S00A/0224

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