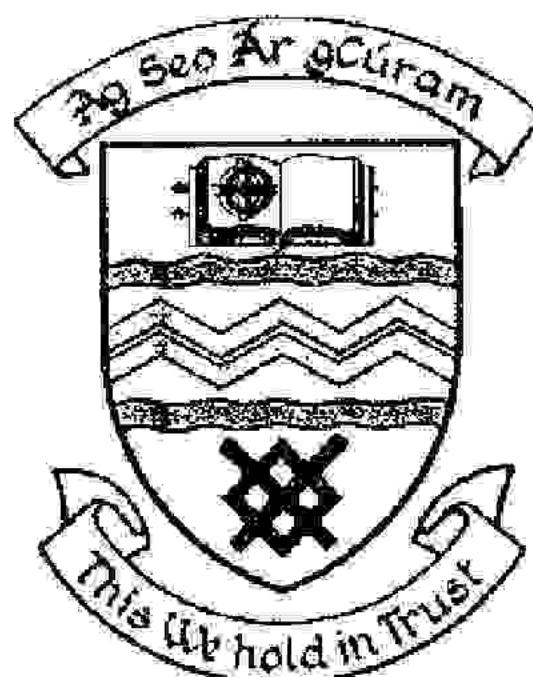


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0129	
1. Location	4 Bohernabreena Cottages, Bohernbreena, Dublin 24.		
2. Development	Retention of detached bungalow at rear.		
3. Date of Application	01/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Eamonn Weber Architect, Address: 26 Aranleigh Mount, Rathfarnham,		
5. Applicant	Name: G. Bevins, Address: 4 Bohernabreena Cottages, Bohernabreena, Dublin 24.		
6. Decision	O.C.M. No. 0887 Date 27/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1271 Date 09/06/2000	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.	

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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PLANNING DEPARTMENT
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Dublin 24

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Eamonn Weber Architect,
26 Aranleigh Mount,
Rathfarnham,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1271	Date of Final Grant 09/06/2000
Decision Order Number 0887	Date of Decision 27/04/2000
Register Reference S00A/0129	Date 01/03/00

Applicant G. Bevins,

Development Retention of detached bungalow at rear.

Location 4 Bohernabreena Cottages, Bohernbreena, Dublin 24.

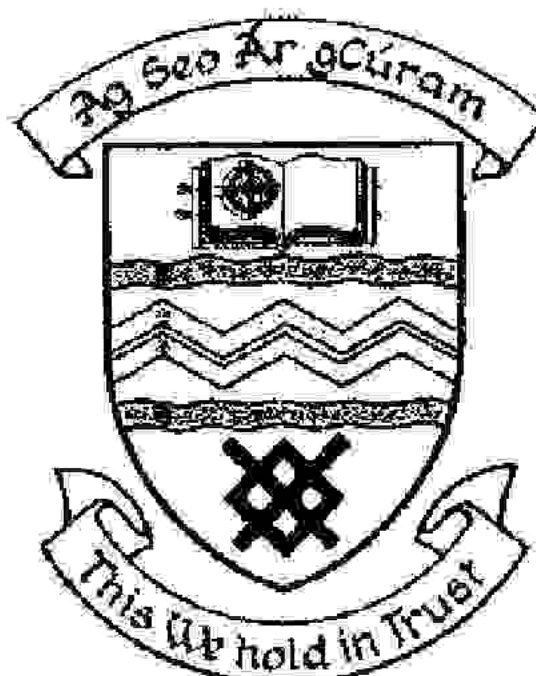
Floor Area 0.00 Sq Metres

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 (13) Conditions.

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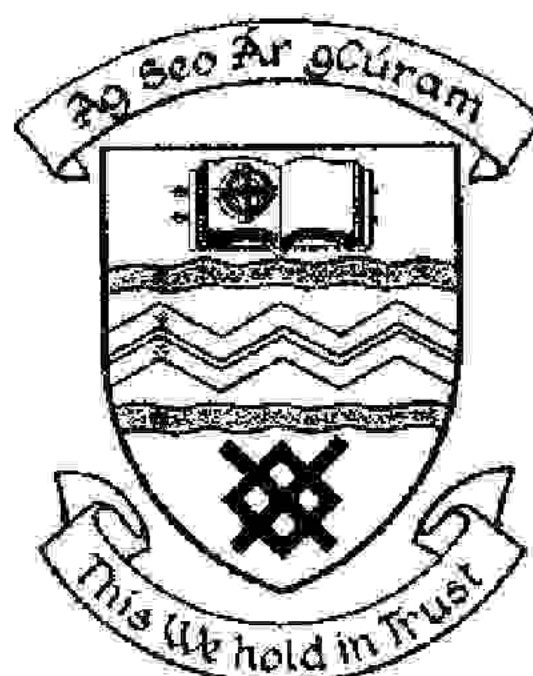
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 Dublin 24

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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 The applicant shall provide two off street car parking spaces.
 REASON:
 To ensure the proper planning and development of the area.
- 3 The boundary treatment to the front of the site shall be consistent with that of the adjoining property.
 REASON:
 In the interest of visual amenity.
- 4 That the proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 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 That the dwellinghouse shall not be occupied until all the services have been connected thereto and are operational.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 That an acceptable house numbering/naming scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed house.
 REASON:
 In the interest of the proper planning and development of the area.
- 8 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

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REASON:

To ensure the proper planning and development of the area.

- 9 The upgrading of the sewer main manhole cover shall be at the applicant's own expense.

REASON:

To ensure the proper planning and development of the area.

- 10 The applicant to 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.

- 11 With regard to both foul and surface water drainage, the applicant proposes to connect to private drains. The applicant is requested to submit written evidence of permission for connection from the owner/s of both the foul and surface water drains. The applicant shall ensure that there is adequate capacity for the proposed development in the existing foul and surface water drains.

- 12 With regard to water supply, the applicant to ensure a separate connection for the dwelling. All connection, swabbing, chlorination and tappings of mains shall 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.

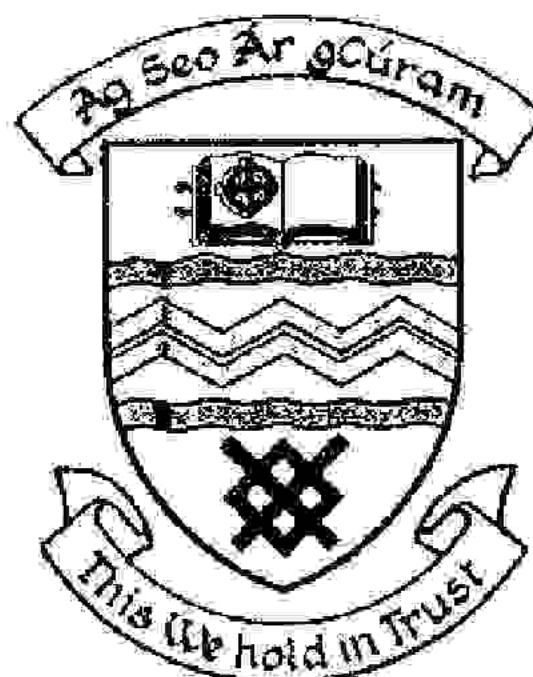
- 13 That the arrangements made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 7, 8 and 9 of Register Reference S98A/0684 be strictly adhered to in respect of this development.

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 providing these services.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

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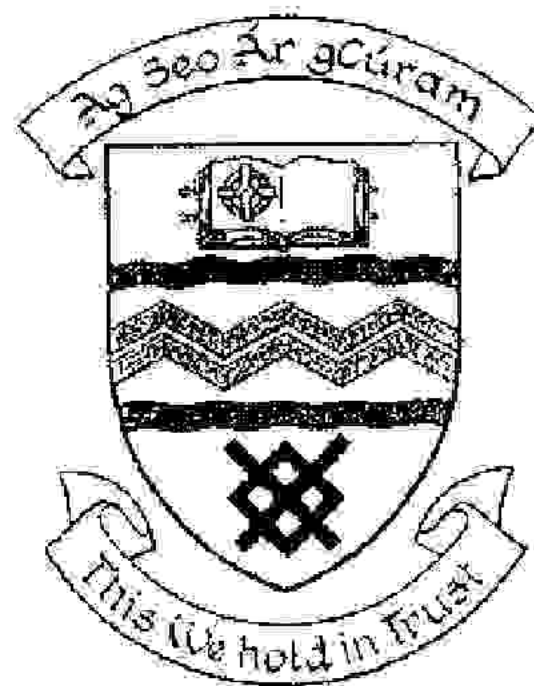
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate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

.....12/06/00
for SENIOR ADMINISTRATIVE OFFICER

COMHAIRLE CHONTAE AITHA CLIATH THEAS



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

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PLANNING
DEPARTMENT
P.O. Box 4122,
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Dublin 24.

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

Decision Order Number 0887	Date of Decision 27/04/2000
Register Reference S00A/0129	Date: 01/03/00

Applicant G. Bevins,
Development Retention of detached bungalow at rear.
Location 4 Bohernabreena Cottages, Bohernbreena, 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 (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

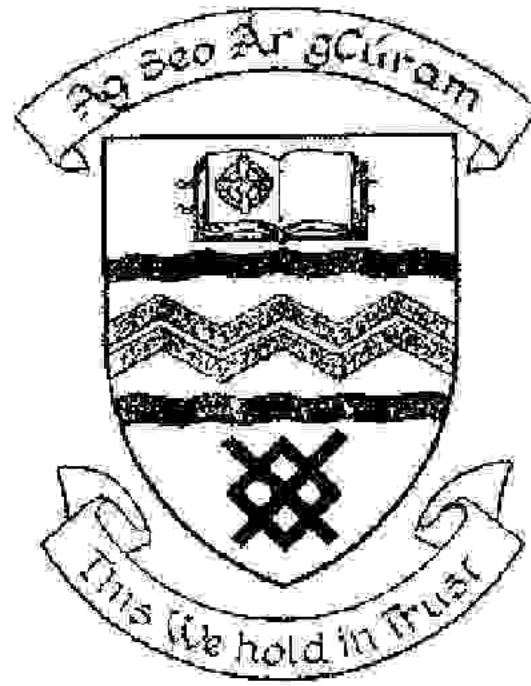
..... 27/04/00
for SENIOR ADMINISTRATIVE OFFICER

Eamonn Weber Architect,
26 Aranleigh Mount,
Rathfarnham,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
COMHAILLE CHONTAL BATH CLIAH THEAS

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Lár an Bhaile, Tamhlacht,
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PLANNING
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REG REF. S00A/0129

Conditions and Reasons

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- 7 That an acceptable house numbering/naming scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed house.
REASON:

SOUTH DUBLIN COUNTY COUNCIL
COMPLAINTS CHAIRMAN'S OFFICE

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PLANNING
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REG. REF. S00A/0129

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

- 8 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

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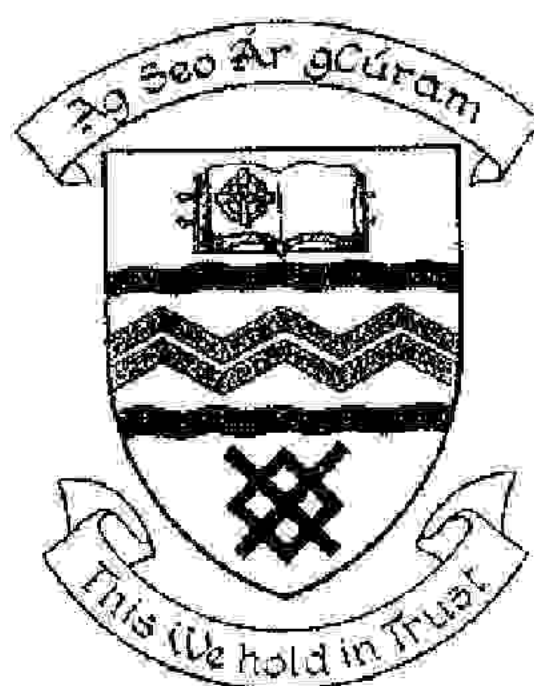
In the interest of the proper planning and development of the area.

- 13 That the arrangements made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No's. 7, 8 and 9 of Register Reference S98A/0684 be strictly adhered to in respect of this development.

COMHAIRLE CHONTAE ATHA CLIATH THEAS

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REASON:

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