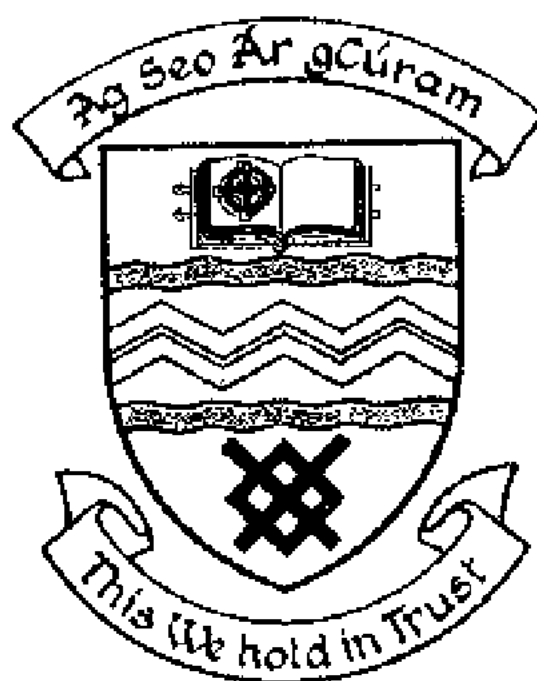


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0854	
1. Location	Site adjacent to no.1 Cremorne, Templeogue, Dublin 14.		
2. Development	5 bedroomed detached dwelling.		
3. Date of Application	30/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 2.	1. 2.
4. Submitted by	Name: John Burke, Address: 23 Fairbrook Lawn, Rathfarnham,		
5. Applicant	Name: John Burke, Address: 23 Fairbrook Lawn, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0145 Date 26/01/2000	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 493 Date 09/03/2000	Effect AA GRANT APPROVAL	
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



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

John Burke,
23 Fairbrook Lawn,
Rathfarnham,
Dublin 14.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 493	Date of Final Grant 09/03/2000
Decision Order Number 0145	Date of Decision 26/01/2000
Register Reference S99A/0854	Date 30/11/99

Applicant John Burke,

Development 5 bedroomed detached dwelling.

Location Site adjacent to no.1 Cremorne, Templeogue, Dublin 14.

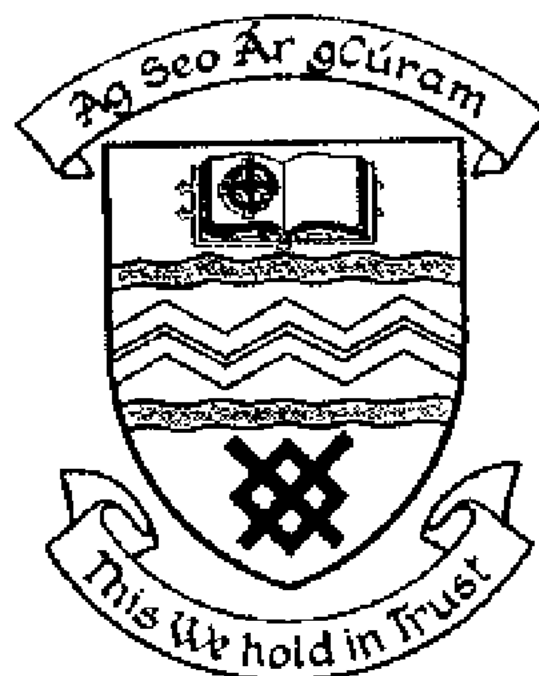
Floor Area 210.60 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Approval has been granted for the development described above,
subject to the following (15) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9000
 Facs: 01-414 9104

**PLANNING
 DEPARTMENT**

P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9000
 Fax: 01-414 9104

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 proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 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.

- 4 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.

- 5 That the dwellinghouse 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.

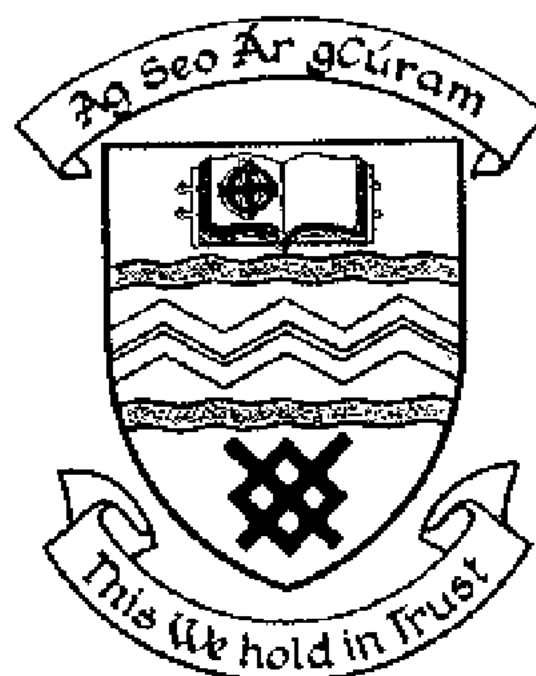
- 6 The requirements of the Environmental Services Department are to be strictly adhered to in the development. These requirements are:

- . The applicant shall ensure full and complete separation of foul and surface water systems.
- . Separate connection for water is required.
- . Connection and tapping of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide facilities for the 24 hour storage of water.

REASON:

In order to comply with public health requirements and to

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

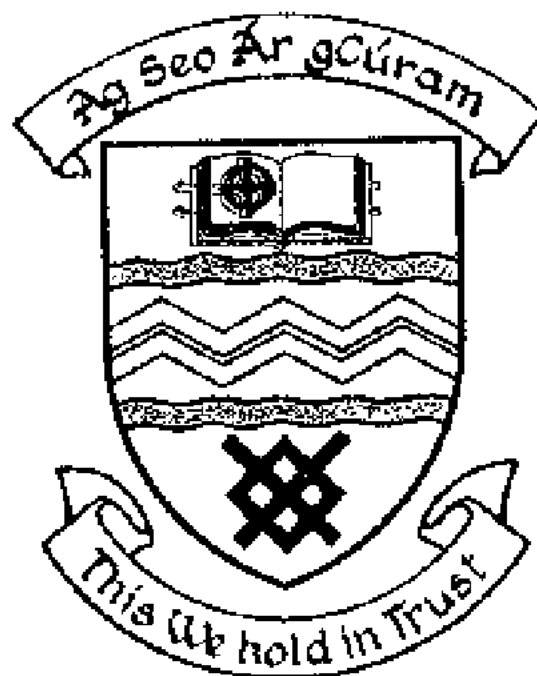
**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

- ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 7 That an acceptable house numbering 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 That design/construction details of the proposed access driveway over the right of way shall be agreed with the Roads and Planning Departments before development commences.
REASON:
In the interest of public safety and the proper planning and development of the area.
- 9 The roof finishes to the house shall be brown tiles.
REASON:
In the interests of visual amenity and to satisfy Condition No. 3 of Outline Permission under Register Reference S98A/0438.
- 10 The external walls of the dwelling to be finished in a white paint.
REASON:
In the interests of visual amenity and to satisfy Condition No. 3 of Outline Permission under Register Reference S98A/0438.
- 11 The proposed windows at first floor level in the side elevations are to be fitted with obscured or frosted glass.
REASON:
In the interests of privacy, residential amenity and the proper planning and development of the area.
- 12 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 13 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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

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.

- 14 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.

- 15 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.

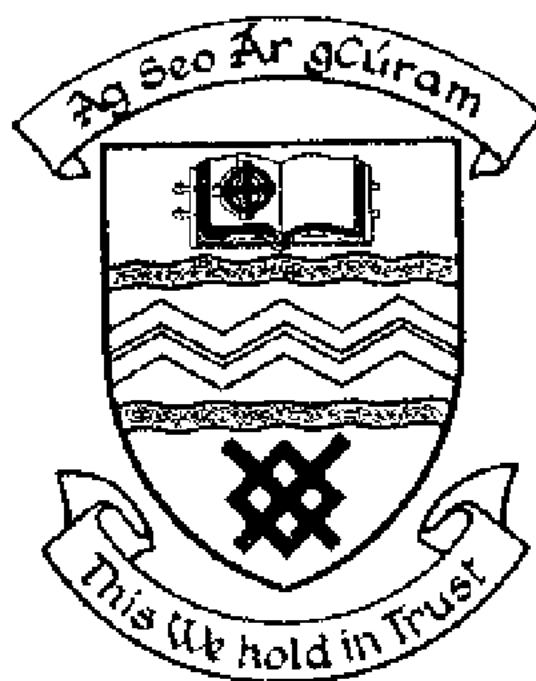
REASON:

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.

- (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.

REG. REF. S99A/0854

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

-
- (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.

E. Galloway10/03/00
for SENIOR ADMINISTRATIVE OFFICER