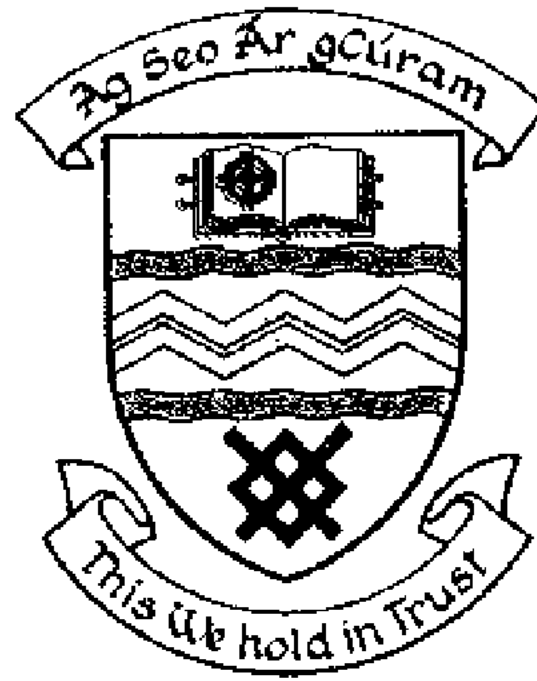


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0819	
1. Location	49 Crannagh Road, Rathfarnham, Dublin 14.		
2. Development	New dormer bungalow in the side garden.		
3. Date of Application	19/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: G. Irvine MRIAI., Address: Lisalea, Airfield Court,		
5. Applicant	Name: Pat and Michael O'Breartuin, Address: 49 Crannagh Road, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2786 Date 15/12/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 168 Date 31/01/2000	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.	

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G. Irvine MRIAI.,
Lisalea,
Airfield Court,
Donnybrook,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 168	Date of Final Grant 31/01/2000
Decision Order Number 2786	Date of Decision 15/12/1999
Register Reference S99A/0819	Date 19/11/99

Applicant Pat and Michael O'Breartuin,

Development New dormer bungalow in the side garden.

Location 49 Crannagh Road, Rathfarnham, Dublin 14.

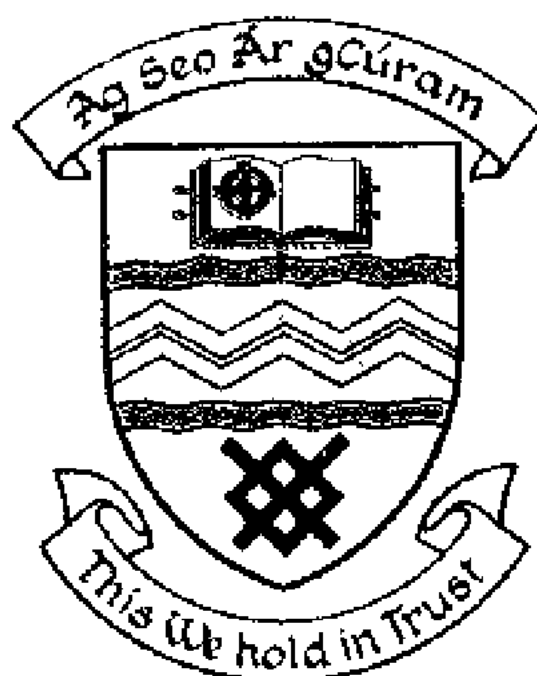
Floor Area 300.00 Sq Metres

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 (14) 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 the entire premises 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:

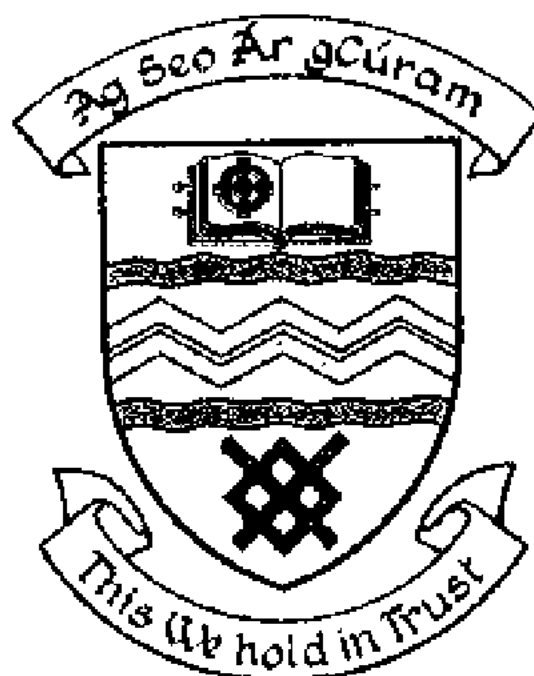
In the interest of the proper planning and development of the area.

- 6 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to 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.

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- 7 That an acceptable house number 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 all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 9 The trees to be retained on site are to be protected by temporary post and rail fencing to enclose at least the areas covered by the crown spread. This is to be erected by the developer prior to development works commencing on site.

REASON:

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

- 10 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance (Ballymount Depot: Ph. 4596354).

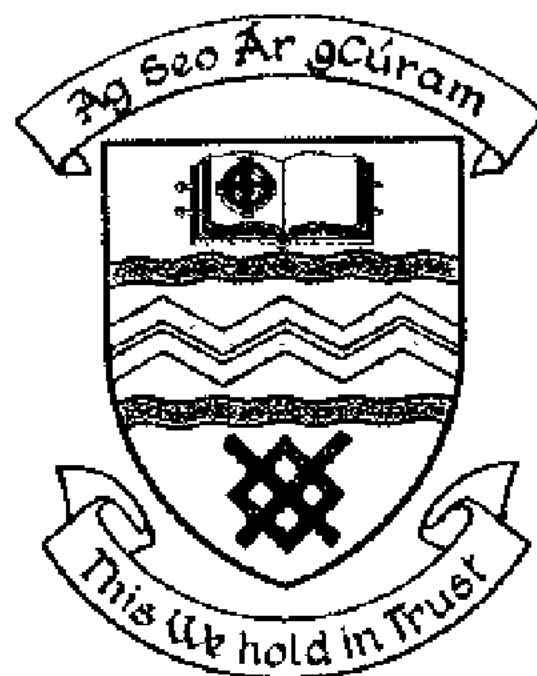
REASON:

In the interest of public safety and visual amenity.

- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council, which are:

- . All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9 in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- . The applicant shall ensure full and complete separation of foul and surface water systems.
- . The applicant proposes to connect into private drains and as such is to submit written evidence of permission to do so prior to the commencement of works.
- . The applicant is to ensure that the existing foul system and surface water system have capacity to cater for the proposed development prior to the commencement of works.

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A separate water connection is required for the proposed dwelling. The applicant shall provide 24 hour water storage facilities for the dwelling.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964 and in the interest of public health.

- 12 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 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.

- 13 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:

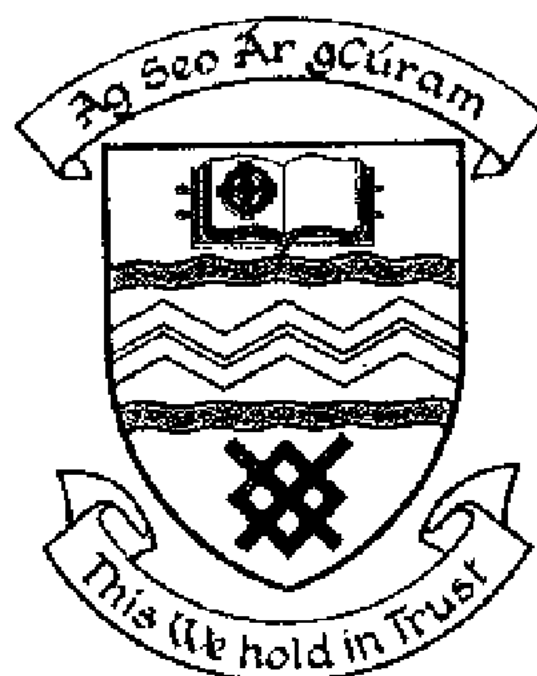
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 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.

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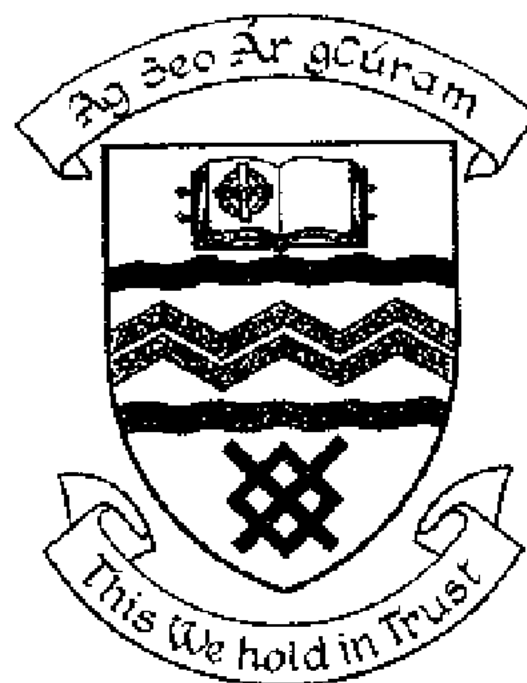
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate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


.....31/01/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2786	Date of Decision 15/12/1999
Register Reference S99A/0819	Date: 19/11/99

Applicant Pat and Michael O'Breartuin,
Development New dormer bungalow in the side garden.
Location 49 Crannagh Road, 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 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.

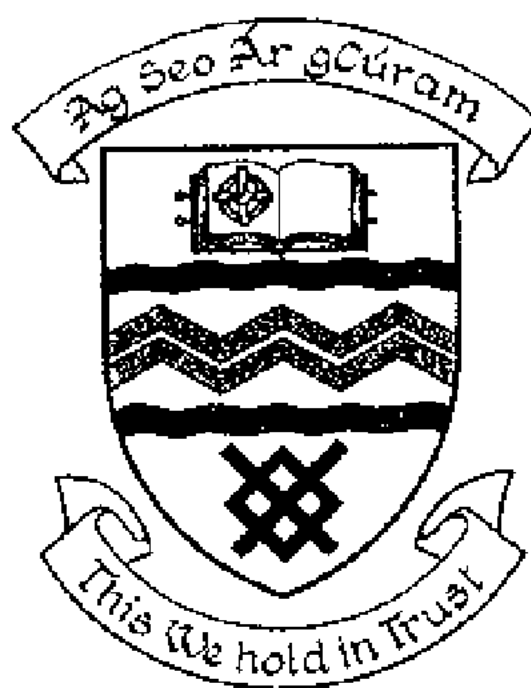
..... 15/12/99
for SENIOR ADMINISTRATIVE OFFICER

G. Irvine MRIAI.,
Lisalea,
Airfield Court,
Donnybrook,
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REG REF. S99A/0819

Conditions and Reasons

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REASON:

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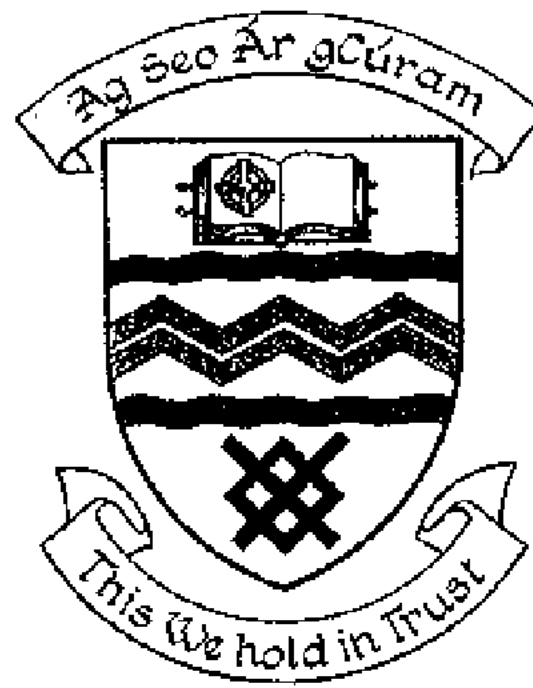
REASON:

To comply with public health requirements and to ensure

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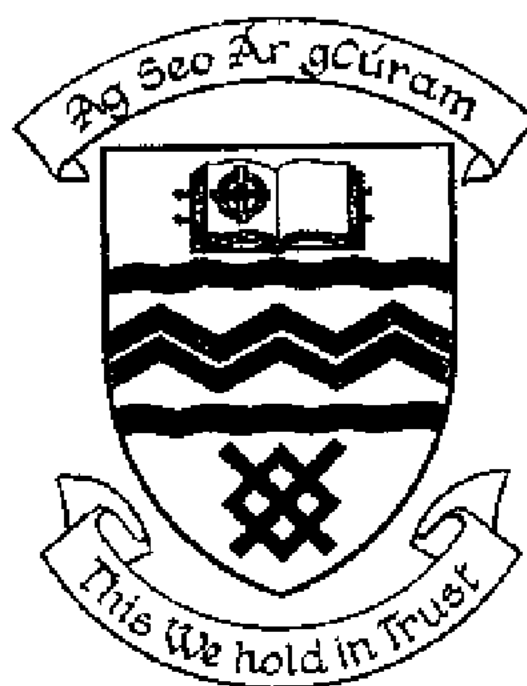
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REASON:

It is considered reasonable that the developer should

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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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