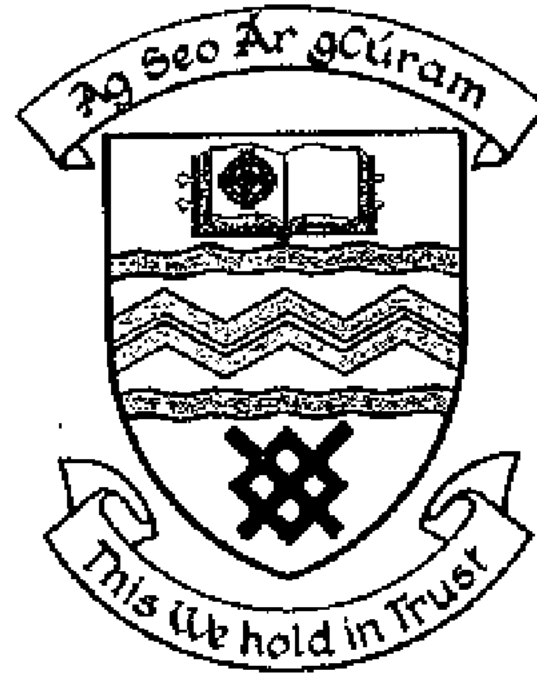


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0425
1. Location	Site adjoining 19 The Glen, Boden Park, Rathfarnham, Dublin 16.	
2. Development	Two no. apartments.	
3. Date of Application	30/06/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2. 1. 2.
4. Submitted by	Name: Deaton Lysaght Architects, Address: 44 South Richmond Street, Dublin 2.	
5. Applicant	Name: Mr. C. Taylor, Address: 2a Lambes Cross, Dublin 18.	
6. Decision	O.C.M. No. 1825 Date 24/08/1999	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2209 Date 08/10/1999	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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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Deaton Lysaght Architects,
44 South Richmond Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2209	Date of Final Grant 08/10/1999
Decision Order Number 1825	Date of Decision 24/08/1999
Register Reference S99A/0425	Date 30/06/99

Applicant Mr. C. Taylor,

Development Two no. apartments.

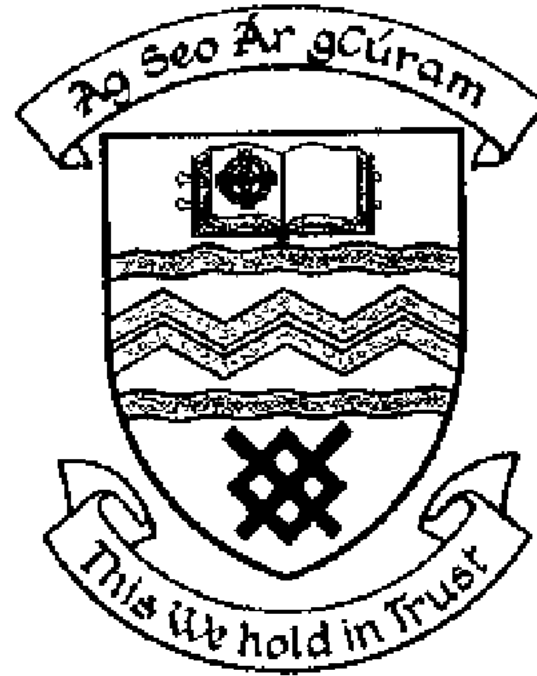
Location Site adjoining 19 The Glen, Boden Park, Rathfarnham, Dublin 16.

Floor Area 204.51 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 (16) Conditions.



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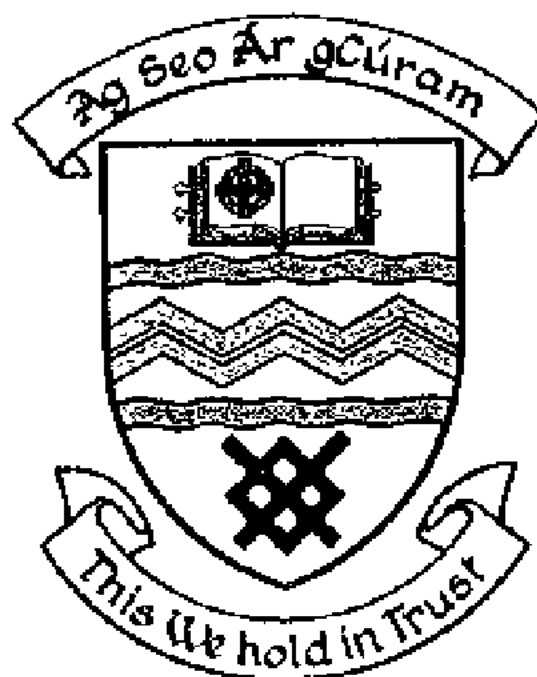
Conditions and Reasons

- 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 A minimum separation of 2.3m shall be provided between the proposed development and the adjacent house.
REASON:
In the interest of the proper planning and development of the area.
- 3 External finishes of the proposed development shall harmonise with existing.
REASON:
In the interest of the proper planning and development of the area.
- 4 Four no. off-street parking spaces shall be provided within the curtilage of the site.
REASON:
In the interest of the proper planning and development of the area.
- 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 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.
- 7 That no apartment 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.

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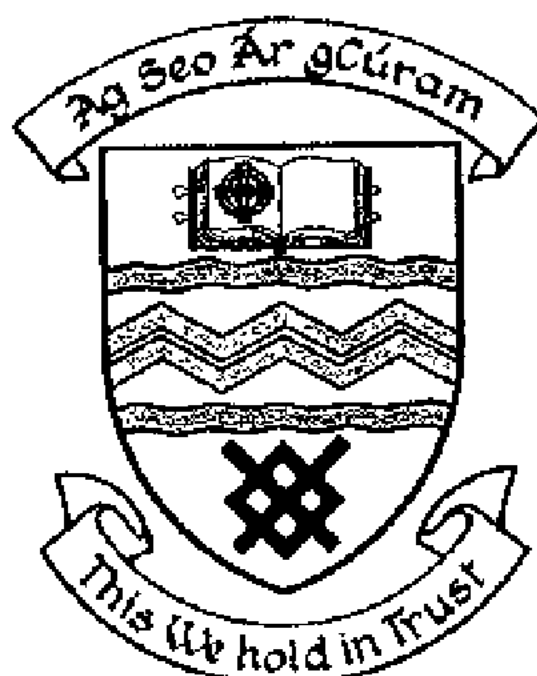
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-
- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 9 That all watermain tappings, 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.
- 10 The kerb shall be dished and the existing grass verge concreted to the satisfaction of the Area Engineer, Roads Maintenance (Ballymount Depot). The lowering of the manhole, if required, shall be at the applicants expense.
REASON:
In the interest of the proper planning and development of the area.
- 11 As the applicant proposes to connect into private drains permission shall be obtained from the owners of the drains prior to the commencement of development.
REASON:
In the interest of proper planning and development of the area.
- 12 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) 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.

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- 13 That a financial contribution in the sum of £4,200 (four thousand two hundred pounds) 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 £2,000 (two thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of Class 1 public open space in Dodder Valley Linear Park 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.

- 15 That acceptable apartment names/numbers be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed development.

REASON:

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

- 16 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) or lodgement with the Council of a cash sum of £5,000 (five thousand pounds).

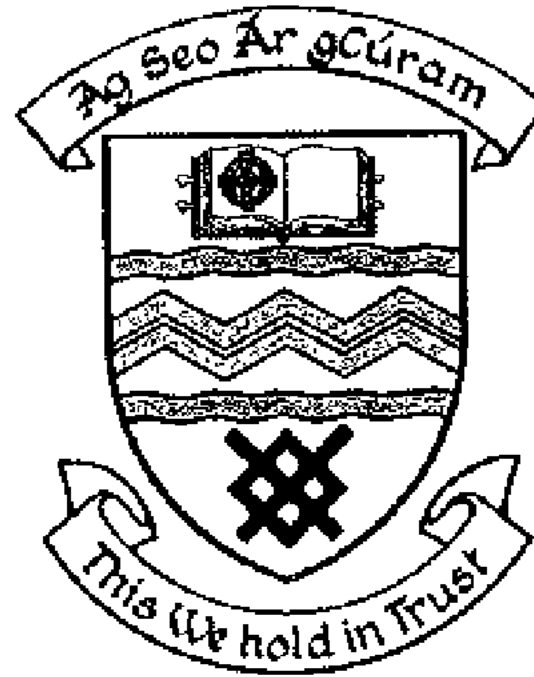
REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

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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.

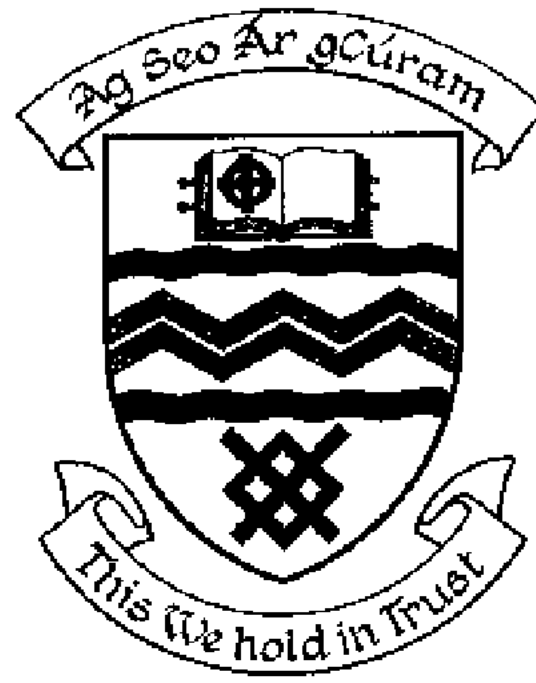
Signed on behalf of South Dublin County Council.

E. Bowlow11/10/99
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 1825	Date of Decision 24/08/1999
Register Reference S99A/0425	Date: 30/06/99

Applicant Mr. C. Taylor,
Development Two no. apartments.
Location Site adjoining 19 The Glen, Boden Park, Rathfarnham, Dublin
16.
Floor Area Sq Metres
Time extension(s) up to and including
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 (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

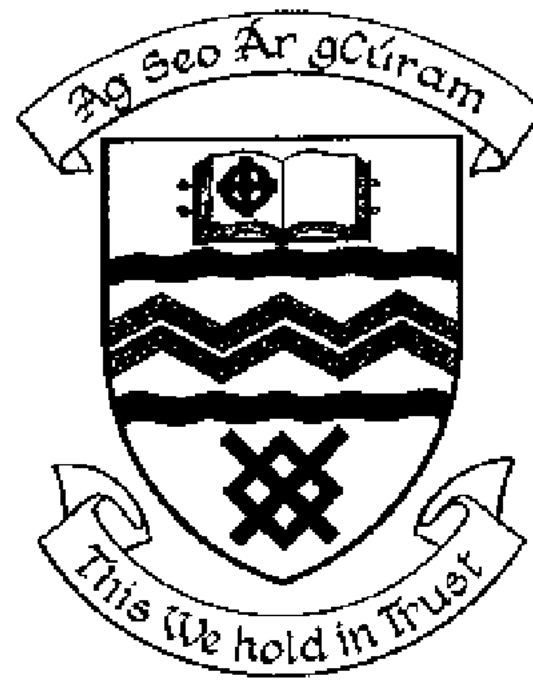
smc
..... 24/08/99
for SENIOR ADMINISTRATIVE OFFICER

Deaton Lysaght Architects,
44 South Richmond Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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Conditions and Reasons

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REASON:

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 A minimum separation of 2.3m shall be provided between the proposed development and the adjacent house.

REASON:

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

- 3 External finishes of the proposed development shall harmonise with existing.

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- 4 Four no. off-street parking spaces shall be provided within the curtilage of the site.

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- 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.

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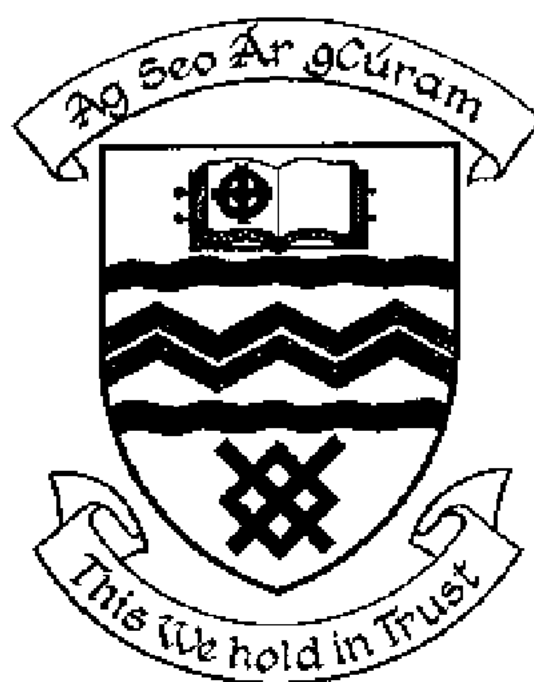
REASON:

In the interest of amenity.

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- 7 That no apartment be occupied until all the services have been connected thereto and are operational.

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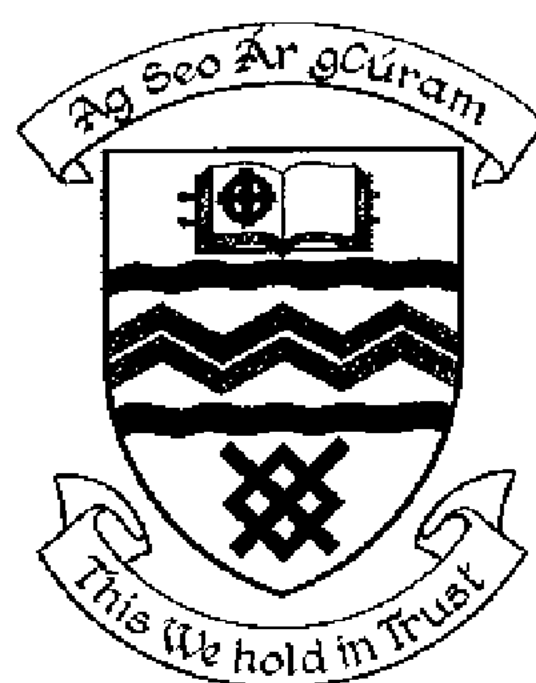
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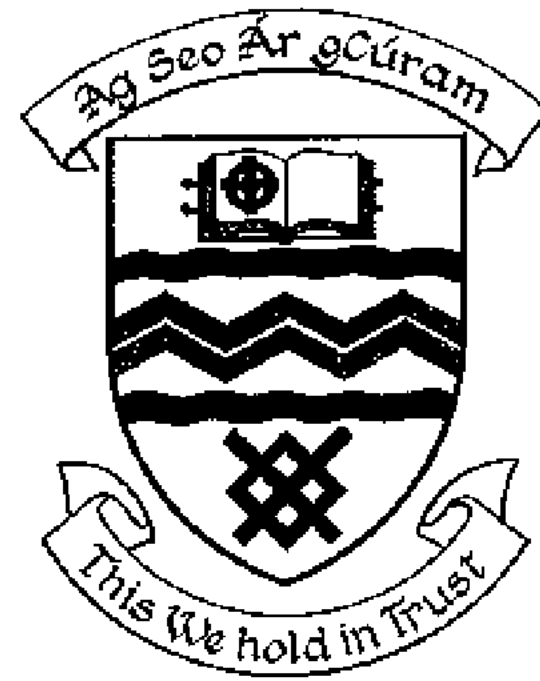
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REASON:

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

- 16 That no development under any permission granted pursuant to
this decision be commenced until security for the provision
and satisfactory completion of services, kerbs, grass margin
and footpath fronting the site has been given by lodgement
with the Council of an approved Insurance Company Bond in
the sum of £8,000 (eight thousand pounds) or lodgement with
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