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Bosca 4122 Lár an Bhaile, Tamhlacht Baile Átha Cliath 24

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PLANNING DEPARTMENT Applications/Registry/Appeals

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

Telephone: 01-414 9230

Fax: 01-414 9104

Mr. Gerry Lawless, 236 Orwell Park Lawns, Templeogue, Dublin 6W.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 1851	Date of Final Grant 26/08/1999
Decision Order Number 1500	Date of Decision 16/07/1999
Register Reference S99A/0329	Date 20/05/99

Applicant

Mr. Gerry Lawless,

Development

Detached two storey dwelling, with new vehicular access to

side.

Location

236 Orwell Park Lawns, Templeogue, Dublin 6W.

Floor Area 0.00 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 (5) Conditions.

SOUTH DUBLIN COUNTY COUNCIL REG REF. S99A/0329 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Conditions and Reasons

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. In this regard the design and external treatment of the proposed dwellinghouse shall be similar to that of the existing house, and the existing boundary hedge shall be retained. REASON:

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

- The proposed dwelling shall be sited as per the submitted site plan, Drawing No. G1-99.

 REASON:
 - In the interest of the proper planning and development of the area.
- 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.

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.

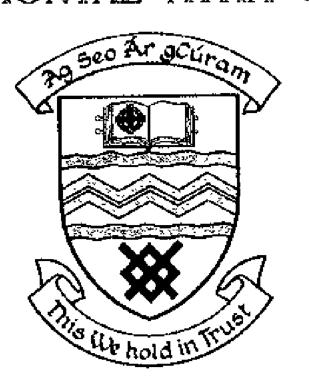
REASON:

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 improvement works and traffic management schemes facilitating the proposed development.

SOUTH DUBLIN COUNTY COUNCIL REG. REF. S99A/0329 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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PLANNING DEPARTMENT Applications/Registry/Appeals

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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 provision and development 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 1991 amended 1994.
- (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.

for SENIOR ADMINISTRATIVE OFFICER

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

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PLANNING DEPARTMENT

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

Decision Order Number 1500'	Date of Decision 16/07/1999
	M
Register Reference S99A/0329	Date: 20/05/99

Applicant

Mr. Gerry Lawless,

Development

Detached two storey dwelling, with new vehicular access to

side.

Location

236 Orwell Park Lawns, Templeogue, Dublin 6W.

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 OUTLINE PERMISSION in respect of the above proposal.

Subject to the conditions (5) on the attached Numbered Pages. Signed on behalf of the South Dublin County Council.

16/07/99

for SENIOR ADMINISTRATIVE OFFICER

Mr. Gerry Lawless, 236 Orwell Park Lawns, Templeogue, Dublin 6W.

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

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Dublin 24.

REG REF. S99A/0329

Conditions and Reasons

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. In this regard the design and external treatment of the proposed dwellinghouse shall be similar to that of the existing house, and the existing boundary hedge shall be retained. REASON:

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

- The proposed dwelling shall be sited as per the submitted site plan, Drawing No. G1-99.

 REASON:
 - In the interest of the proper planning and development of the area.
- 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.

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:

Page 2 of 3

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REG. REF. S99A/0329

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.

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 provision and development of amenity lands in the area which will facilitate the proposed development.