

Comhairle Contae Fhine Gall

Bosca 174,
Áras Contae Fhine Gall,
An Phríomh Shráid, Sord, Contae Átha Cliath.

Fingal County Council

P.O. Box 174,
Fingal County Hall,
Main Street, Swords, Co. Dublin.

Tel: (01) 890 5670
Fax: (01) 890 5789
Email: planning@fingalcoco.ie

PLANNING DEPARTMENT

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

Final Grant Order Number	P/3318/00	Date of Final Grant	19/10/2000
Decision Order Number	2946	Date of Decision	13/09/2000
Register Reference	F00A/0287	Registration Date	26/07/2000

Applicant E. Jones

Development 8 semi-detached dormer bungalows and 1 detached two storey house.

Location Bawn Road, Rush, Co. Dublin.

Floor Area 1074.000 sq.m.

Time extension(s) up to and including

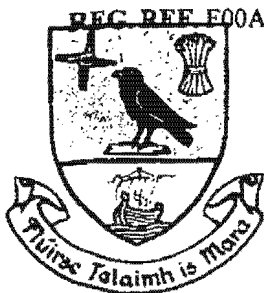
Additional Information Requested / Received 18/05/2000 / 26/07/2000

A **Permission** has been granted for the development described above, subject to the 18 condition(s) on the attached pages.

Signed on behalf of the Fingal County Council


19th October, 2000
for **Senior Administrative Officer**

Mark G. Kelly Architects
Carnhill,
Loughshinny,
Skerries,
Co. Dublin.



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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, as amended by additional information received 26th July 2000, 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 proposed two-storey house on site no. 9 shall be amended to provide for a dormer dwelling. Prior to the commencement of development, revised drawings to this effect shall be submitted for the written agreement of the Planning Authority.

REASON; To protect the amenities of adjoining properties.

3. All public services to the proposed development, including the existing power lines crossing the site and along the front of the site, and telephone and other similar cables and equipment shall be underground throughout the entire site. Drawings showing compliance with this requirement including the siting and design of any above ground transformer and the design specification and location of replacement street lighting shall be submitted for the written agreement of the Planning Authority prior to the commencement of the development.

REASON; In the interest of visual amenity.

4. 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.

5. That all watermain tapplings, branch connections, swabbing and chlorination to be carried out by the County Council, Sanitary Services Department and that the cost thereof be paid to the 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.

6. The following requirements of the Council, with regard to sanitary services, shall be



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incorporated in the development;

- i. The foul sewer connection for the detached house must be in the direction of the flow.
- ii. No more than 3 dwellings may be connected to a 100m diameter foul sewer pipe and no more than 6 dwellings may be connected to a 150mm diameter pipe.
- iii. The foul sewer must be 1m horizontally away from the water pipe and 0.45m below it. If neither of these can be achieved then the foul sewer must be encased in 100mm concrete.
- iv. When the surface water crosses the foul sewer, the surface water pipe is to be above the foul sewer pipe and the foul sewer is to be encased in concrete.
- v. The foundations of the buildings are to be laid lower than the trenches of any drains.

REASON; In the interests of public health.

7. Boundary walls visible from the public road shall be of local stone. Details of which together with a landscape scheme, shall be submitted to the Planning Department of the County Council for written agreement prior to the commencement of the development.

REASON; In the interest of amenity.

8. Parking for two cars shall be provided within the curtilage of each dwelling unit.

REASON; In the interest of traffic safety and orderly development.

9. That each dwelling unit be used as a single dwelling unit apart from such use as may be exempted development for the purposes of the Local Government (Planning and Development) Regulations.

REASON: To prevent unauthorised development.

10. No development of any form including planting, fences or wing walls shall exceed a height of 0.9 metres within the area required to provide visibility from the site entrance.

REASON; In the interest of traffic safety.



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11. That a financial contribution in the sum of £6750 (Euro 8570) be paid by the proposer to the Fingal 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.

12. Notwithstanding the provisions of Part 1 of the second schedule of the Local Government (Planning and Development) Regulations 1994, (or other order revoking or re-acting this order) no extensions (including porches or dormer windows) to the dwellinghouse shall be erected, nor additional windows shall be installed without the prior written consent of the Local Planning Authority.

REASON; To safeguard the privacy and amenity of adjoining occupiers.

13. 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. The location of the disposal of fill from the site to be agreed with the Council prior to commencement of the development.

REASON: To protect the amenities of the area.

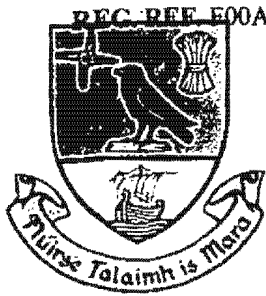
14. That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond or a Bond of any body approved by the Planning Authority in the sum of £14,400 (Euro 18,284)

OR./...

b. Lodgement with the Council of a Cash Sum of £9,000 (Euro 11,428) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

OR./...



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c. Lodgement with the Planning Authority of a letter of guarantee issued by any body approved by the Planning Authority for the purpose in respect of the proposed development in accordance with the guarantee scheme agreed with the Planning Authority and such lodgement in any case has been acknowledged in writing by the Council.

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

15. Roof colour, including ridge tiles, shall be brown or slate grey and external finishes shall be painted plaster or render using a neutral colour.

REASON: In the interest of visual amenity.

16. That a financial contribution in the sum of £9,000 (Euro 11,428) be paid by the proposer to the Fingal County Council towards the cost of provision of public open space 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.

17. A financial contribution in the sum of £11,250 (Euro 14,285) as on the date of this permission, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Fingal County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site. This contribution to be paid before the commencement of development on site.

REASON: The improvements will facilitate the proposed development. It is considered reasonable that the developer contributes towards the cost of these improvements.

18. Before development commences, the applicant is required to submit and agree in writing detailed proposals for compliance with Section 4.6.4 of the Fingal County Development Plan 1999.

REASON: To provide social integration and housing with regard to the Policy/Objective of the Fingal County Development Plan.



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NOTE:

All buildings must now be designed and constructed in accordance with the Building Regulations. The Building Control Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than fourteen days and not more than twenty-eight days before development commences. A copy of the form of Commencement Notice is attached.

In addition, with the exception of houses and certain agricultural buildings, a Fire Safety Certificate is required for all buildings (including apartments and flats), extensions and alterations and changes of use which are covered by the Building Regulations.