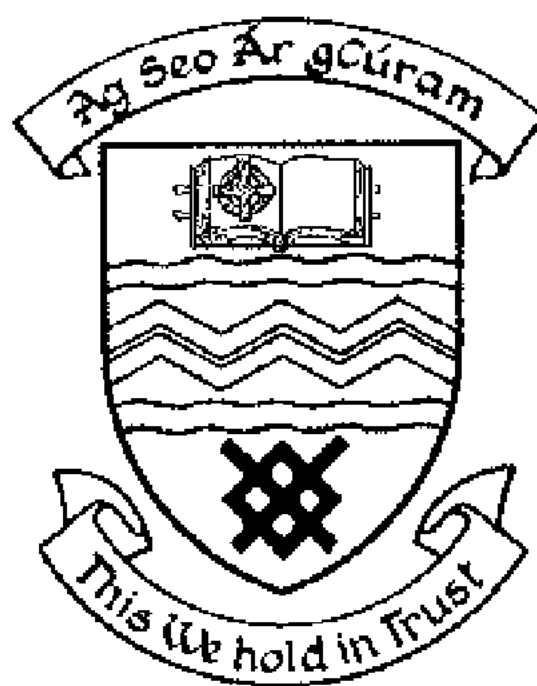


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0648	
1. Location	No. 156, Old Court Road, Tallaght, Dublin 24.		
2. Development	3 bed. dormer bungalow complete with new vehicular access and ancillary services to rear.		
3. Date of Application	21/09/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/12/1998 2.	1. 15/01/1999 2.
4. Submitted by	Name: Paul A. Flanagan, Address: 27 Kilnamanagh Road, Walkinstown,		
5. Applicant	Name: Mrs. B. Behan, Address: No. 156, Old Court Road, Tallaght. Dublin 24.		
6. Decision	O.C.M. No. 0858 Date 05/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0731 Date 14/04/1999	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CEONTAE ÁTHA CLIATH TREAS



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Dublin 24

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Paul A. Flanagan,
27 Kilnamanagh Road,
Walkinstown,
Dublin 12.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0731	Date of Final Grant 14/04/1999
Decision Order Number 0858	Date of Decision 05/03/1999
Register Reference S98A/0648	Date 15th January 1999

Applicant Mrs. B. Behan,

Development 3 bed. dormer bungalow complete with new vehicular access
and ancillary services to rear.

Location No. 156, Old Court Road, Tallaght, Dublin 24.

Floor Area 0.00 Sq Metres

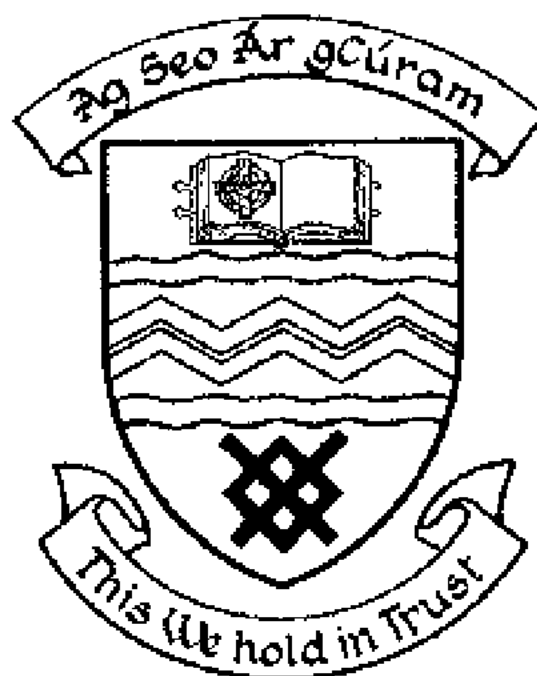
Time extension(s) up to and including

Additional Information Requested/Received 17/12/1998 /15/01/1999

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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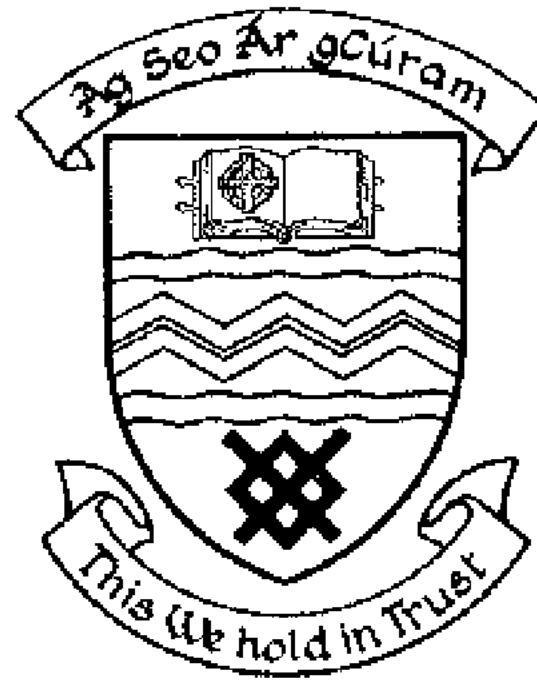
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 15/01/99, 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 All hedging and other vegetation within the vision splay of the existing entrance shall be cut back to less than 900mm over road level by the applicant.
REASON:
In the interest of public safety.
- 3 The wire fence along the western boundary of the site which forms the boundary with the Class 1 open space at the Maplewood Homes development to be replaced with a 2m high solid bar railing. Details to be agreed with the Planning Authority prior to commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 4 The proposed dwelling shall be located the minimum safety distance required by ESB from the existing High Tension Pylon adjacent to the northern boundary of the site.
REASON:
In the interest of public safety.
- 5 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 6 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.
- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S98A/0648

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REASON:

In the interest of amenity.

- 8 That the dwellinghouse shall 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.

- 9 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.

- 10 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.

- 11 That a financial contribution in the sum of money equivalent to the value of £1,600 (one thousand six hundred pounds) as on 1st January, 1991, 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 proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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:

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.

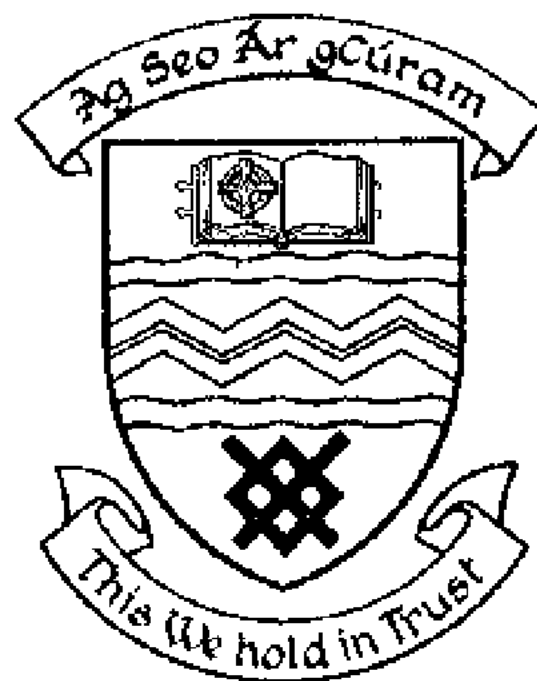
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S98A/0648

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- 12 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class I open space in Dodder Valley Linear Park 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 provision and development of amenity lands in the area which will facilitate the proposed development.

- 13 That a financial contribution in the sum of £750 (seven hundred and fifty 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.

- 14 That an acceptable house name/number be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed development.

REASON:

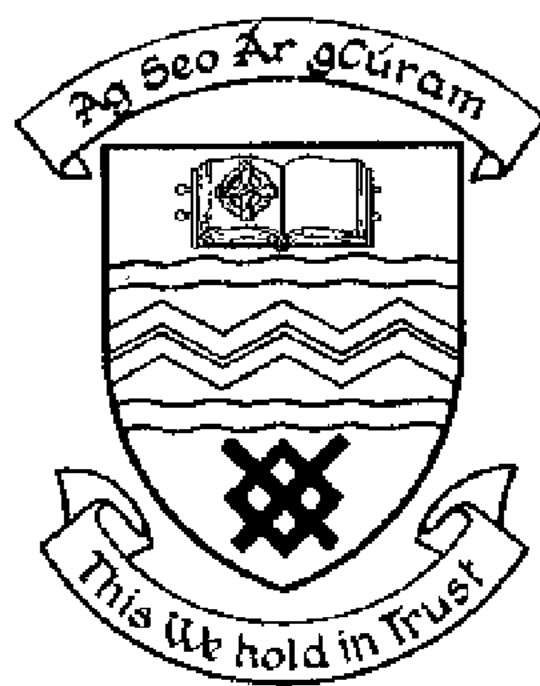
In the interest of the proper planning and development of the area.

- (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.

SOUTH DUBLIN COUNTY COUNCIL
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Signed on behalf of South Dublin County Council.

Eileen Bowler 19th
April 1999
for SENIOR ADMINISTRATIVE OFFICER