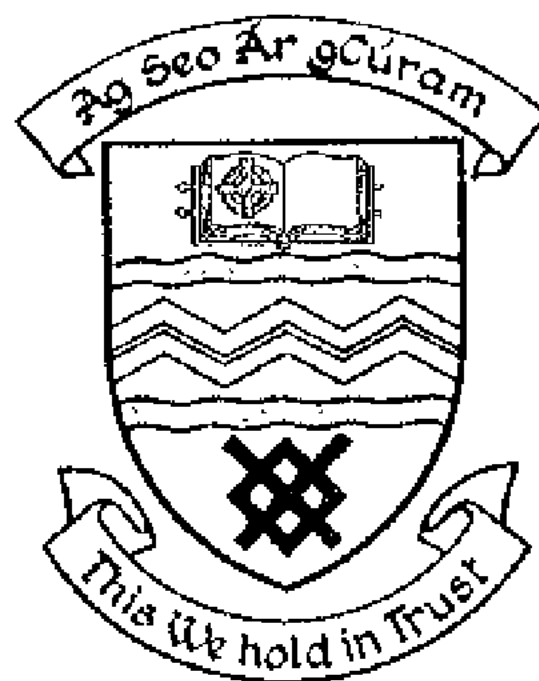


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0176	
1. Location	1 Alderwood Lawn, Springfield, Tallaght. Dublin 24.		
2. Development	New seperate dwelling and seperate access by conversion of existing garage and extension at first floor.		
3. Date of Application	24/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: M. Jones Address: 1 Alderwood Lawn, Springfield, Tallaght,		
5. Applicant	Name: M Jones Address: 1 Alderwood Lawn, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0976  Date 21/05/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1320  Date 02/07/98	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 CHONTAE ÁTHA CLIATH THEAS



Bosca 4122  
Lár an Bhaile, Tamhlacht  
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**PLANNING  
DEPARTMENT**

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

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M. Jones  
1 Alderwood Lawn,  
Springfield,  
Tallaght,  
Dublin 24

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 1320	<b>Date of Final Grant</b> 02/07/98
<b>Decision Order Number</b> 0976	<b>Date of Decision</b> 21/05/98
<b>Register Reference</b> S98A/0176	<b>Date</b> 24th March 1998

**Applicant** M Jones

**Development** New seperate dwelling and seperate access by conversion of existing garage and extension at first floor.

**Location** 1 Alderwood Lawn, Springfield, Tallaght. Dublin 24.

**Floor Area** 46.000 Sq Metres

**Time extension(s)** up to and including

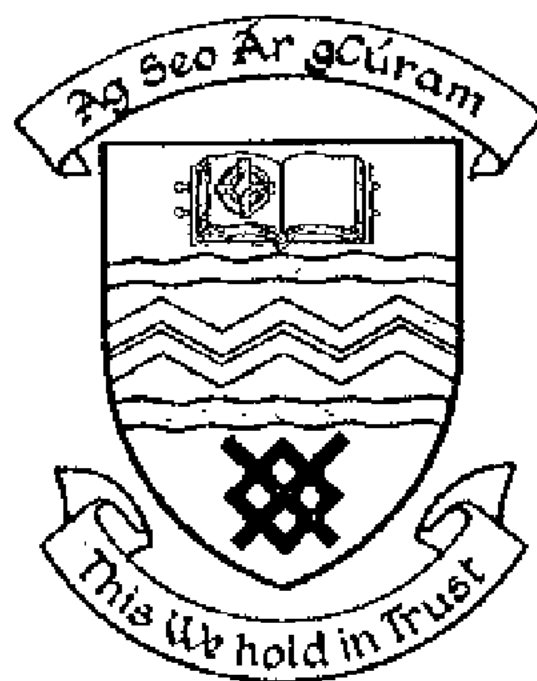
**Additional Information Requested/Received** /

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

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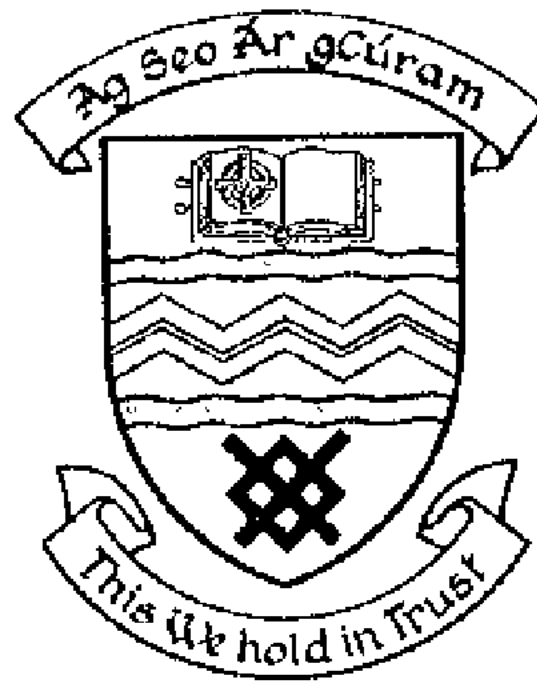
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**Conditions and Reasons**

- 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 The proposed house shall match the existing house on site as closely as possible in terms of external finish. The new gable wall of the house shall be wet-dashed.  
REASON:  
In the interest of visual amenity.
- 3 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 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 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.
- 7 The proposed house shall have an independent water connection.

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**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.

- 8 That an acceptable house numbering scheme be submitted to an approved by the South Dublin 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.

- 9 At least one on-site parking space each shall be provided for the existing house and for the proposed new house.

**REASON:**

In the interest of traffic safety.

- 10 Prior to the commencement of development on site, the side boundary wall shall be plastered or wet-dashed externally.

**REASON:**

In the interest of visual amenity.

- 11 Prior to the commencement of development on site the existing garden shed shall be reduced in area to not more than 25m.sq. floor area. The common boundary between the rear gardens of the existing and the proposed house shall be adjusted so that the resulting garden of the existing house is not less than 6 metres in width along the entire length.

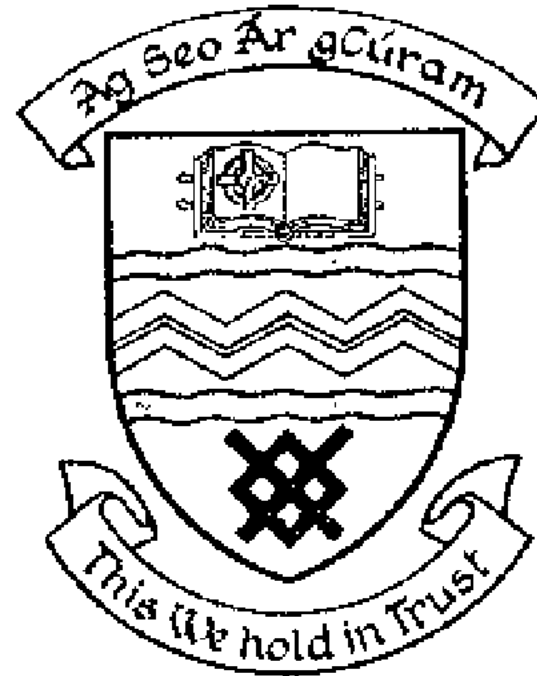
**REASON:**

To ensure that satisfactory garden areas are provided to each house in the interest of residential amenity.

- 12 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:**

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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 money equivalent to the value of £800 (eight 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.

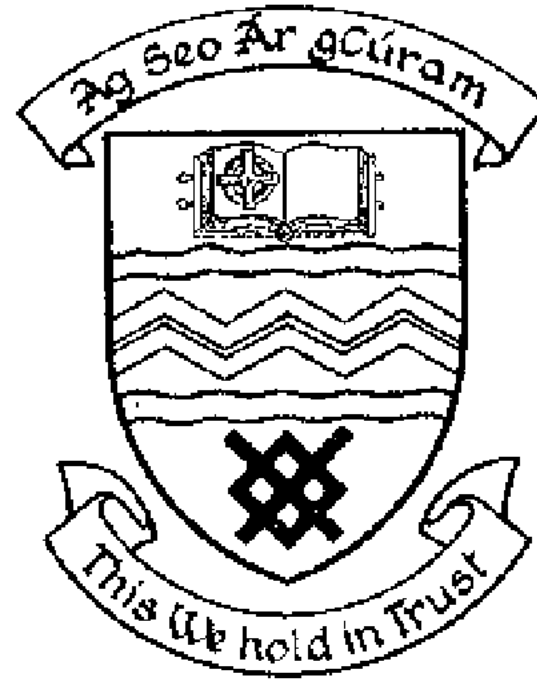
- 14 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the, cost of the provision and development of public open space in the area of the proposed development and which will facilitate the development; this contribution 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 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.

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- (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.

.....2 July 1998  
for SENIOR ADMINISTRATIVE OFFICER