

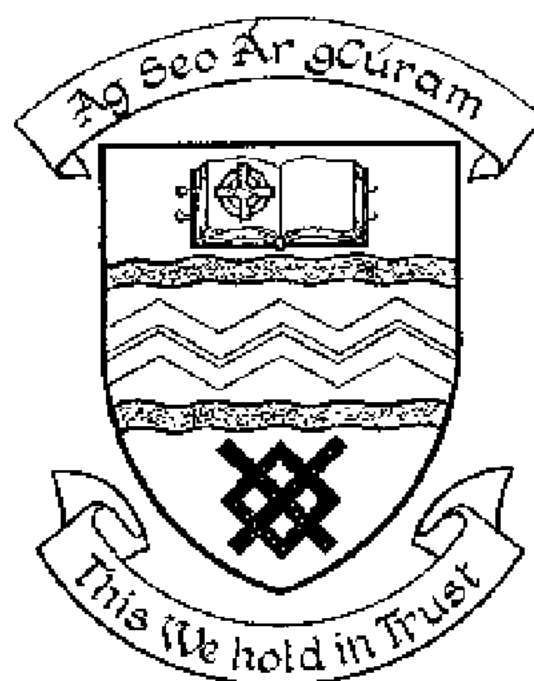
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0023	
1. Location	Stage 2, Springvale, Edmonstown Road, Ballyboden, Dublin 16.		
2. Development	Variations to approved plans Reg. Ref. S96A/0432 to substitute two semi-detached, four bedroom houses with option of single-storey structure to side containing garage, toilet and utility for previously approved three-bedroom units, 75 and 76 and altered vehicular access to Springvale House to Springvale House.		
3. Date of Application	19/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Gerald Cantan, Address: Unit 2, Edel House,		
5. Applicant	Name: Dunboden Estates Limited, Address: Springvale House, Springvale, Edmonstown Road, Ballyboden, Dublin 16.		
6. Decision	O.C.M. No. 0444  Date 12/03/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0792  Date 27/04/98	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,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



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

Telephone: 01-462 0000  
Fax: 01-462 0104

Gerald Cantan,  
Unit 2,  
Edel House,  
51-52 Bolton Street,  
Dublin 1.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0792	Date of Final Grant 27/04/98
Decision Order Number 0444	Date of Decision 12/03/98
Register Reference S98A/0023	Date 19th January 1998

**Applicant** Dunboden Estates Limited,

**Development** Variations to approved plans Reg. Ref. S96A/0432 to substitute two semi-detached, four bedroom houses with option of single-storey structure to side containing garage, toilet and utility for previously approved three-bedroom units, 75 and 76 and altered vehicular access to Springvale House to Springvale House.

**Location** Stage 2, Springvale, Edmonstown Road, Ballyboden, Dublin 16.

**Floor Area** 114.000 Sq Metres

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

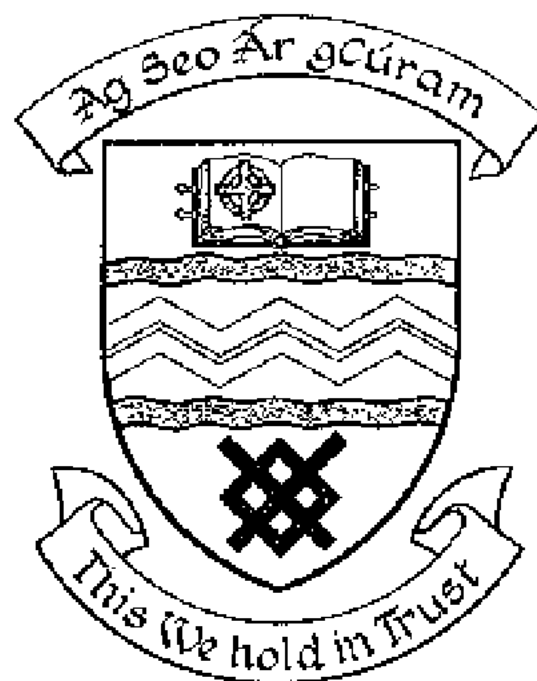
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (7) Conditions.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-462 0000  
Facs: 01-462 0104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

---

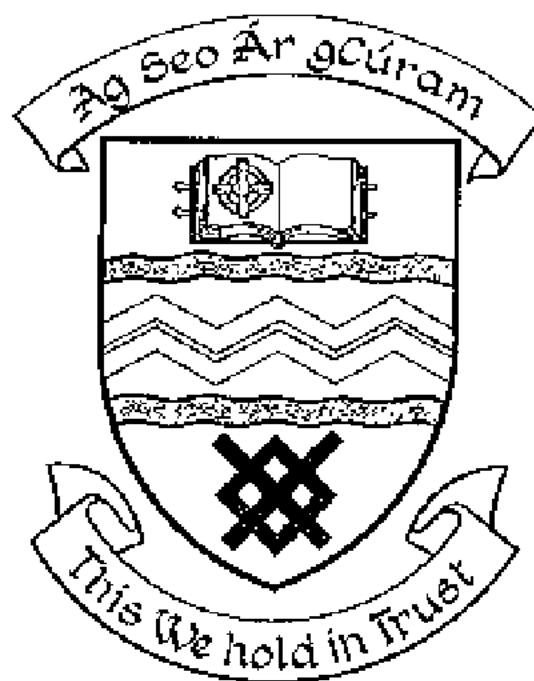
**Conditions and Reasons**

- 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 That this permission relates to permission for change of house type and relocation of vehicular entrance to Springvale House only and the development shall otherwise be in accordance with the conditions of permission granted by An Bord Pleanála under Reg. Ref. S96A/0432 - An Bord Pleanála Decision Number PL.06S.101797.  
REASON:  
To clarify the scope of permission.
- 3 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.  
REASON:  
To prevent unauthorised development.
- 4 That each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 5 That all materials and finishes of the proposed development harmonise with existing/approved development.  
REASON:  
In the interest of orderly development.
- 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.

REG. REF. S98A/0023 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000  
Facs: 01-462 0104



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

Telephone: 01-462 0000  
Fax: 01-462 0104

- 7 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 15, 16, 17 & 18 of Register Reference S96A/0432, An Bord Pleanála decision PL 06S.101797 be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the 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.

  
.....April 1998  
for SENIOR ADMINISTRATIVE OFFICER