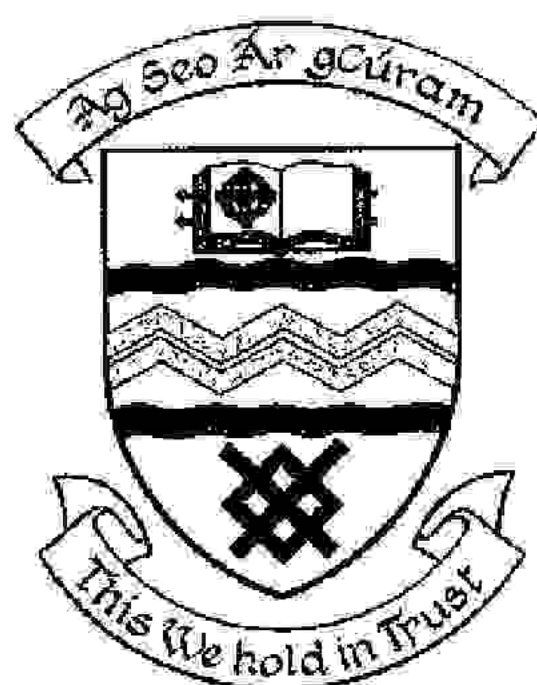


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0572
1. Location	59, 61 and 63 Alderwood Green, Springfield, Tallaght, Dublin 24.	
2. Development	Retention of 3 no. two storey houses as constructed with ancillary works.	
3. Date of Application	05/09/97	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: S. McCall & Associates Architects, Address: 116 Lower Drumcondra Road, Dublin 9.	
5. Applicant	Name: Philip Conlon, Address: 6 Raheen Road, Tallaght, Dublin 24.	
6. Decision	O.C.M. No. 3070 Date 03/11/97	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 4351 Date 19/12/97	Effect AP GRANT PERMISSION
8. Appeal Lodged		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
0	0	0
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

REG REF. S97A/0572 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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S. McCall & Associates Architects,
116 Lower Drumcondra Road,
Dublin 9.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4351	Date of Final Grant 19/12/97
Decision Order Number 3070	Date of Decision 03/11/97
Register Reference S97A/0572	Date 5th September 1997

Applicant Philip Conlon,

Development Retention of 3 no. two storey houses as constructed with
ancillary works.

Location 59, 61 and 63 Alderwood Green, Springfield, Tallaght,
Dublin 24.

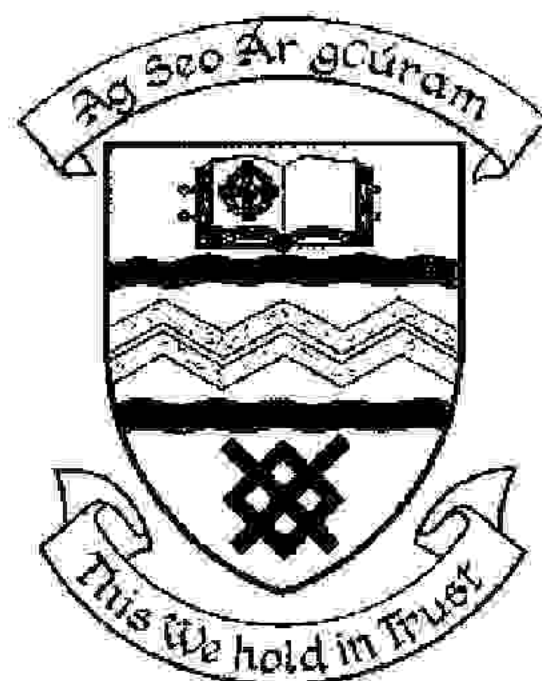
Floor Area 0.000 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

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

REG. REF. S97A/0572 **SOUTH DUBLIN COUNTY COUNCIL**
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Conditions and Reasons

- 1 The development in its entirety to be 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 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.
- 3 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 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 A 2.0m high screen wall capped and plastered on the external side, shall be constructed along the rear boundary of the three rear gardens.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 6 All first floor windows in gable elevations shall be in obscure glazing.
REASON:
In the interest of preserving the residential amenities of adjoining properties.
- 7 At least ONE standard tree of girth 12-14 cm shall be planted in the front garden of each of the three houses within six months of the date of final grant of planning permission in lieu of street planting conditioned at Condition No. 7 of An Bord Pleanála decision to grant planning permission Ref. S94a/0450 dated 12.09.1995

REG REF. S97A/0572 SOUTH DUBLIN COUNTY COUNCIL
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(An Bord Pleanála Ref. PL 06S.095943).

REASON:

In the interest of visual amenity.

- (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.

 22 December 1997
for SENIOR ADMINISTRATIVE OFFICER