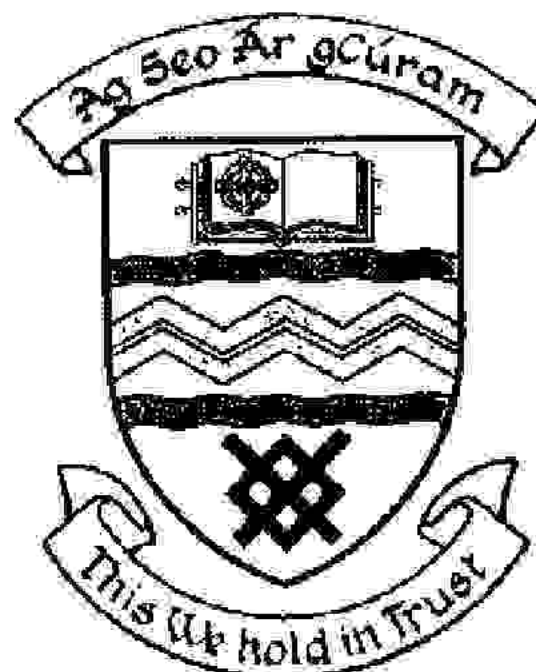


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0553	
1. Location	16 Bancroft Grove, Tallaght, Dublin 24		
2. Development	Dormer bungalow at rear.		
3. Date of Application	29/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 22/10/97 2.	1. 11/11/97 2.
4. Submitted by	Name: E. Plowman Address: 16 Bancroft Grove, Tallaght,		
5. Applicant	Name: E. Plowman Address: 16 Bancroft Grove, Tallaght, Dublin 24		
6. Decision	O.C.M. No. 0011 Date 07/01/98	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 1236 Date 18/06/98	Effect AA GRANT APPROVAL	
8. Appeal Lodged	06/02/98	Written Representations	
9. Appeal Decision	22/05/98	Appeal Dismissed	
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
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E. Plowman
16 Bancroft Grove,
Tallaght,
Dublin 24

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 1236	Date of Final Grant 18/06/98
Decision Order Number 0011	Date of Decision 07/01/98
Register Reference S97A/0553	Date 11th November 1997

Applicant E. Plowman

Development Dormer bungalow at rear.

Location 16 Bancroft Grove, Tallaght, Dublin 24

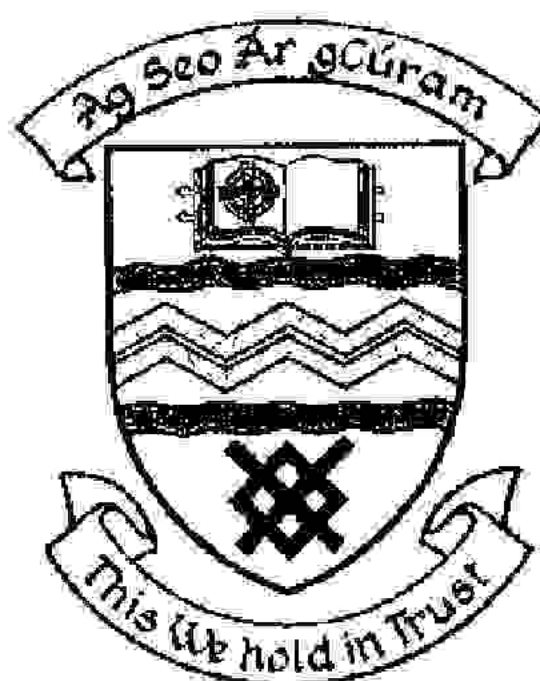
Floor Area 251.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/10/97 /11/11/97

A Approval has been granted for the development described above,
subject to the following (13) 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 11.11.1997 and unsolicited additional information received by the Planning Authority on 13.11.1997 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 the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 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.

- 4 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.

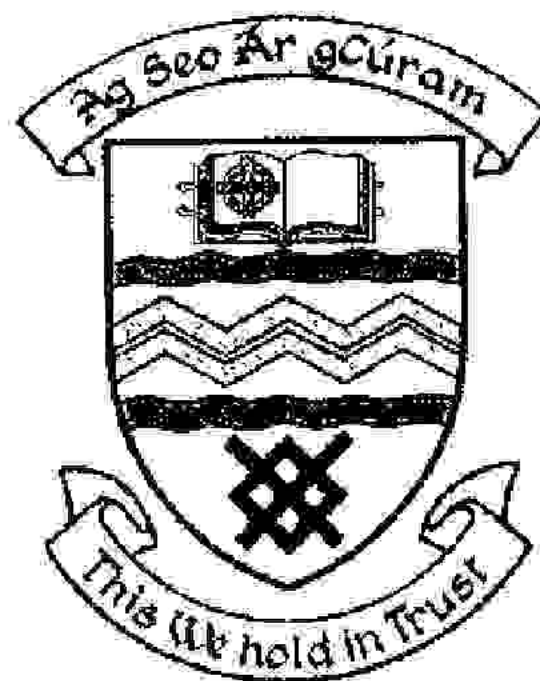
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard only clean uncontaminated surface water shall be discharged to the public surface water sewer. All foul waste shall be discharged to the public foul sewer. Soakways for surface water drainage shall not be used.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 6 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's,

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Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

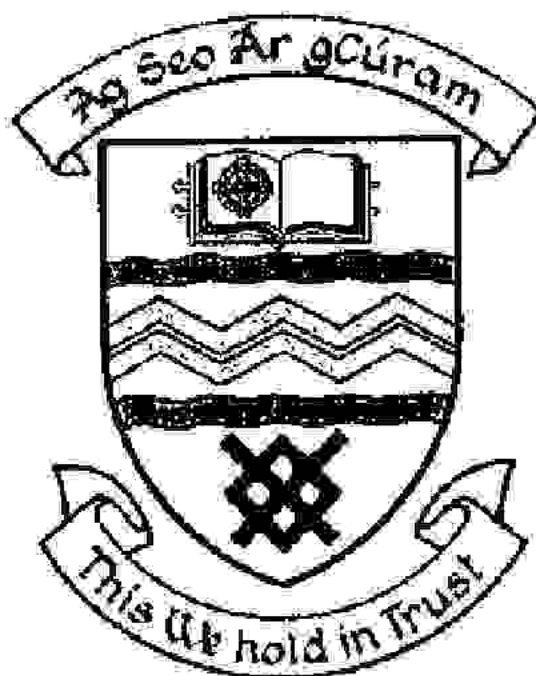
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 7 The footpath and kerb at the proposed entrance shall be dished to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.
REASON:
 In the interest of the proper planning and development of the area.
- 8 At least one on-site parking space shall be provided for the development.
REASON:
 In the interest of traffic safety.
- 9 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed houses.
REASON:
 In the interest of the proper planning and development of the area.
- 10 All front garden boundary walls shall be capped and plastered/wet-dashed where located forward of the front building line of the house.
REASON:
 In the interest of visual amenity.
- 11 The external finish of the proposed house shall match as closely as possible the finishes of the adjacent house to the east and No. 16 Bancroft Grove.
REASON:
 In the interest of visual amenity.
- 12 Notwithstanding the 'Exempted Development' provisions of the Local Government (Planning & Development) Regulations, 1994, no extension to the rear of the proposed house shall be constructed without prior specific grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.

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REASON:

In the interest of proper planning and development and residential amenity.

- 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.

- (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.

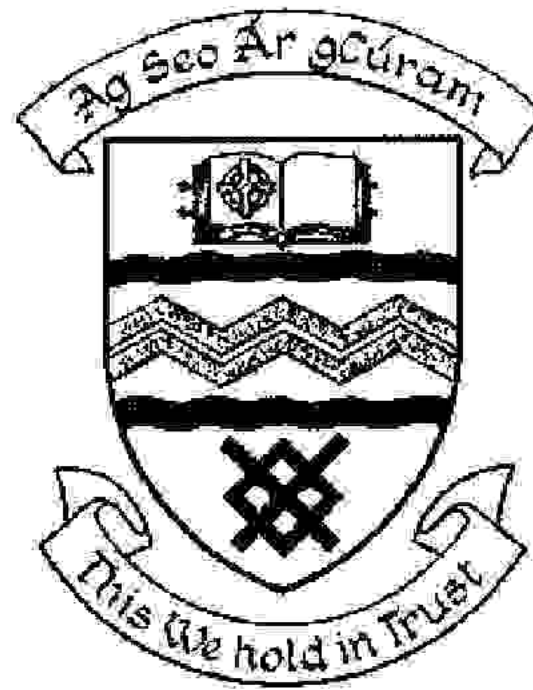
Signed on behalf of South Dublin County Council.

.....*A. Kenna*.....*23* June 1998
 for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT APPROVAL
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0011	Date of Decision 07/01/98
Register Reference S97A/0553	Date 29th August 1997

Applicant E. Plowman

Development Dormer bungalow at rear.

Location 16 Bancroft Grove, Tallaght, Dublin 24

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/10/97 /11/11/97

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT APPROVAL** in respect of the above proposal.

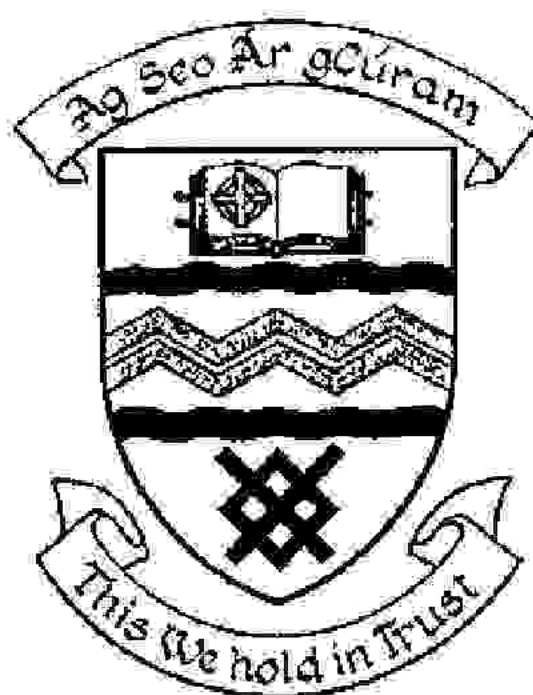
subject to the conditions (13) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....
for **SENIOR ADMINISTRATIVE OFFICER**

07/01/98

E. Plowman
16 Bancroft Grove,
Tallaght,
Dublin 24

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S97A/0553

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 11.11.1997 and unsolicited additional information received by the Planning Authority on 13.11.1997 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 the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 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.

- 4 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.

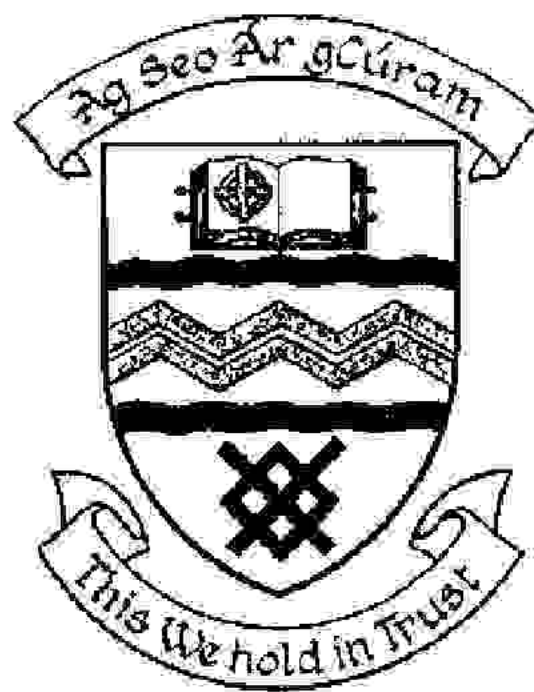
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard only clean uncontaminated surface water shall be discharged to the public surface water sewer. All foul waste shall be discharged to the public foul sewer. Soakways for surface water drainage shall not be used.

REASON:

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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.

- 7 The footpath and kerb at the proposed entrance shall be dished to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.

REASON:

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- 9 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed houses.

REASON:

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- 10 All front garden boundary walls shall be capped and plastered/wet-dashed where located forward of the front building line of the house.

REASON:

In the interest of visual amenity.

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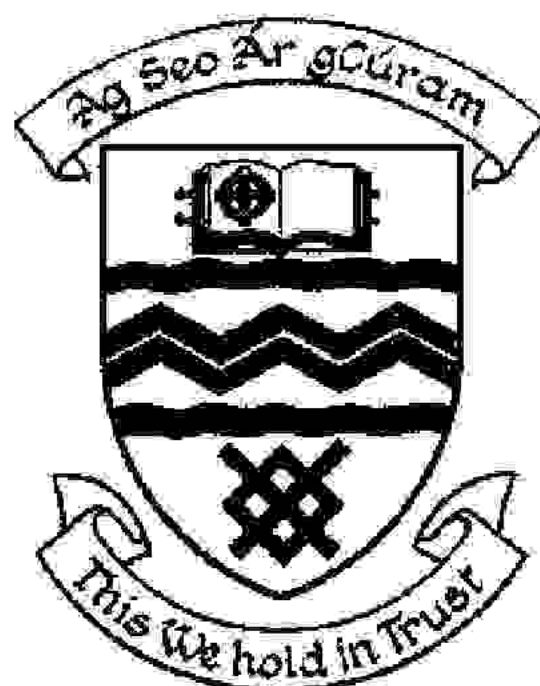
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- 11 The external finish of the proposed house shall match as closely as possible the finishes of the adjacent house to the east and No. 16 Bancroft Grove.
REASON:
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- 12 Notwithstanding the 'Exempted Development' provisions of the Local Government (Planning & Development) Regulations, 1994, no extension to the rear of the proposed house shall be constructed without prior specific grant of planning permission from the Planning Authority or An Bord Pleanála on appeal.
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2099	Date of Decision 22/10/97
Register Reference S97A/0553	Date 29th August 1997

Applicant E. Plowman
Development Dormer bungalow at rear.
Location 16 Bancroft Grove, Tallaght, Dublin 24
App. Type Approval

Dear Sir/Madam,

With reference to your planning application, received on 29/08/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit a detailed drainage layout of the site to scale 1:200 or greater to show pipe sizes, gradients, cover and invert levels up to and including connection points to public mains. The applicant is advised that soakways are not acceptable in a built-up area.
 - 2 The applicant is requested to submit revised design proposals for the front facade of the house such that the revised drawings match, as closely as possible, existing houses in the immediate vicinity. Brick finish is not acceptable. Cement render quoins for corners should also be utilised.
 - 3 The applicant is requested to submit a sample of the proposed roof tiles and ridge tiles.
- E. Plowman
16 Bancroft Grove,
Tallaght,
Dublin 24

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Signed on behalf of South Dublin County Council

.....
for Senior Administrative officer

22/10/97