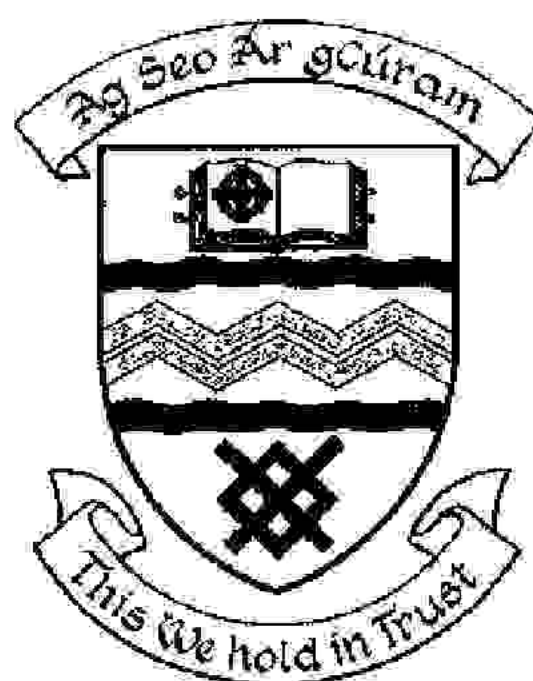


REG. REF. S97A/0547 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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Fenton-Simons,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF PERMISSION

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

Final Grant Order Number 0032	Date of Final Grant 07/01/98
Decision Order Number 4061	Date of Decision 13/11/97
Register Reference S97A/0547	Date 19th September 1997

Applicant Kelland Homes Ltd.,

Development 2 No. detached 3 bed houses on site No.s 59 to 62 and minor alterations to Road 13 and front boundaries of approved site No.s 58 and 63.

Location Gibbons, Jobstown, Tallaght, Dublin 24.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/09/97 /19/09/97

A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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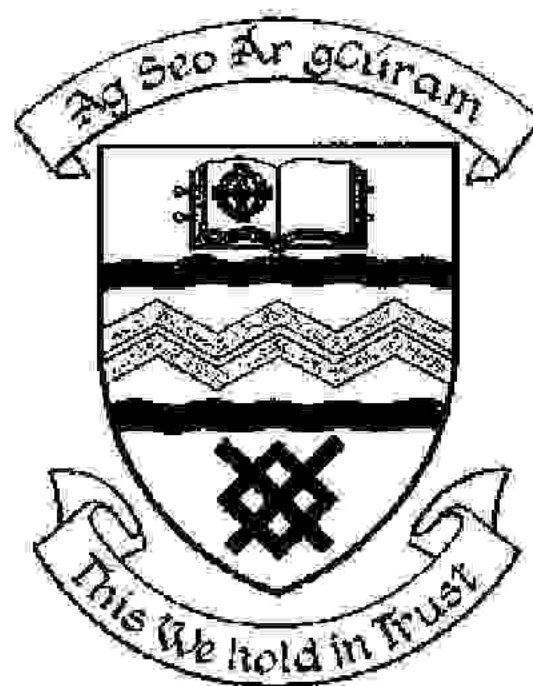
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 This permission is subject to the relevant conditions of the parent permission for this housing development ref. S96A/0572.
REASON:
In the interest of clarity and the proper planning and development of the area.
- 3 Only one house shall be erected within the curtilage of site 59 and one house within the curtilage of site 62 as indicated on Drawing No. SW01 B received by the Planning Authority on 27/08/97.
REASON:
To restrict the number of vehicular accesses onto a turning area in the interest of traffic safety and the proper planning and development of the area.
- 4 The external finish of the two additional houses shall match the external finish of adjacent houses.
REASON:
In the interest of visual amenity.
- 5 That each 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.

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- 7 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.
- 8 That no dwellinghouse 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 an acceptable street naming and house numbering scheme be submitted to and approved by the 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.
- 12 All first floor gable elevation windows shall be in permanent obscure glazing.
REASON:
In the interest of preserving the residential amenities of adjoining property.

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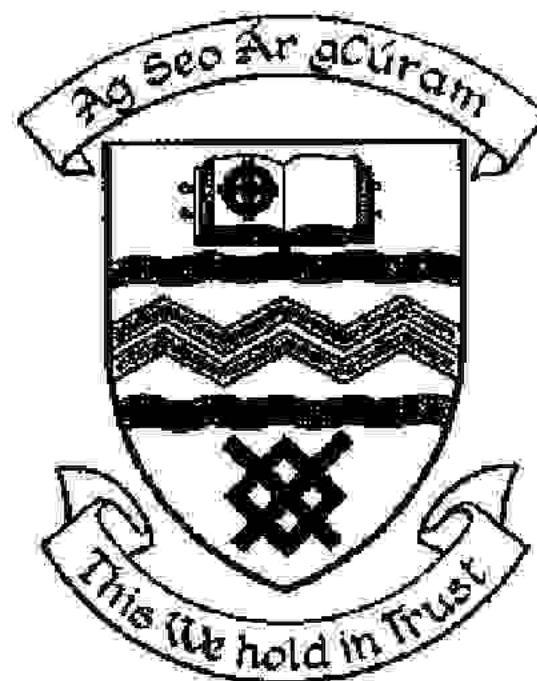


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- 13 House No's. 59 and 62 shall have at least TWO on-site parking spaces each.
REASON:
In the interest of traffic safety and the proper planning and development of the area.
- 14 That arrangements be made with regard to the payment of the financial contribution in the sum of £62,400 (sixty two thousand four hundred pounds), in respect of the overall development, as required by Condition No. 23 of planning permission granted under Reg. Ref. S96A/0572; arrangements to be made prior to commencement of development on site.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.
- 15 That arrangement be made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house, in respect of the overall development and in respect of the additional houses to which this application pertains, as required by Condition No. 24 of planning permission granted under Reg. Ref. S96A/0572; arrangements to be made prior to 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 road improvement works and traffic management schemes facilitating the proposed development.
- 16 That arrangements be made with regard to the payment of the financial contribution in the sum of £500 (five hundred pounds) per house, in respect of the overall development,

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and in respect of the additional houses to which this application pertains, as required by Condition No. 25 of planning permission granted under Reg. Ref. S96A/0572; arrangements to be made prior to 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.

- 17 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £165,000 (one hundred and sixty five thousand pounds) or a Cash Lodgement in the sum of £100,000 (one hundred thousand pounds) as required by Condition No. 26 of planning permission granted under Reg. Ref. S96A/0572; these arrangements to be made prior to the commencement of this proposal.

REASON:

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.

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Signed on behalf of South Dublin County Council.

.....*JD*.....January 1998
for SENIOR ADMINISTRATIVE OFFICER