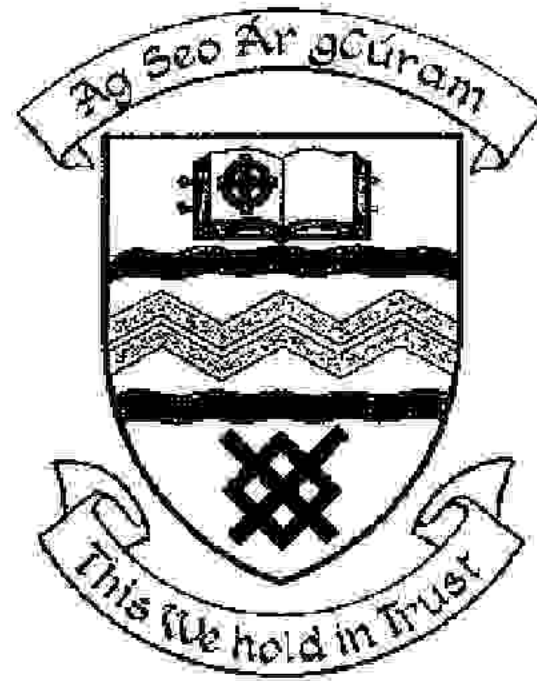


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0405	
1. Location	Land to rear no 8. Old Bawn, Tallaght, Dublin 24.		
2. Development	Permission is being sought for the construction of 8 no. two storey townhouses, associated roads and landscaping.		
3. Date of Application	23/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/08/97 2. 10/11/97	1. 12/09/97 2. 01/12/97
4. Submitted by	Name: Aidan Powell & Associates, Address: 27-28 Lower Mountpleasant Avenue, Rathmines,		
5. Applicant	Name: Mr. N. Murphy, Address: 7 Herbert Street, Dublin 2.		
6. Decision	O.C.M. No. 0189 Date 29/01/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0440 Date 11/03/98	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
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Aidan Powell & Associates,
27-28 Lower Mountpleasant Avenue,
Rathmines,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0440	Date of Final Grant 11/03/98
Decision Order Number 0189	Date of Decision 29/01/98
Register Reference S97A/0405	Date 1st December 1997

Applicant Mr. N. Murphy,

Development Permission is being sought for the construction of 8 no. two storey townhouses, associated roads and landscaping.

Location Land to rear no 8. Old Bawn, Tallaght, Dublin 24.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

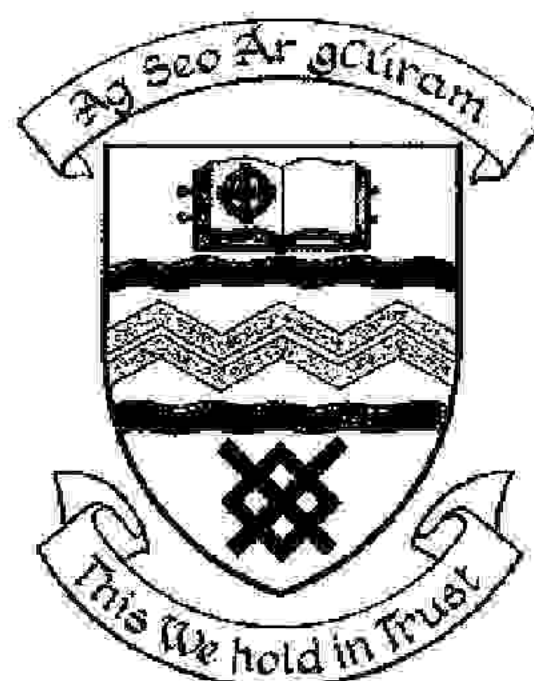
Additional Information Requested/Received 21/08/97 /12/09/97

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 as amended by Additional Information received by the Planning Authority on 12/09/97, 01/12/97 and 11/12/97, 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 layout of the proposed development shall be as per Drawing No. 2201/PP11B received by the Planning Authority on 11/12/97 except where altered by conditions of this permission.
REASON:
 In the interest of clarity and the proper planning and development of the area.

- 3 The block containing units 5-8 shall be moved slightly so that no part of the building is within 11.0m of the rear gardens boundary wall.
REASON:
 To preserve the residential amenities of existing houses in St. Maelruan's Park.

- 4 That each proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.

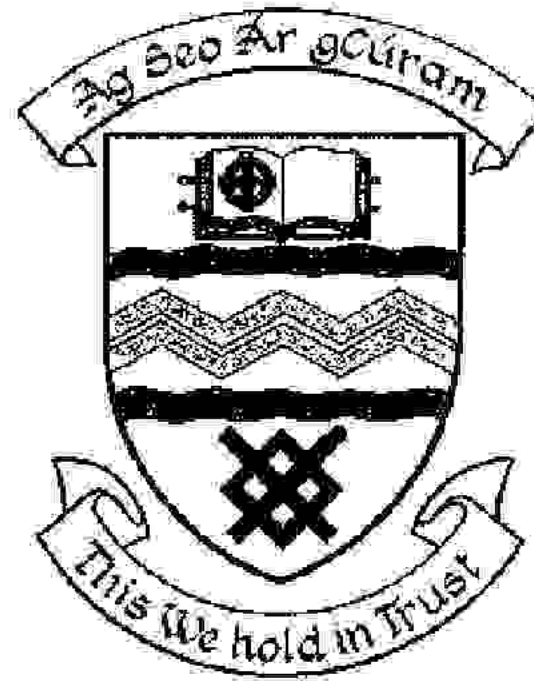
- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
 To protect the amenities of the area.

- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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REASON:

In the interest of amenity.

- 7 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.

- 8 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.

- 9 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 the following shall apply:-

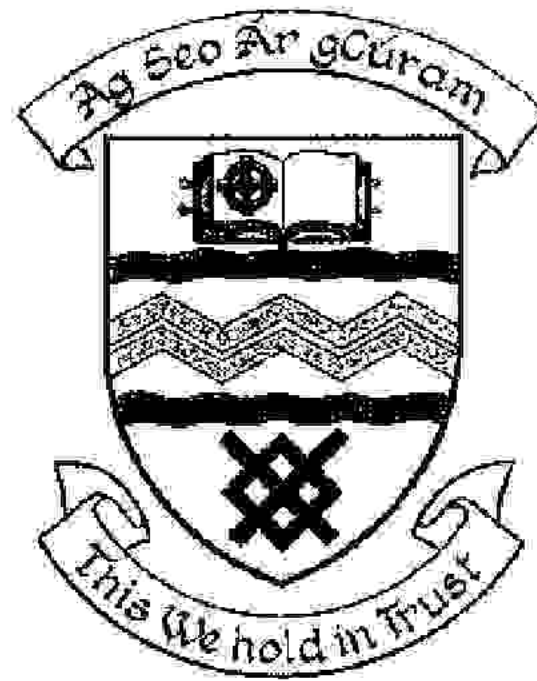
- a) the developer shall ensure full and complete separation of foul and surface water systems;
- b) all pipes to be laid with minimum cover of 1.2m in roads footpaths or parking areas and 0.9m in open space. Where it is not possible to achieve minimum covers, then pipes should be bedded and surrounded in 150mm of concrete;
- c) no pipe with the potential of being taken-in-charge shall be within 5.0m of any building.

REASON:

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

- 10 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.

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REASON:

In the interest of the proper planning and development of the area.

- 11 The new gable elevation of No. 8 Old Bawn shall be plastered or wet/dry dashed. All site boundary walls where visible from the access road or parking area shall be capped and plastered/dashed.

REASON:

In the interest of visual amenity.

- 12 The new road connection shall be constructed to the standards of South Dublin County Council's Area Engineer, Roads Maintenance Section, at the applicants expense.

REASON:

In the interest of traffic safety and the proper planning and development of the area.

- 13 The proposed development shall not be taken-in-charge by South Dublin County Council. The applicant shall submit the details of a management agreement for the development for the written agreement of the Planning Authority, prior to the commencement of development on site.

REASON:

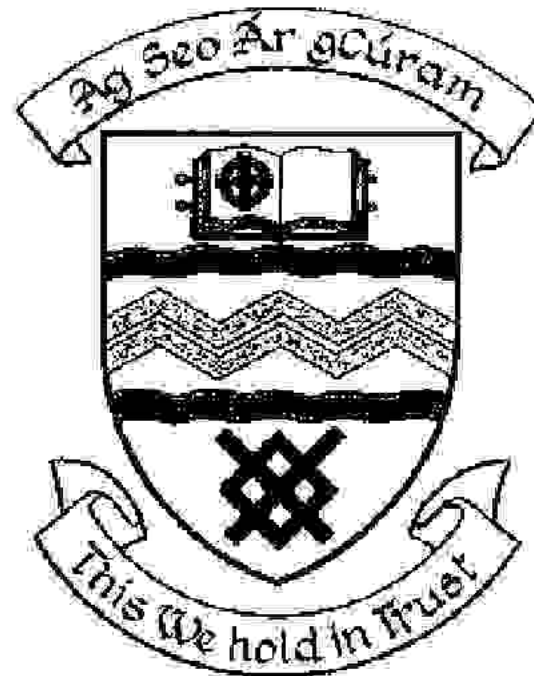
In the interest of the proper planning and development of the area.

- 14 That a financial contribution in the sum of £3,120 (three thousand one hundred and twenty 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.

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- 15 That a financial contribution in the sum of money equivalent to the value of £12,800 (twelve thousand 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.

- 16 That a financial contribution in the sum of £1,000 (one thousand pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space and recreational facilities in Sean Walsh Memorial Park 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.

- 17 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin, open space, and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £13,000 (thirteen thousand pounds) or lodgement with the Council of a cash sum of £8,000 (eight thousand pounds).

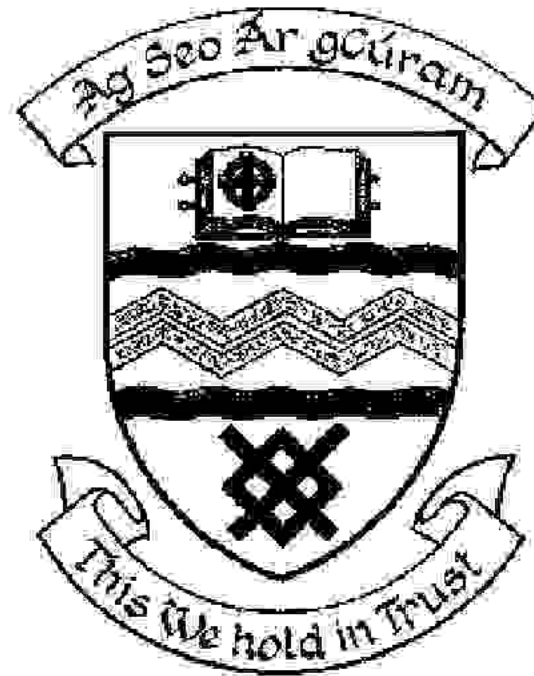
REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

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- (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.

..........12 March 1998
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 4014	Date of Decision 10/11/97
Register Reference S97A/0405	Date 23rd June 1997

Applicant Mr. N. Murphy,
App. Type Permission
Development Permission is being sought for the construction of 8 no. two storey townhouses, associated roads and landscaping.
Location Land to rear no 8. Old Bawn, Tallaght, Dublin 24.

Dear Sir / Madam,

With reference to your planning application, additional information received on 12th September 1997 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is requested to submit the information requested at Item 1 (a) and (b) of original request for Additional Information dated 21/08/97. In particular the applicant is requested to submit invert and cover levels up to and including connection points to both the public foul and surface water sewers.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

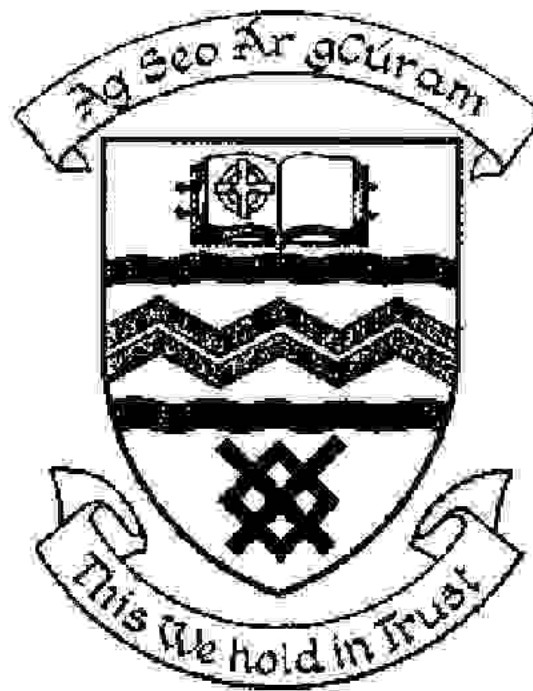
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REG REF. S97A/0405



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Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

10/11/97

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

Decision Order Number 1675	Date of Decision 21/08/97
Register Reference S97A/0405	Date 23rd June 1997

Applicant Mr. N. Murphy,
Development Permission is being sought for the construction of 8 no. two storey townhouses, associated roads and landscaping.

Location Land to rear no 8. Old Bawn, Tallaght, Dublin 24.

App. Type Permission

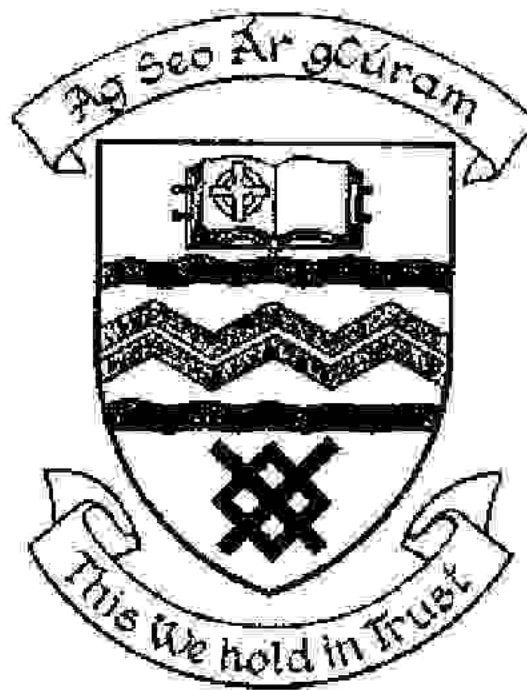
Dear Sir/Madam,

With reference to your planning application, received on 23/06/97 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 revised site layout plan to scale 1:200 to indicate the following:-
 - a) Full and detailed foul drainage layout for the site to include pipe sizes, gradients, invert and cover levels up to and including connection point to public foul mains;
 - b) Full and detailed surface water drainage layout for the site to include pipe sizes, gradients, invert and cover levels up to and including connection point to public surface water mains;
 - c) Full and detailed watermain, valve and hydrant layout to include pipe sizes up to and including connection point to existing 100mm watermain on St. Maelruans Park or 6" watermain on Old Bawn Road.

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- 2 The applicant is requested to submit a revised site layout plan to provide for 16 on-site parking spaces.
- 3 The applicant is requested to submit a detailed survey of all site boundary treatments which exist at present whether wall (capped or plastered or not) or hedgerow or railings and proposals for final treatment of all boundaries in conjunction with the development.
- 4 The applicant is requested to submit drawings of a typical gable elevation of the buildings.
- 5 The applicant is requested to indicate proposals, if any, to light and ventilate bathrooms.
- 6 The applicant is requested to submit detailed proposals for vehicular access from St. Maelruans Park to include any proposed changes to the existing turning area.
- 7 The applicant is requested to submit elevation drawings for the gable end of No. 37 St. Maelruans Park to show final treatment of lean-to extensions to this house and how they will relate to the access road.
- 8 The applicant is requested to submit details of proposed external finishes of houses.

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REG. REF. S97A/0405

- 9 The applicant is requested to indicate whether it is proposed to have the development taken in charge when completed by the Local Authority. If a management company is proposed, then a sample management agreement should be submitted.
- 10 The applicant is requested to submit landscaping and paving proposals for the access road, footpath and communal parking area in front of units.
- 11 The applicant is requested to number units on revised submissions.
- 12 The applicant is requested to indicate the position of any buildings on the adjoining site to the south.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

21/08/97