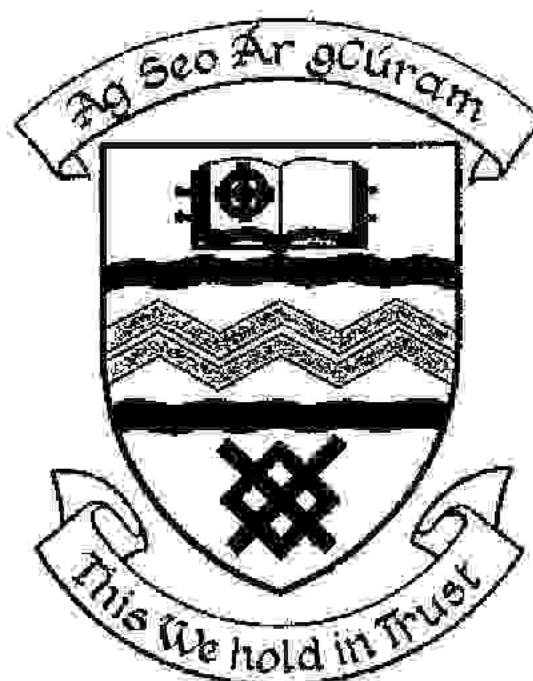


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0655	
1. Location	2 Alderwood Green, Springfield, Tallaght, Dublin 24.		
2. Development	Replacement single storey rear extension, replacement of garage with erection of 3 bed, terraced house and widened vehicular access.		
3. Date of Application	06/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Paul Staunton, Address: 2 Alderwood Green, Springfield, Tallaght,		
5. Applicant	Name: P. Staunton, Address: 2 Alderwood Green, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0237 Date 04/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0536 Date 24/03/97	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



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Lár an Bhaile, Tamhlacht,
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PLANNING
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P.O. Box 4122,
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Paul Staunton,
2 Alderwood Green,
Springfield,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0536	Date of Final Grant 24/03/97
Decision Order Number 0237	Date of Decision 04/02/97
Register Reference S96A/0655	Date 6th December 1996

Applicant P. Staunton,

Development Replacement single storey rear extension, replacement of garage with erection of 3 bed, terraced house and widened vehicular access.

Location 2 Alderwood Green, Springfield, Tallaght, Dublin 24.

Floor Area 101.000 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 (14) conditions.

SOUTH DUBLIN COUNTY COUNCIL
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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 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 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.
- 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.
- 7 The front boundary wall of the property shall be made good where damage has occurred and the side boundary wall shall be plastered on its external face.

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REASON:

In the interest of visual amenity.

- 8 The proposed house shall match as closely as possible the existing house on this site in terms of materials, finishes and colours.

REASON:

In the interest of visual amenity.

- 9 The footpath and kerb shall be dishd to the requirement of the Roads Maintenance Division, South Dublin County Council, at the applicants expense.

REASON:

In the interest of traffic safety.

- 10 Notwithstanding the Exempted Development provisions of the Local Government (Planning and Development) Regulations, 1977-1994, no further extension - including garages, sheds, outhouses, boilers, greenhouses or other such buildings shall be carried out in the area between the gable wall of the proposed house and Maplewood Road boundary wall.

REASON:

To preserve wayleave for foul sewer which runs along the boundary of this site.

- 11 The external finishes of the proposed extension to the existing house on this site (no. 2) shall harmonise in colour and texture with the existing house.

REASON:

In the interest of visual amenity.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner(s) is required.

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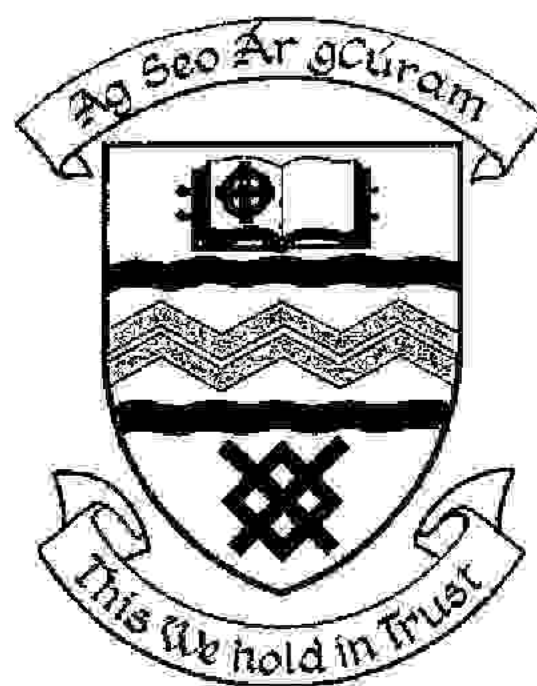
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- 12 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate 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.
- 13 That a financial contribution in the sum of money equivalent to the value of £800 (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.
- 14 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Public Open Space in the area of the proposed development 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.

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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.

A. Fourn 24/2
.....March 1997
for SENIOR ADMINISTRATIVE OFFICER