

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0415	
1. Location	2 Fernwood Court, Springfield, Tallaght.		
2. Development	House to side.		
3. Date of Application	19/07/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: O'Brien & Associates, Address: Castleview, Main St. Lr.,		
5. Applicant	Name: D. McEntee, Address: 2 Fernwood Court, Springfield, Tallaght.		
6. Decision	O.C.M. No. 1822 Date 16/09/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2164 Date 06/11/96	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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Lár an Bhaile, Tamhlacht,
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O'Brien & Associates,
Castlevue,
Main St. Lr.,
Leixlip.

NOTIFICATION OF GRANT OF Permission**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Final Grant Order Number 2164	Date of Final Grant 06/11/96
Decision Order Number 1822	Date of Decision 16/09/96
Register Reference S96A/0415	Date 19th July 1996

Applicant D. McEntee,

Development House to side.

Location 2 Fernwood Court, Springfield, Tallaght.

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 (12) conditions.

REG REF. S96A/0415 **SOUTH DUBLIN COUNTY COUNCIL**
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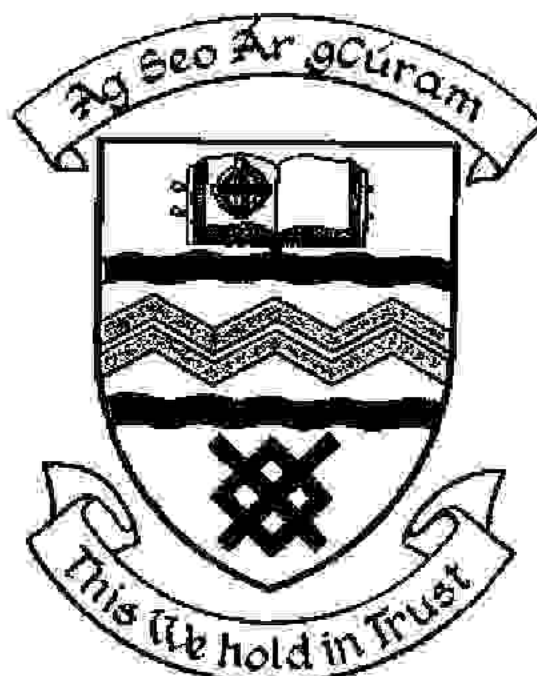
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Conditions and Reasons

- 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 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.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 6 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 7 The proposed 2.0 metre high rear garden wall shall be capped and shall be plastered on its external side.
REASON:
In the interest of visual amenity.

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- 8 The footpath and kerb at the proposed entrance shall be
dished to the satisfaction of the Roads Maintenance
Division, South Dublin County Council at the applicants
expense.
REASON:
In the interest of traffic safety.
- 9 No part of the proposed house shall be within 5.0 metres of
any public foul sewer or public watermain.
REASON:
In the interest of the proper planning and development of
the area.
- 10 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.
- 11 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

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improvement works and traffic management schemes
facilitating the proposed development.

- 12 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid to the South Dublin County Council to assist the Council in the acquisition and development of lands for public open space purposes which will serve the proposed 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.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

 6th November 1996
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0415	
1. Location	2 Fernwood Court, Springfield, Tallaght.		
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5. Applicant	Name: D. McEntee, Address: 2 Fernwood Court, Springfield, Tallaght.		
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7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged			
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1822	Date of Decision 16/09/96
Register Reference S96A/0415	Date 19th July 1996

Applicant D. McEntee,
Development House to side.
Location 2 Fernwood Court, Springfield, Tallaght.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

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 PERMISSION** in respect of the above proposal.

Subject to the conditions (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

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for SENIOR ADMINISTRATIVE OFFICER

16/09/96

O'Brien & Associates,
Castleview,
Main St. Lr.,
Leixlip.

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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.

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