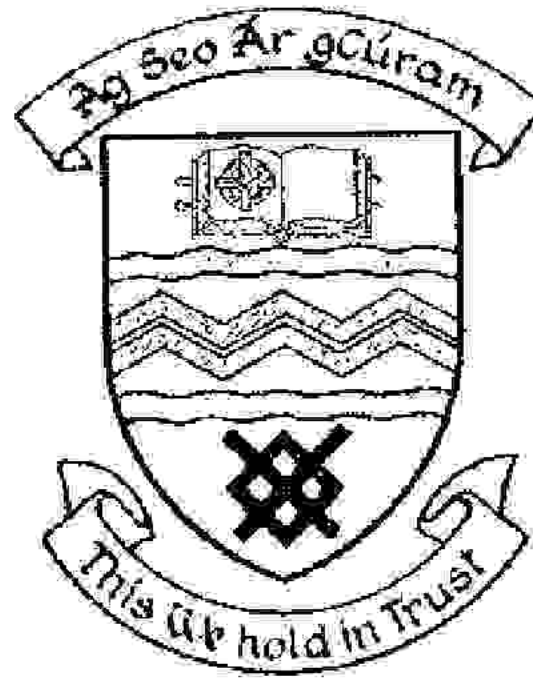


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0699	
1. Location	49 Collinstown Grove, Dublin 22.		
2. Development	2 storey end of terrace house.		
3. Date of Application	19/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Declan O Muineachain, Address: MRIAI, Architect, 17 St Patricks Terrace, Dublin 1.		
5. Applicant	Name: John O'Rourke, Address: 118 The Old Mill, Ratoath, Co. Dublin.		
6. Decision	O.C.M. No. 3641 Date 12/12/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0318 Date 07/02/2002	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.	

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Declan O Muineachain,
MRIAI, Architect,
17 St. Patrick's Terrace,
Dublin 1.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Final Grant Order Number 0318	Date of Final Grant 07/02/2002
Decision Order Number 3641	Date of Decision 12/12/2001
Register Reference S01A/0699	Date 19/10/01

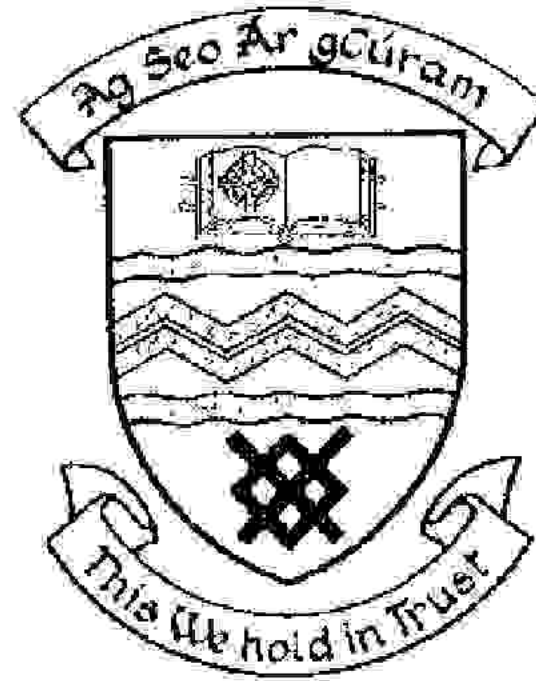
Applicant John O'Rourke,
Development 2 storey end of terrace house.
Location 49 Collinstown Grove, Dublin 22.

Floor Area 8294.00 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 (11) Conditions.

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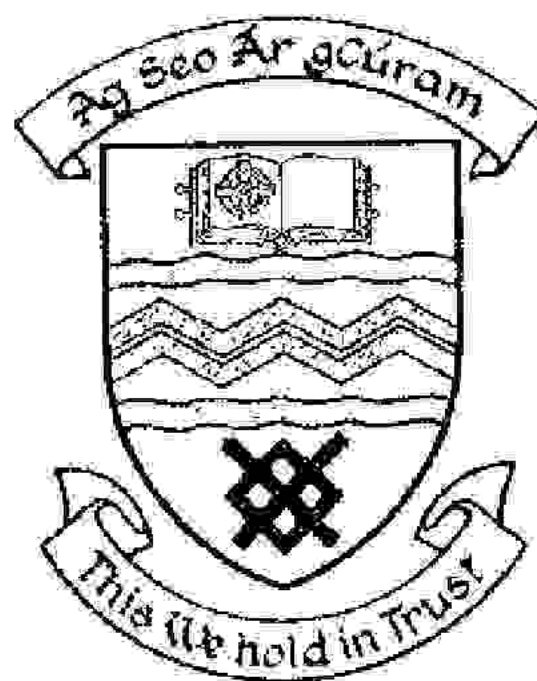
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Conditions and Reasons

- 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 The house shall be numbered 49A unless there is another 49A in Collinstown Grove. In that event, a numbering scheme shall be submitted to South Dublin County Council for agreement in writing prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 4 The following requirements of the Roads Department are to be met in full:
 - a) Footpath and kerb are to be dished and the new driveways constructed for the existing and proposed houses to the satisfaction of the Area Engineer, Roads Maintenance.
 - b) Provision for 2 number off street parking spaces at the proposed house.REASON:
In the interests of public safety and the proper planning and development of the area.
- 5 The following requirements of the Environmental Services Department are to be met in full:
 - a) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - b) The applicant is to ensure full and complete separation of the foul and surface water systems.
 - c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded

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- in C20 concrete 150mm thick.
- d) The property shall have its own individual service connection to the public watermain and 24hr storage.
 - e) The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 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.

- 7 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) 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.

- 8 That a financial contribution in the sum of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) 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 facilitates 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.

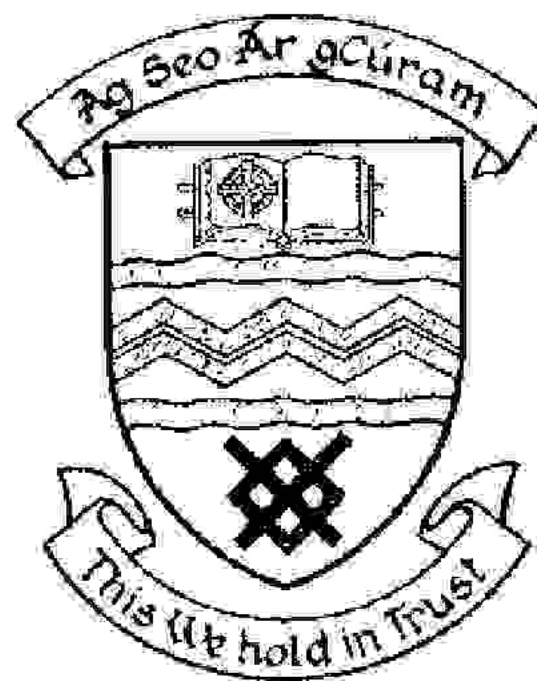
- 9 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin

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County Council towards the cost of the development and improvement 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

- 10 That a financial contribution in the sum of £400 (four hundred pounds) EUR 508 (five hundred and eight euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the 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 the works.

- 11 That a financial contribution in the sum of £116 (One Hundred and Sixteen Pounds) EUR 147 (One Hundred and Forty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the Improvement works to the "9B" Catchment drainage scheme which will facilitate this development; this contribution to be paid before the 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 developer should contribute towards the cost of the works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

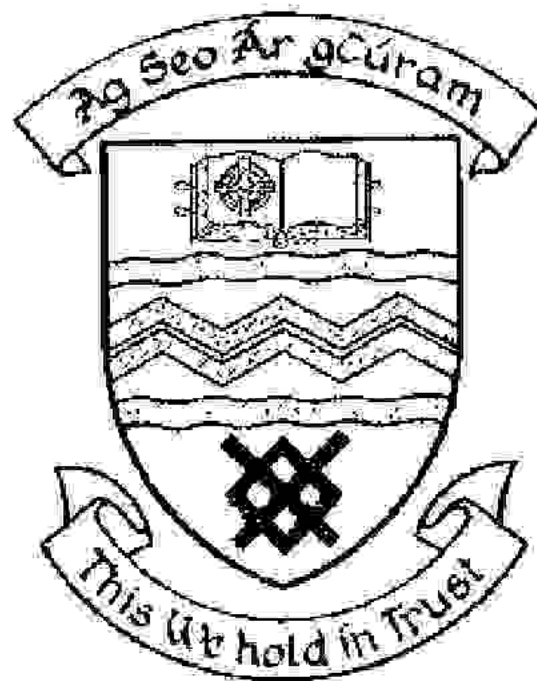
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- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

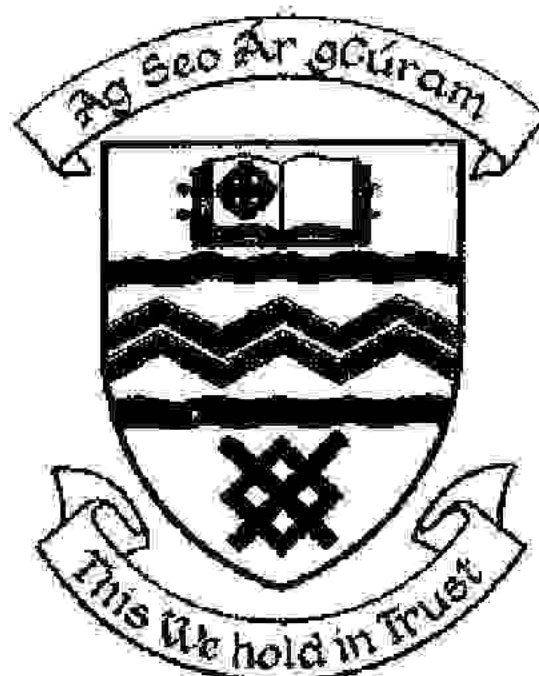
....., 12/02/02
for SENIOR ADMINISTRATIVE OFFICER

C

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3641	Date of Decision 12/12/2001
Register Reference S01A/0699	Date: 19/10/01

Applicant John O'Rourke,

Development 2 storey end of terrace house.

Location 49 Collinstown Grove, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 12/12/01
for SENIOR ADMINISTRATIVE OFFICER

Declan O Muineachain,
MRIAI, Architect,
17 St Patricks Terrace,
Dublin 1.

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- taken in charge.
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 - c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
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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 developer should contribute towards the cost of the works.