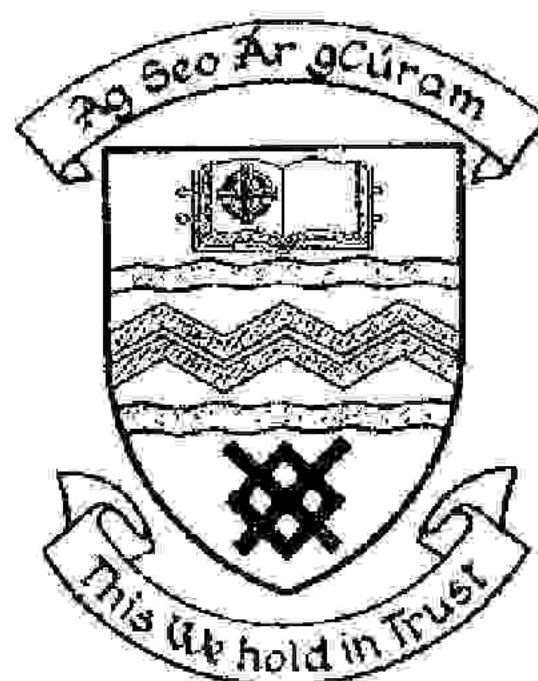


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 and Planning & Development Act 2000 and Planning Regulations Thereunder Planning Register (Part 1)	Plan Register No. S01A/0684
1. Location	166 St. Maelruan's Estate, Tallaght, Dublin 24.	
2. Development	Revised plans and elevations for two storey detached house to side of existing house with new driveway and new boundary walls to front.	
3. Date of Application	28-Jun-2002	Date of further particulars
	(a) Requested	(b) Received
3a. Type of Application	Permission	1. 07-Dec-2001, 2. 07-Dec-2001,
4. Submitted by	Name: D. J. Halpin, Address: 15 Carriglea Drive,, Firhouse,, Dublin 24.	
5. Applicant	Name: Philomena Byrne, Address: 166 St. Maelruan's Estate, Tallaght, Dublin 24.	
6. Decision	O.C.M. No.: 2966 Date: 26-Aug-2002	Effect: GRANT PERMISSION
7. Grant	O.C.M. No.: 3342 Date: 11-Oct-2002	Effect: GRANT PERMISSION
8. Appeal Lodged	Date:	Appeal Type
9. Appeal Decision	Date:	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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D. J. Halpin,
15 Carriglea Drive,
Firhouse,
Dublin 24.

NOTIFICATION TO GRANT PERMISSION

**PLANNING & DEVELOPMENT ACT, 2000 AND PLANNING REGULATIONS
THEREUNDER**

Final Grant Order No.:	3342	Date of Final Grant:	11-Oct-2002
Decision Order No.:	2966	Date of Decision:	26-Aug-2002
Register Reference:	S01A/0684	Date:	28-Jun-2002

Applicant: Philomena Byrne,

Development: Revised plans and elevations for two storey detached house to side of existing house with new driveway and new boundary walls to front.

Location: 166 St. Maelruan's Estate, Tallaght, Dublin 24.

Floor Area:

**Time extension(s) up to and including
Additional Information Requested/Received** 07-Dec-2001, /

A Permission has been granted for the development described above, subject to the following (15) conditions.

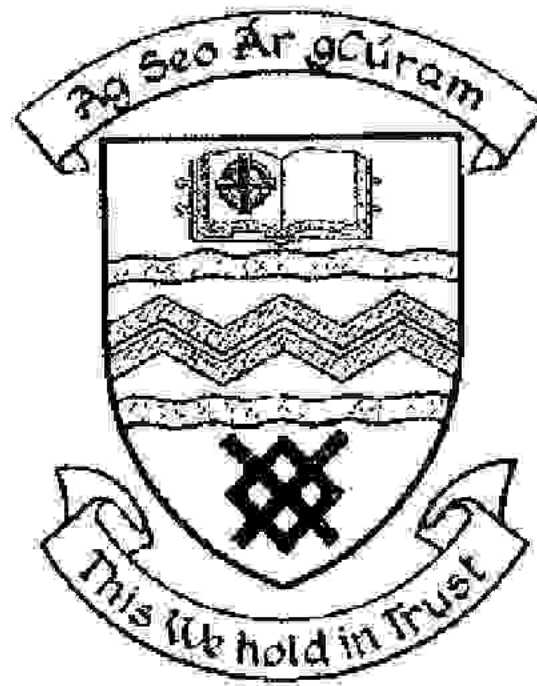
Conditions and Reasons:

1. Prior to the commencement of development, the applicant shall submit a revised Site Layout Plan (scale 1:500) showing a (i) 2.3 metre separation distance between the proposed and existing dwellings; and (ii) two car parking spaces in front of the existing dwelling. Reason: To maintain the appropriate separation distance between dwellings, and to ensure public road safety and in the interests of proper planning and development.
2. Within the first year of occupation the applicant shall plant and maintain a line of fast growing

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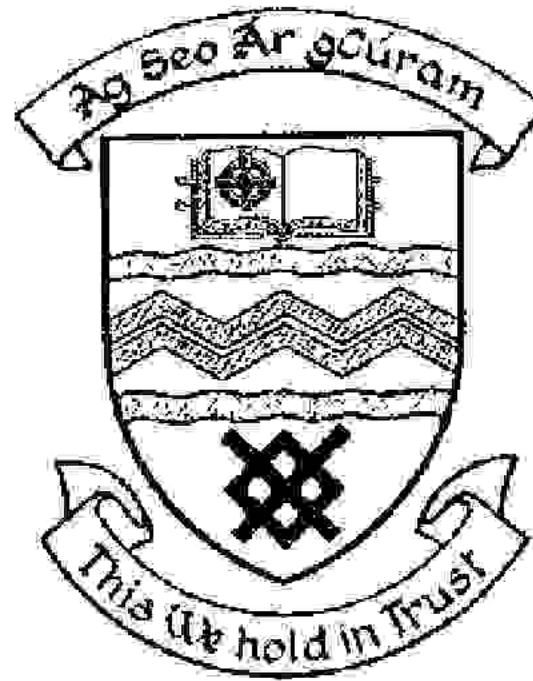
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- native deciduous trees along front and north western (side/rear) boundaries of the site. Reason: In the interests of visual amenity.
3. The applicant shall ascertain and comply with the requirements of the Roads Department, South Dublin County Council. In particular: · Footpath and kerb to be dished and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance. · Footpath and kerb to be dished and the new driveway constructed for proposed house to the satisfaction of the Area Engineer, Roads Maintenance Reason: In the interest of the proper planning and development of the area.
 4. The proposed dwelling shall be numbered 166A St. Maelruans Estate, tallaght, Dublin 24 Reason: In the interests of clarity.
 5. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received on 28/06/2002, 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.
 6. That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) 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.
 7. 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.
 8. That the water supply and drainage arrangements, including the disposal of surface water shall be in accordance with the requirements of the County Council. · No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. · Applicant shall ensure full and complete separation of foul and surface water systems. · 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. · The property shall have its own individual service connection to the public watermain and 24hour storage. · The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. REASON: In order to comply with the Sanitary

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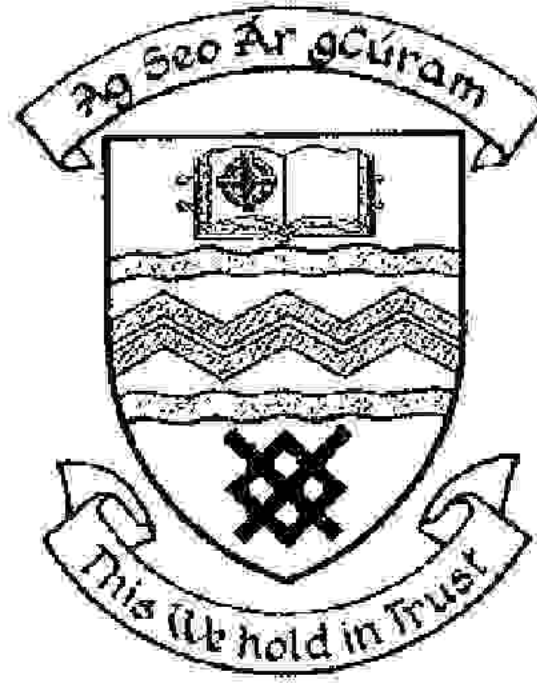
Services Acts, 1878- 1964,

9. Prior to the commencement of construction a plan for the screen boundary walls shall be submitted to the Planning Authority for agreement showing (i) screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered and (ii) the locations and extent of walling. Timber fencing is not acceptable. REASON: In the interest of visual amenity.
10. That the proposed development shall be used as a single dwelling unit. REASON: To prevent unauthorised development.
11. That all external finishes harmonise in colour and texture with the existing adjacent premises. REASON: In the interest of visual amenity.
12. That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin 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.
13. That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) 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.
14. That a financial contribution in the sum of EUR 1,452 (one thousand four hundred and fifty two euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development. 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.
15. That a financial contribution in the sum of EUR 750 (seven hundred and fifty euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will 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

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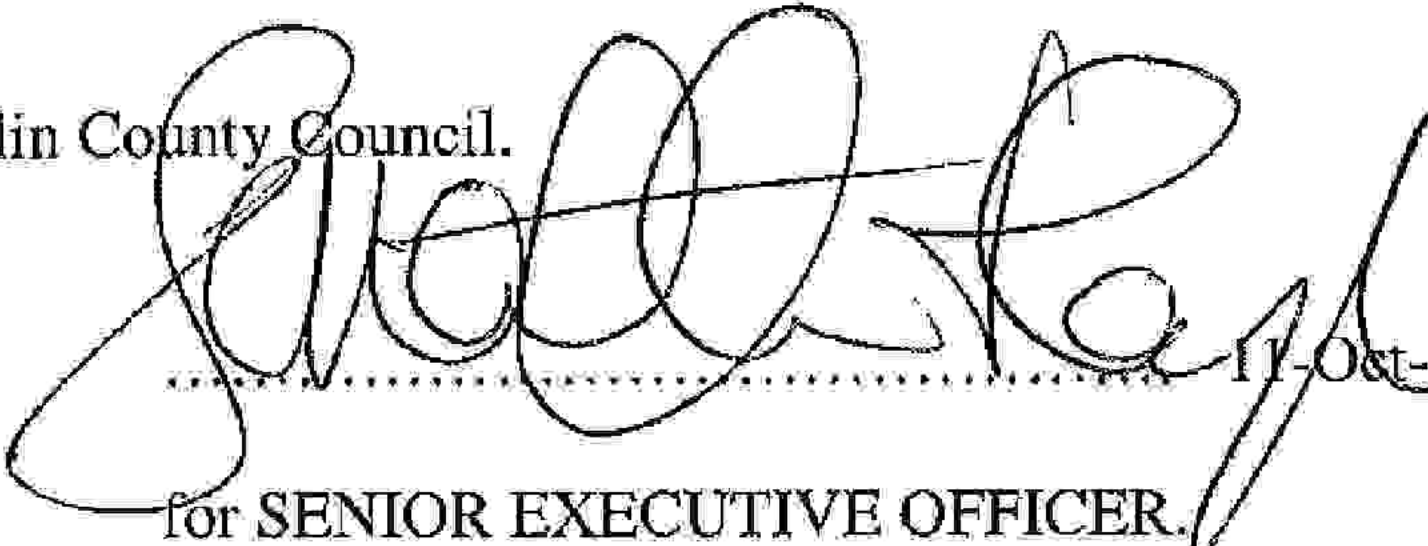
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considered reasonable that the developer should contribute towards the cost of the works.

- (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.
- (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 reinforced 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.


11-Oct-2002
for SENIOR EXECUTIVE OFFICER.

C

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

Decision Order Number 3588	Date of Decision 07/12/2001
Register Reference S01A/0684	Date: 11/10/01

Applicant Philomena Byrne,
Development Two storey detached house with converted attic to side of existing house with new access and raising of boundary wall to front.

Location 166 St. Maelruan's Estate, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 11/10/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

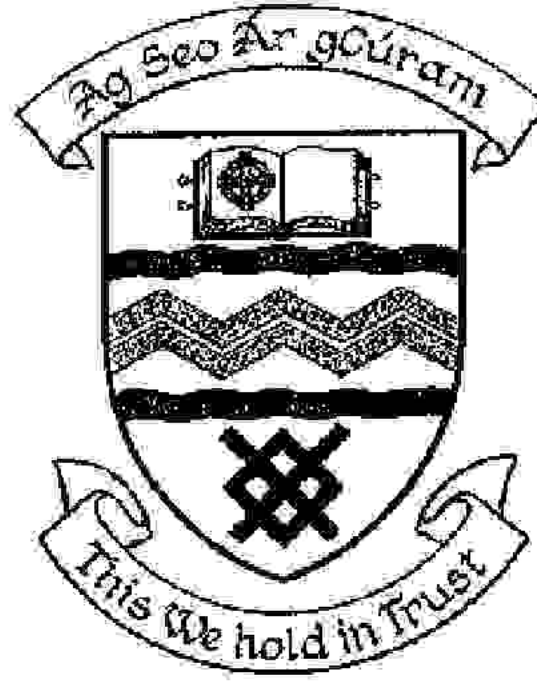
- 1 The applicant is requested to submit revised drawings to the Planning Authority showing the proposed dwelling attached to the existing dwelling.
- 2 The applicant is requested to submit revised drawings to the Planning Authority showing the depth of the proposed house reduced such that the front and rear building lines of the existing dwelling are not broken.
- 3 The applicant is requested to submit revised drawings to the Planning Authority showing the height of the proposed roof lowered, to match that of the existing dwelling. The applicant is also requested to submit revised drawings showing the sizes of the window opes in the proposed dwelling matching those of the existing dwelling.

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15 Carriglea Drive,
Firhouse,
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REG REF. S01A/0684

- 4 The applicant is requested to show all structures in the vicinity, including the adjoining dwelling to the north on the revised site layout plan.
- 5 The applicant is requested to carry out revised public notice procedures (site notice and newspaper notice) describing the proposed development as being attached to the existing development and submit these notices to the Planning Authority.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

07/12/01