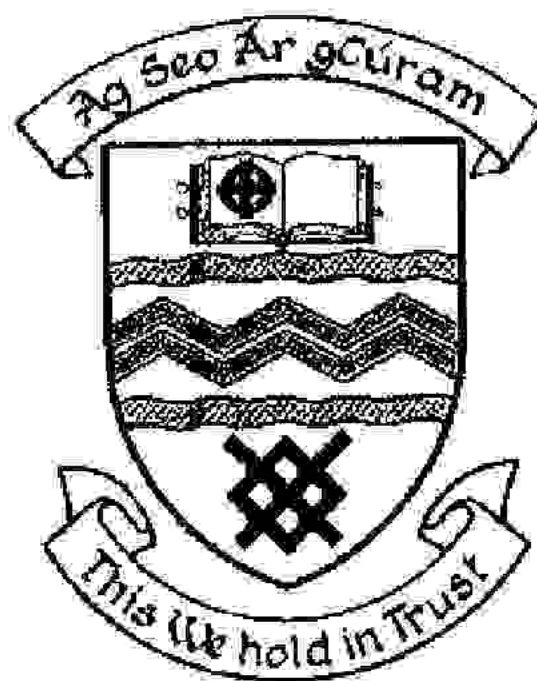


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0274	
1. Location	46 Willington Grove, Templeogue, Dublin 6W.		
2. Development	Change of house type to previously approved planning application Reg. Ref. S99A/0647 for the erection of a detached two-storey house at		
3. Date of Application	04/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Architectural Construction Technology, Address: 80 Ashgrove, Kill Avenue,		
5. Applicant	Name: John Whelan Address: 46 Willington Grove, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 2292 Date 02/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2684 Date 15/08/2001	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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Architectural Construction Technology,
80 Ashgrove,
Kill Avenue,
Dun-Laoghaire,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2684	Date of Final Grant 15/08/2001
Decision Order Number 2292	Date of Decision 02/07/2001
Register Reference S01A/0274	Date 04/05/01

Applicant John Whelan

Development Change of house type to previously approved planning application Reg. Ref. S99A/0647 for the erection of a detached two-storey house at

Location 46 Willington Grove, Templeogue, Dublin 6W.

Floor Area 124.50 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.

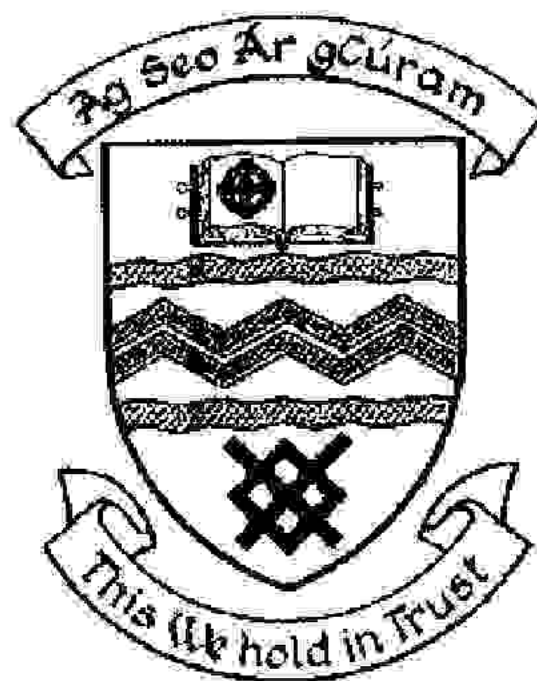
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REG REF. S017/03

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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 The proposed roof height of the proposed dwelling shall not exceed that of the neighbouring dwelling. The applicant shall submit revised designs for the written approval of the Planning Authority, which show a development, which has a roof height which is consistent with the neighbouring property no.46 Willington Grove Templeogue.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 3 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 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.
- 5 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.
- 6 That the dwellinghouse not 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.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
(a) No buildings shall be erected within 5 metres of a watermain less than 225mm diameter and within 8m of a

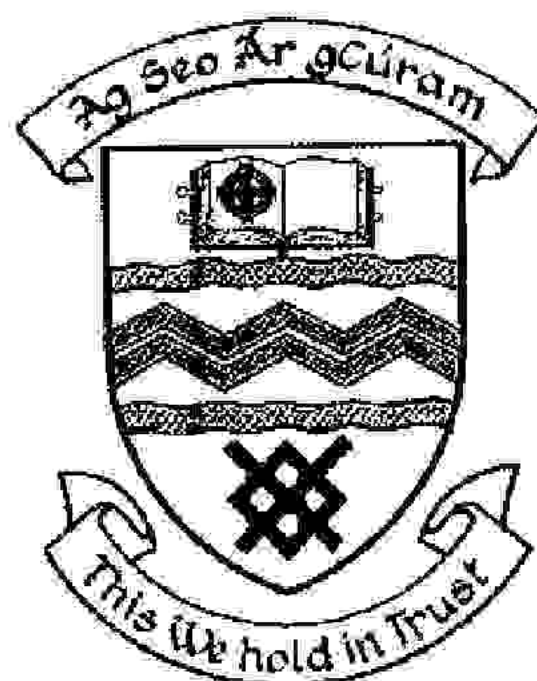
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REG. REF. S01A/93

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watermain greater than 225mm diameter. Applicant to ensure full and complete separation of foul and surface water systems.

(b) 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.

(c) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

(d) The property shall have its own individual service connection to the public watermain and 24hour storage.

(e) 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 Services Acts, 1878-1964.

- 8 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.

REASON:

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

- 9 Whilst providing a driveway and parking space for both the proposed and existing dwelling the applicant shall retain one third of the existing and proposed front garden area as a green surfaced/landscaped open area.

REASON:

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

- 10 The footpath and kerb for both the existing and proposed dwelling shall be dished to the requirements of the Area Engineer, Roads Maintenance Department, at the applicants own expense. Any such dishing shall not exceed the width of the vehicular entrance.

REASON:

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

- 11 Provision of 2 off street car parking spaces shall be provided for both the proposed and existing dwelling.

REASON:

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

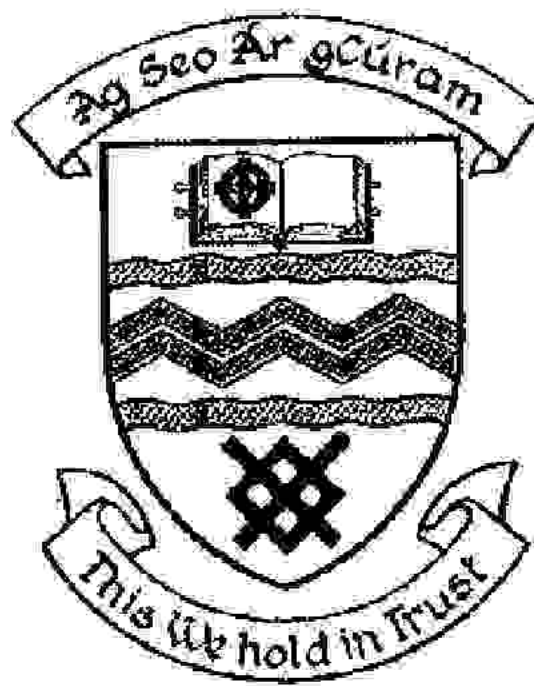
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REG REF. S01A/037

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- 12 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes of the existing buildings along Willington Grove.

REASON:

In the interest of visual amenity.

- 13 Prior to the first occupation of the dwelling the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

REASON:

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

- 14 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No. 7,8,9 of Register Reference S99A/0647, arrangements to be made prior to commencement of 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 providing these services.

- (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 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.

17/08/01
for SENIOR ADMINISTRATIVE OFFICER