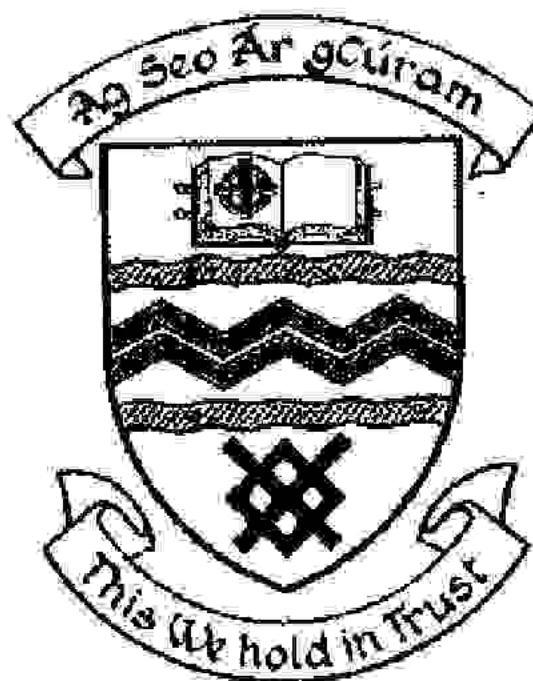


| | | | |
|-----------------------------|--|--|------------------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1) | Plan Register No. S00A/0888 | |
| 1. Location | 1 Tymon Lawn, Old Bawn, Tallaght, Dublin 24. | | |
| 2. Development | Demolition of garage and proposed two storey detached house with new entrance and tiled roof over existing porch. | | |
| 3. Date of Application | 21/12/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 19/02/2001 2. 11/05/20 | 1. 15/03/2001 2. 25/05/20 |
| 4. Submitted by | Name: J. Lane, Address: 2 Orwell Gardens, Rathgar, | | |
| 5. Applicant | Name: Mr. & Mrs. F. Sage, Address: 1 Tymon Lawn, Old Bawn, Tallaght, Dublin 24. | | |
| 6. Decision | O.C.M. No. 2470 Date 23/07/2001 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 2841 Date 06/09/2001 | 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. | |

SOUTH DUBLIN COUNTY COUNCIL
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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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Dublin 24.

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J. Lane,
2 Orwell Gardens,
Rathgar,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|--------------------------------|
| Final Grant Order Number 2841 | Date of Final Grant 06/09/2001 |
| Decision Order Number 2470 | Date of Decision 23/07/2001 |
| Register Reference S00A/0888 | Date 25/05/01 |

Applicant Mr. & Mrs. F. Sage,

Development Demolition of garage and proposed two storey detached house with new entrance and tiled roof over existing porch.

Location 1 Tymon Lawn, Old Bawn, Tallaght, Dublin 24.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/02/2001 /15/03/2001

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

REG REF. S00

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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.

To ensure that the development shall be in accordance with the permission and that effective control be maintained.

- 2 Details of boundary treatment, including any proposed fence, gate or wall, and landscaping shall be submitted to and approved by the Planning Authority prior to the commencement of development. The existing mature trees along the eastern site boundary, and any street trees, shall be retained.

3 That the entire premises be used as a single dwelling unit.

To prevent unauthorised development.

- 4 That all external finishes harmonise in colour and texture with the existing premises.

In the interest of visual amenity,

- 5 The applicant shall meet the following requirements of the Roads Department:

- (i) 2 no. off-street parking spaces shall be provided at both existing and proposed houses.
- (ii) The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

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

- 6 The applicant shall meet the following requirements with respect to water supply and drainage arrangements:
- (i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (ii) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (iii) 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

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REG. REF. S00A/00001

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thick.

(iv) As a 150mm diameter public watermain is within 5m (approx. 4.5m) of the proposed house, prior to the commencement of development, the applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the public watermain from damage. These shall include constructing the foundations beneath the invert level of the watermain.

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

(vi) 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 the interest of public health.

- 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 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.

- 9 That an acceptable house number be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

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) 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

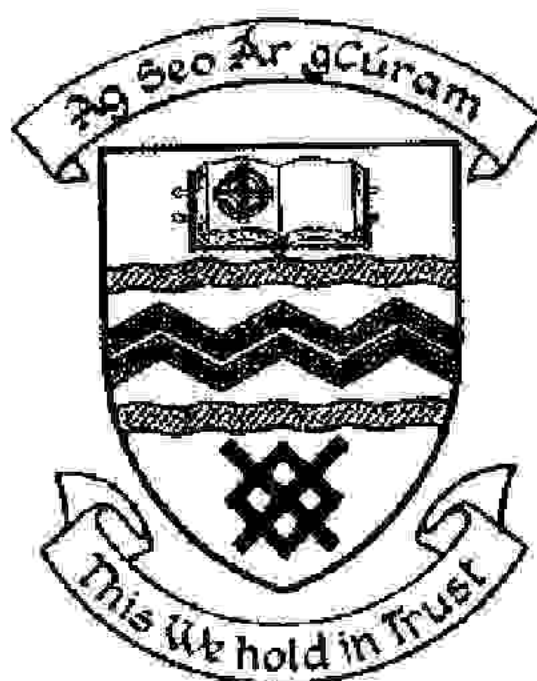
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REG REF. S00A/0884

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reasonable that the developer should contribute towards the cost of providing the services.

- 11 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.

- 12 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 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 £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme 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.

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

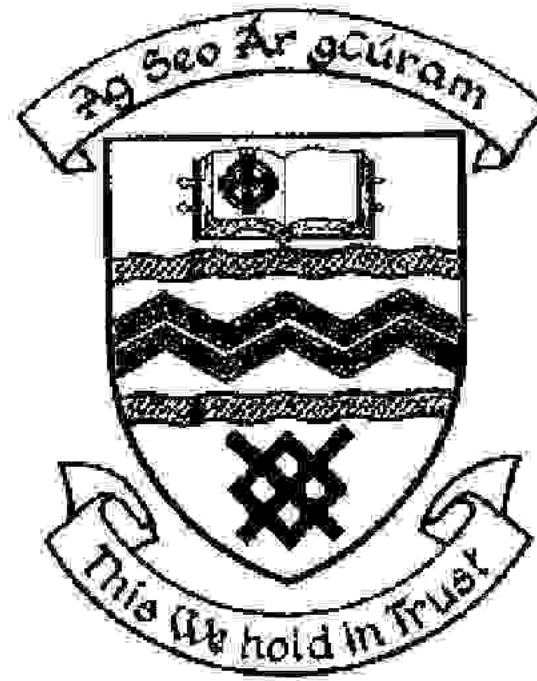
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- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must 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.

06/09/01
for SENIOR ADMINISTRATIVE OFFICER

| | | | |
|--|--|--|------------------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1) | Plan Register No. S00A/0888 | |
| 1. Location | 1 Tymon Lawn, Old Bawn, Tallaght, Dublin 24. | | |
| 2. Development | Demolition of garage and proposed two storey detached house with new entrance and tiled roof over existing porch. | | |
| 3. Date of Application | 21/12/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 19/02/2001 2. 11/05/20 | 1. 15/03/2001 2. 25/05/20 |
| 4. Submitted by | Name: J. Lane, Address: 2 Orwell Gardens, Rathgar, | | |
| 5. Applicant | Name: Mr. & Mrs. F. Sage, Address: 1 Tymon Lawn, Old Bawn, Tallaght, Dublin 24. | | |
| 6. Decision | O.C.M. No. 2470 Date 23/07/2001 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. Date | 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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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 2470 | Date of Decision 23/07/2001 |
| Register Reference S00A/0888 | Date: 21/12/00 |

Applicant Mr. & Mrs. F. Sage,

Development Demolition of garage and proposed two storey detached house
with new entrance and tiled roof over existing porch.

Location 1 Tymon Lawn, Old Bawn, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/02/2001 /15/03/2001

Clarification of Additional Information Requested/Received 11/05/2001 / 25/05/
2001

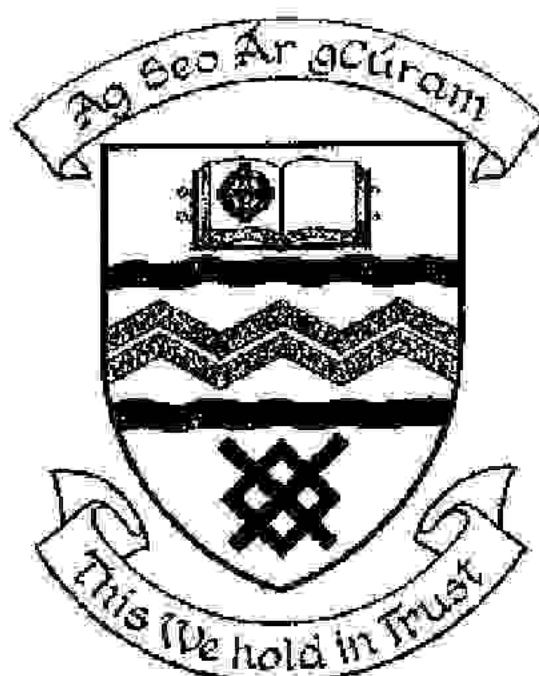
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

 23/07/01
for SENIOR ADMINISTRATIVE OFFICER

J. Lane,
2 Orwell Gardens,
Rathgar,
Dublin 6.

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REG REF. S00A/0888

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 Details of boundary treatment, including any proposed fence, gate or wall, and landscaping shall be submitted to and approved by the Planning Authority prior to the commencement of development. The existing mature trees along the eastern site boundary, and any street trees, shall be retained.

Reason: In the interest of amenity.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 5 The applicant shall meet the following requirements of the Roads Department:
(i) 2 no. off-street parking spaces shall be provided at both existing and proposed houses.
(ii) The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

Reason: In the interest of the proper planning and development of the area.
- 6 The applicant shall meet the following requirements with respect to water supply and drainage arrangements:
(i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in

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REG. REF. S00A/0888

charge.

(ii) The applicant shall ensure full and complete separation of foul and surface water systems.

(iii) 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.

(iv) As a 150mm diameter public watermain is within 5m (approx. 4.5m) of the proposed house, prior to the commencement of development, the applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the public watermain from damage. These shall include constructing the foundations beneath the invert level of the watermain.

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

(vi) 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 the interest of public health.

- 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 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.

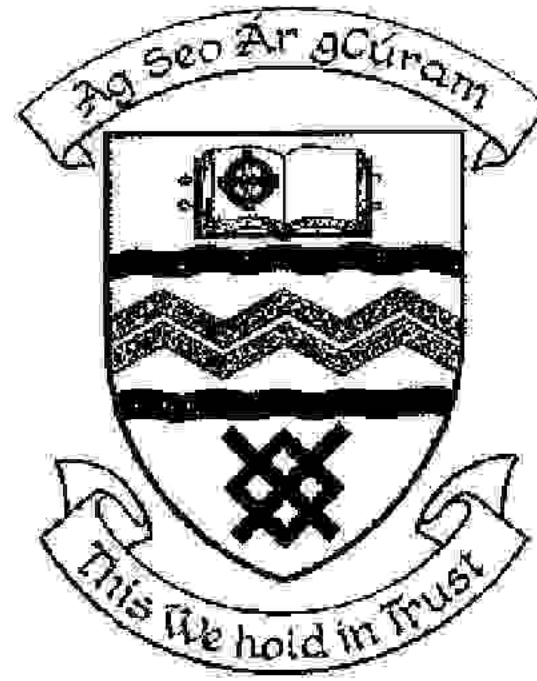
- 9 That an acceptable house number be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

SOUTH DUBLIN COUNTY COUNCIL
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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) 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.

- 11 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.

- 12 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 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

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development and improvement of amenity lands in the area
which will facilitate the proposed development.

- 13 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme 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.