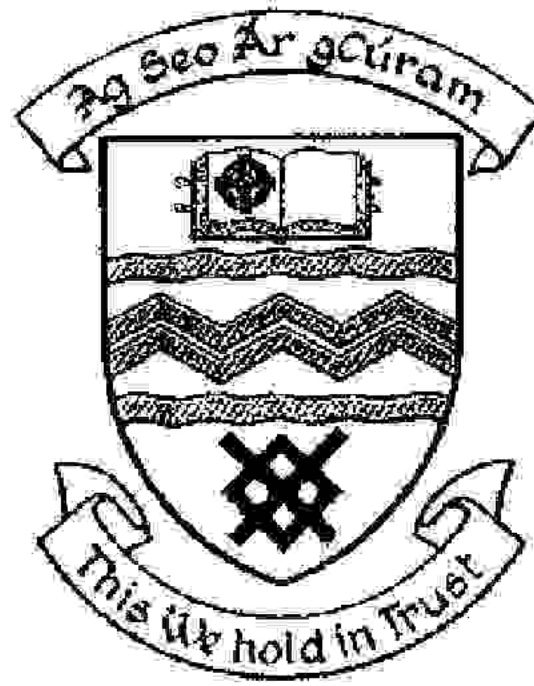


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0876	
1. Location	1 Maplewood Green, Springfield, Tallaght, Dublin 24.		
2. Development	Demolition of existing study/WC to side and the construction of attached three-bedroom terraced house to side.		
3. Date of Application	20/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/02/2001 2.	1. 20/07/2001 2.
4. Submitted by	Name: Patrick Taaffe, Address: 187 The Rise, Belgard Heights,		
5. Applicant	Name: Mr. Michael O'Callaghan, Address: 1 Maplewood Green, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2956 Date 18/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3325 Date 05/11/2001	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Patrick Taaffe,
187 The Rise,
Belgard Heights,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3325	Date of Final Grant 05/11/2001
Decision Order Number 2956	Date of Decision 18/09/2001
Register Reference S00A/0876	Date 20/07/01

Applicant Mr. Michael O'Callaghan,

Development Demolition of existing study/WC to side and the construction of attached three-bedroom terraced house to side.

Location 1 Maplewood Green, Springfield, Tallaght, Dublin 24.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/02/2001 /20/07/2001

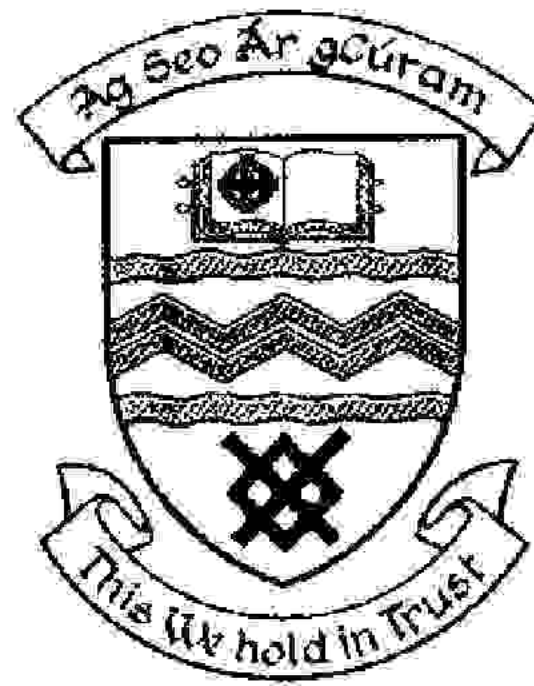
A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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REG REF. S00A/18/1 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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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, and Additional information received on 20/07/2001 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 entire premises be used as a single unit dwelling.
Reason:
To prevent unauthorised development
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 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 The following requirements of the Environmental Services Department shall be complied with:-
 - (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (b) The applicant shall ensure full and complete separation of 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 in C20 concrete 150mm thick.
 - (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.
 - (f) As a 100mm diameter public watermain is within 5m (approx. 3.5m) 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

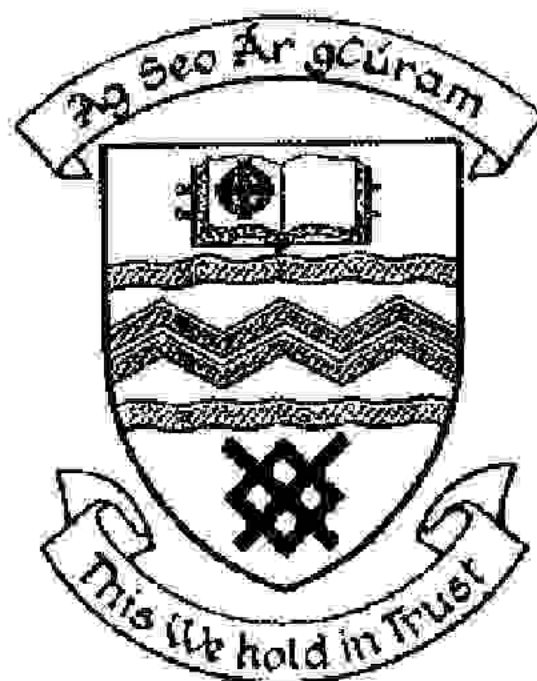
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REG. REF. S00A/C08

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watermain from damage. These details shall include constructing the foundations beneath the invert level of the watermain.

- 6 That the dwellinghouse shall not be occupied until all the services have been connected thereto and are operational.

Reason:

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

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

Reason:

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

- 8 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.

- 9 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.

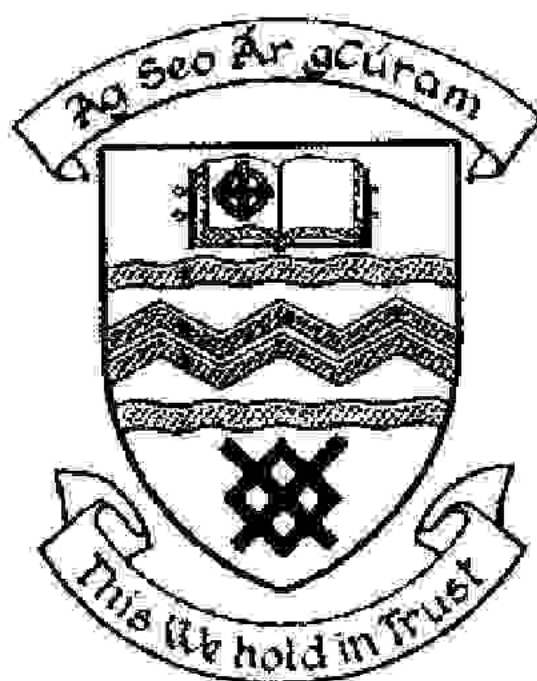
REASON:

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.

- 10 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

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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.

- 11 That a financial contribution in the sum of £1,143 (one thousand one hundred and forty three pounds) EUR 1,451 (one thousand four hundred and fifty one euros) 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.

NOTE: The applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (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.


.....07/11/01
for SENIOR ADMINISTRATIVE OFFICER