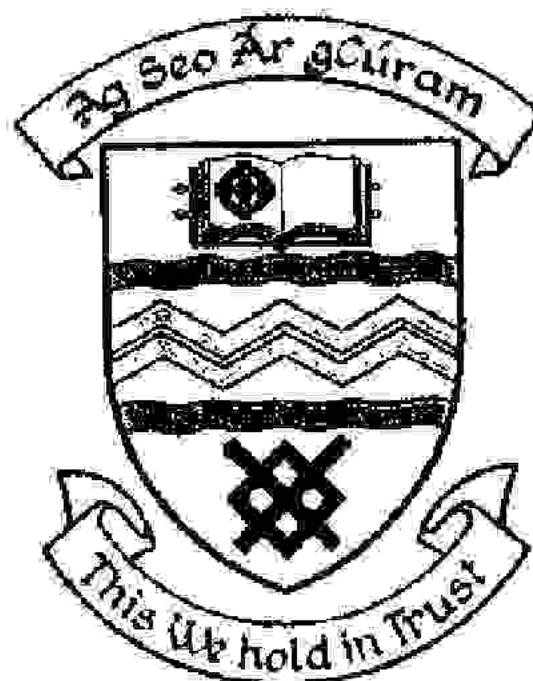


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0766	
1. Location	55 Templeroan Drive, Dublin 16.		
2. Development	Revised house type on side garden.		
3. Date of Application	08/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Don Harrold, Address: 18 Old Rectory Park, Taney Road, Dublin 14.		
5. Applicant	Name: A. Cousins, Address: 44 Verschoye Drive, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2794 Date 20/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0271 Date 06/02/2001	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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Don Harrold,
18 Old Rectory Park,
Taney Road,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 0271	Date of Final Grant 06/02/2001
Decision Order Number 2794	Date of Decision 20/12/2000
Register Reference S00A/0766	Date 08/11/00

Applicant A. Cousins,

Development Revised house type on side garden.

Location 55 Templeroan Drive, Dublin 16.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

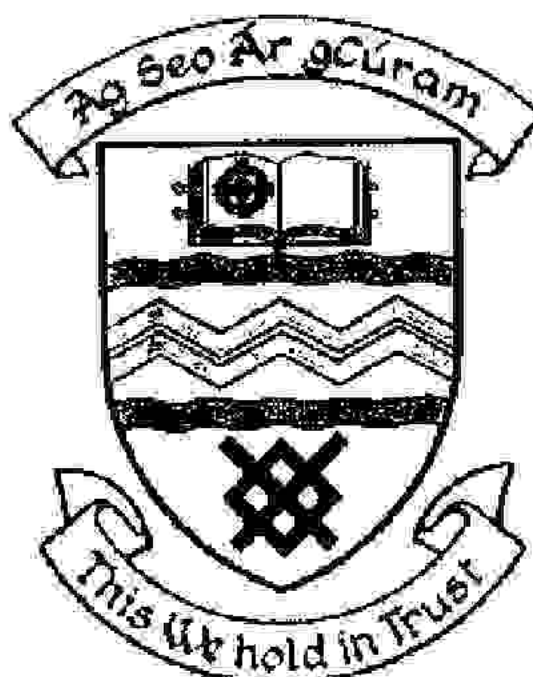
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

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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 the applicant shall submit for agreement with the Planning Authority prior to the commencement of development, revised floor plans and elevations showing the scaled dimensions corresponding with the figured dimensions of the 'footprint' of the house as indicated on the ground floor plan submitted on 08/11/00.

REASON:

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

- 3 That the side building line of the proposed house shall be set back a minimum 2m from the site side boundary adjoining the district distributor road.

REASON:

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

- 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

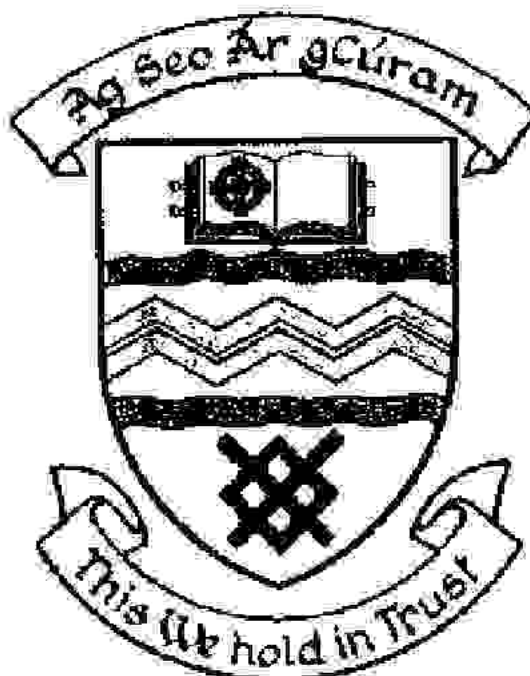
In order to comply with the Sanitary Services Acts, 1878-1964.

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

REASON:

To prevent unauthorised development.

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- 7 Details of external facing and roofing materials, including samples shall be submitted to and approved by the Planning Authority before the commencement of development works.

REASON:

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

- 8 (i) The footpath and kerb shall be dished and the new driveway shall be constructed to the satisfaction of the Area Engineer, Roads Maintenance and at the applicants expense.
 (ii) The manhole cover and frame shall be upgraded/ altered as necessary at the applicant's expense.

REASON:

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

- 9 Details of boundary treatment and landscaping including provision for the retention of existing trees, shrubs and hedges shall be submitted to and approved by the Planning Authority before the commencement of development works.

REASON:

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

- 10 With respect to foul and surface water drainage, the applicant shall ensure the following:-
 (i) Full and complete separation of foul and surface water systems.
 (ii) 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,
 (iii) No building to lie within 5 metres of a sewer.

REASON:

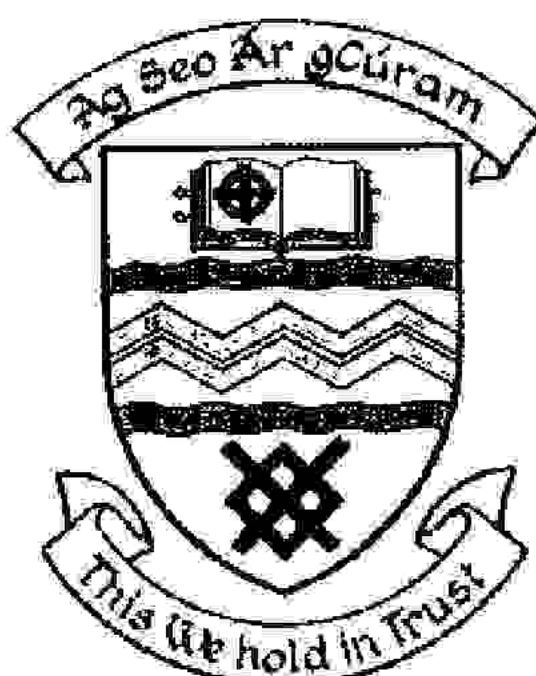
In the interest of public health.

- 11 With respect to water supply, the applicant shall meet the following requirements:
 (i) Separate connection required for each dwelling.
 (ii) All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
 (iii) No building to lie within 5 metres of a watermain.

REASON:

In the interest of public health.

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- 12 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.

- 13 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.

- 14 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 Dodder Valley Linear Park 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.

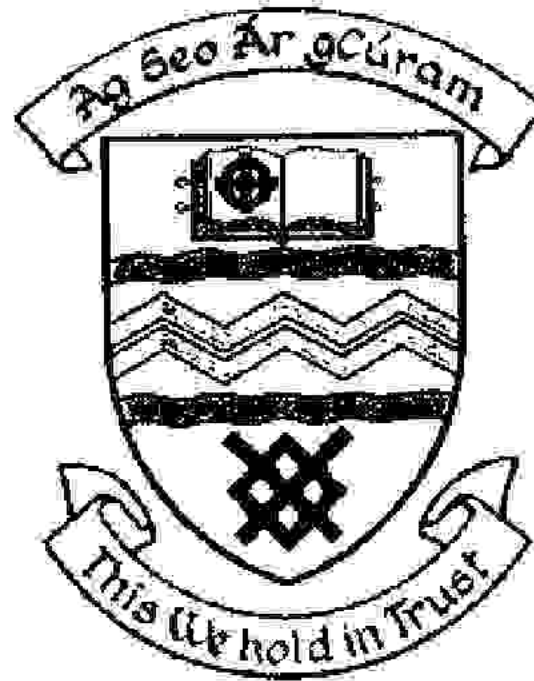
- 15 That a financial contribution in the sum of £675 (six hundred and seventy five pounds) EUR 857 (eight hundred and fifty seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

REASON:

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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.

- 16 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

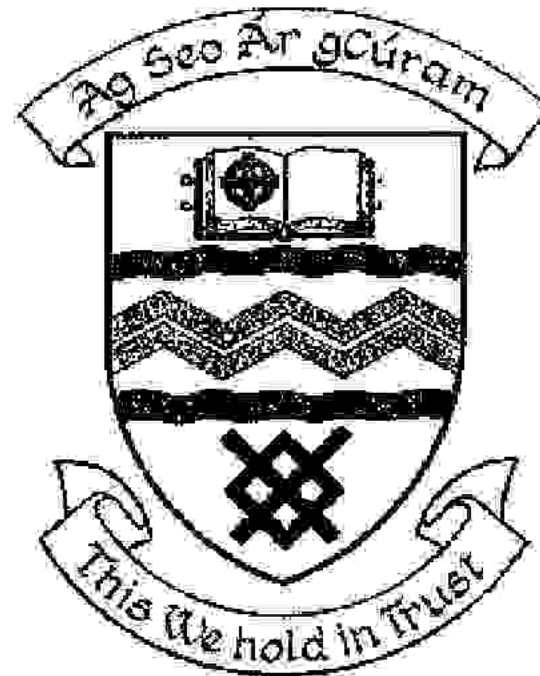
In the interest of the proper planning and development of the area.

- (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.

..........07/02/01
 for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2794	Date of Decision 20/12/2000
Register Reference S00A/0766	Date: 08/11/00

Applicant A. Cousins,
Development Revised house type on side garden.
Location 55 Templeroan Drive, Dublin 16.
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 (16) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

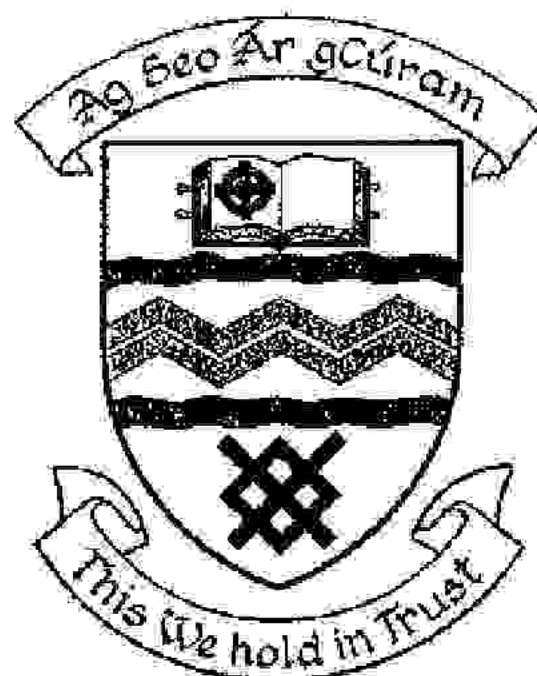
.....*MT*..... 20/12/00
for SENIOR ADMINISTRATIVE OFFICER

Don Harrold,
18 Old Rectory Park,
Taney Road,
Dublin 14.

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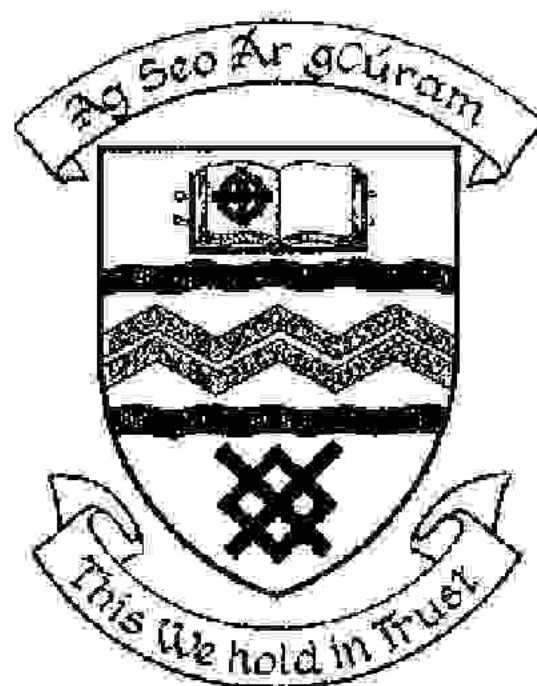
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Conditions and Reasons

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REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 3 That the side building line of the proposed house shall be set back a minimum 2m from the site side boundary adjoining the district distributor road.
REASON:
In the interest of the proper planning and development of the area.
- 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

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REG. REF. S00A/0766

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

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REASON:

In the interest of public health.

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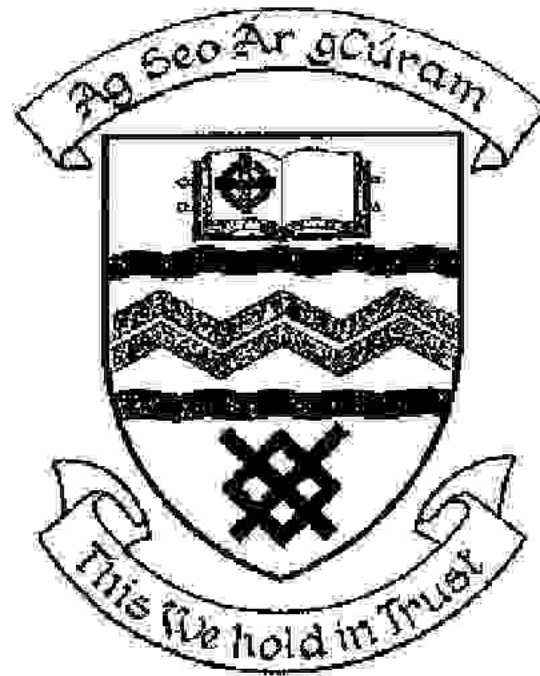
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REASON:

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Park 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.

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REASON:

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REASON:

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