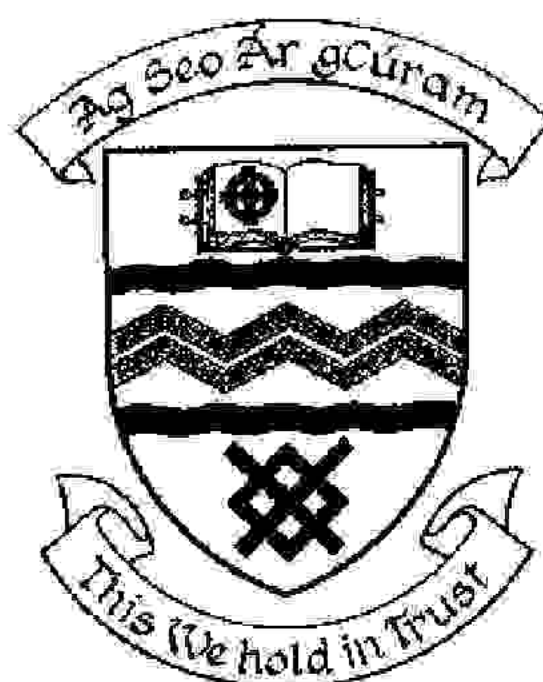


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0383	
1. Location	82 Orwell Park Rise, Templeogue, Dublin 6W.		
2. Development	Demolition of existing single storey garage at rear and for construction of 2 two-storey semi-detached houses at side including vehicular entrance and associated work.		
3. Date of Application	06/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/07/2000 2.	1. 10/07/2000 2.
4. Submitted by	Name: Traynor O'Toole Partnership, Address: 49 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Charles Moran, Address: 82 Orwell Park, Templeogue, Dublin 12.		
6. Decision	O.C.M. No. 2037  Date 07/09/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 2037	Date of Decision 07/09/2000
Register Reference S00A/0383	Date: 06/06/00

**Applicant** Charles Moran,  
**Development** Demolition of existing single storey garage at rear and for construction of 2 two-storey semi-detached houses at side including vehicular entrance and associated work.

**Location** 82 Orwell Park Rise, Templeogue, Dublin 6W.

**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 06/06/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 Revised site layout to show 2 no. off street parking spaces per house.
- 2 The applicant is requested to submit a drawing indicating exact location of 225mm diameter surface water sewer which runs along Wellington Lane and its location in relation to the proposed development. The applicant is advised that the design of the proposed development may need to be revised so that no development is within 5m of surface water sewer.

Signed on behalf of South Dublin County Council

.....*MJ*.....  
for Senior Administrative Officer

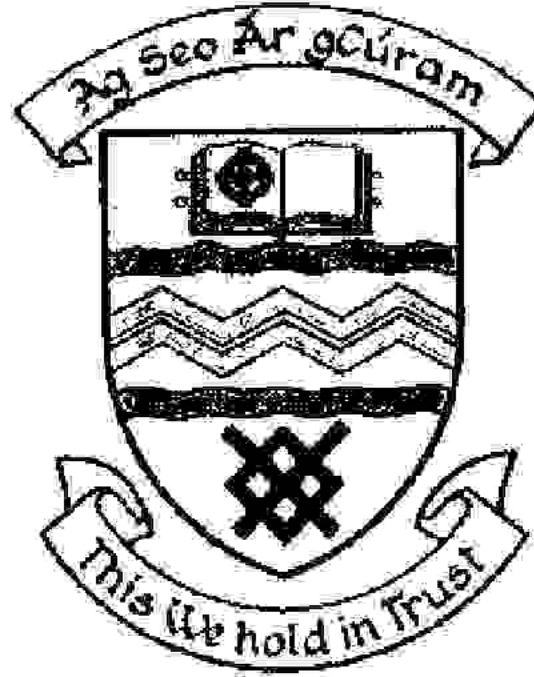
07/09/00

Traynor O'Toole Partnership,  
49 Upper Mount Street,  
Dublin 2.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0383	
1. Location	82 Orwell Park Rise, Templeogue, Dublin 6W.		
2. Development	Demolition of existing single storey garage at rear and for construction of 2 two-storey semi-detached houses at side including vehicular entrance and associated work.		
3. Date of Application	06/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 06/11/2000 2.
4. Submitted by	Name: Traynor O'Toole Partnership, Address: 49 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Charles Moran, Address: 82 Orwell Park, Templeogue, Dublin 12.		
6. Decision	O.C.M. No. 2791  Date 19/12/2000	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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Facs: 01-414 9104

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Dublin 24

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Traynor O'Toole Partnership,  
49 Upper Mount Street,  
Dublin 2.

**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 2791	Date of Decision 19/12/2000
Register Reference S00A/0383	Date 06/11/00

**Applicant** Charles Moran,

**Development** Demolition of existing single storey garage at rear and for construction of 2 two-storey semi-detached houses at side including vehicular entrance and associated work.

**Location** 82 Orwell Park Rise, Templeogue, Dublin 6W.

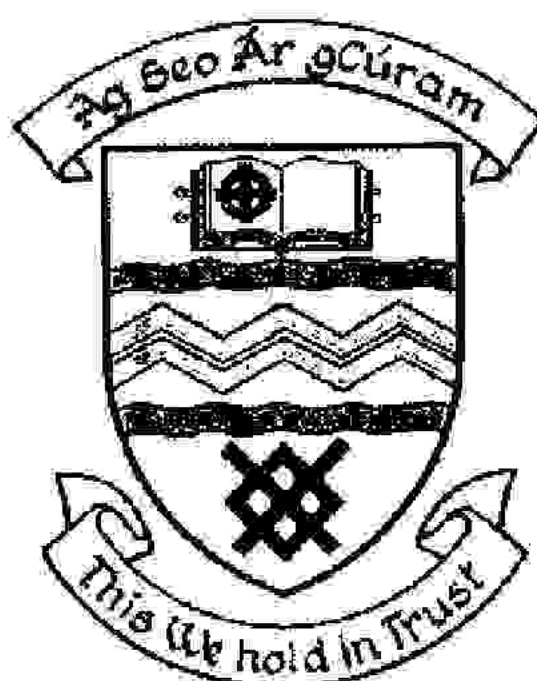
**Floor Area** 0.00 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** /06/11/2000

A Permission has been granted for the development described above,  
subject to the following (14) Conditions.

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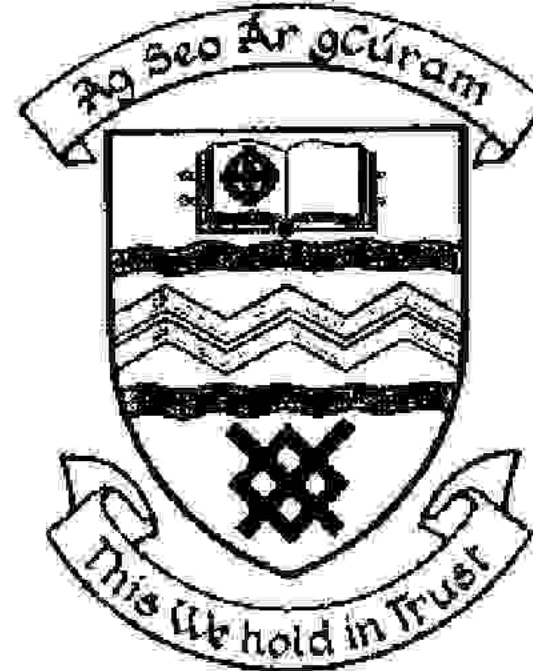
Telephone: 01-414 9230  
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 06/11/00, 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 each proposed house be used as a single dwelling unit.  
 REASON:  
 To prevent unauthorised development.
- 3 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.
- 4 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.  
 REASON:  
 In the interest of visual amenity.
- 5 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, watermains or drains, forming part of the development.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 6 That all external finishes harmonise in colour and texture with the existing premises.  
 REASON:  
 In the interest of visual amenity.



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7 The applicant shall comply with the requirements of the Environmental Services Department, South Dublin County Council as indicated in report of 05/12/00. Specifically

- (i) Applicant shall ensure full and complete separation of foul and surface water systems.
- (ii) All foul water, surface water and water supply 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 structure shall be erected within 8 metres of watermain (12 inch diameter watermain) on Wellington Lane.
- (iv) The applicant shall ensure that each dwelling has a separate water supply connection. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24-hour storage for dwelling
- (v) No building shall be erected within 5 metres of 225 mm diameter surface water sewer (running along Wellington Lane).

**REASON:**

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

8 The applicants shall submit details, plans and particulars, for the agreement of the Planning Authority, prior to the commencement of development, of widened vehicular driveways to facilitate ease of accessing/ exiting.

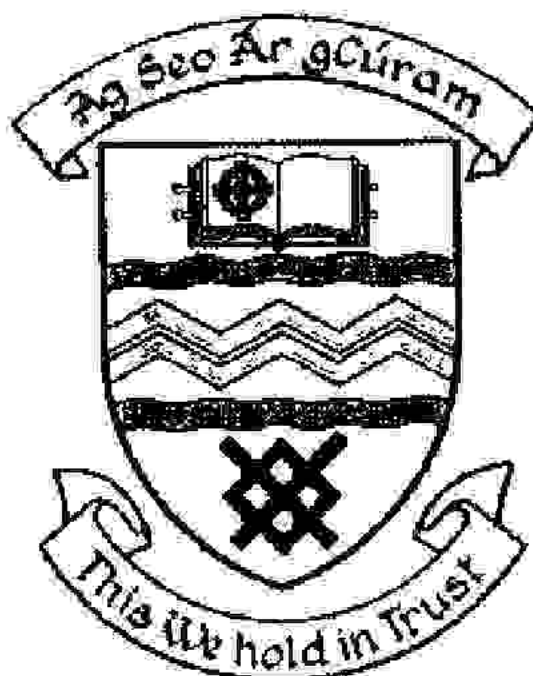
**REASON:**

In the interest of public safety, protection of residential amenity and the proper planning and development of the area.

9 The applicant shall comply with the following requirements of the Parks and Landscaping Service Department of South Dublin County

- (i) The applicant shall take due care and attention to ensure the preservation and protection of the two trees to the right of the proposed vehicular entrance. In this regard, no materials of any kind- including oil, tar, bitumen, cement, rubble and excavated materials, likely to be injurious to the trees should be permitted within 2 metres of the base of the trees. In addition, no excavation is to take place within the spread of the canopy of the trees. Measures taken to protect the trees during

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 Facs: 01-414 9104

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the course of construction are to be agreed with the Planning Authority prior to the commencement of development works.

**REASON:**

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

- 10 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,904 (one thousand nine hundred and four 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 £4,200 (four thousand two hundred pounds) EUR 5,332 (five thousand three hundred and thirty two 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 £4,350 (Four Thousand Three Hundred and Fifty Pounds) EUR 5,523 (Five Thousand Five Hundred and Twenty Three 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.



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Telefon: 01-414 9230  
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- 13 That acceptable name/house numbers be submitted and approved by the County Council before any constructional work has taken place on the proposed houses.

**REASON:**

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

- 14 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) EUR 10,157 (ten thousand one hundred and fifty seven euros) or lodgement with the Council of a cash sum of £5,000 (five thousand pounds) EUR 6,348 (six thousand three hundred and forty eight euros).

**REASON:**

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- (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

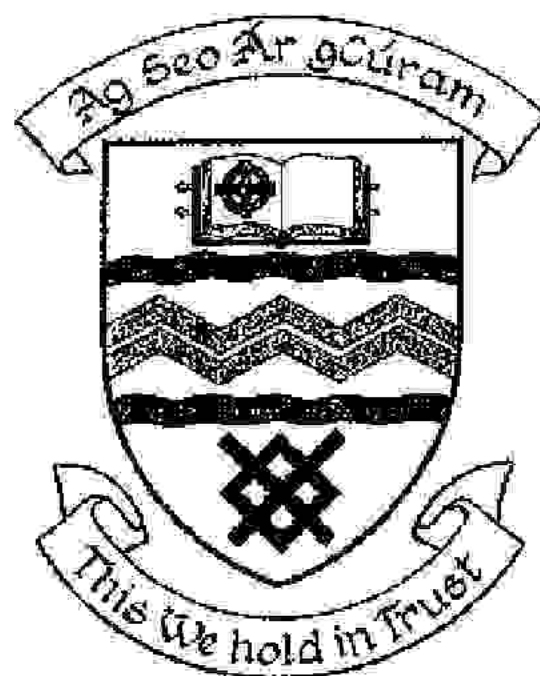


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0383	
1. Location	82 Orwell Park Rise, Templeogue, Dublin 6W.		
2. Development	Demolition of existing single storey garage at rear and for construction of 2 two-storey semi-detached houses at side including vehicular entrance and associated work.		
3. Date of Application	06/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1. 06/11/2000  2.
4. Submitted by	Name: Traynor O'Toole Partnership, Address: 49 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Charles Moran, Address: 82 Orwell Park, Templeogue, Dublin 12.		
6. Decision	O.C.M. No. 2791  Date 19/12/2000	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.	

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



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DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2791	Date of Decision 19/12/2000
Register Reference S00A/0383	Date: 06/06/00

Applicant Charles Moran,

Development Demolition of existing single storey garage at rear and for construction of 2 two-storey semi-detached houses at side including vehicular entrance and associated work.

Location 82 Orwell Park Rise, Templeogue, Dublin 6W.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /06/11/2000

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 ( 14 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....*m7*..... 20/12/00  
for SENIOR ADMINISTRATIVE OFFICER

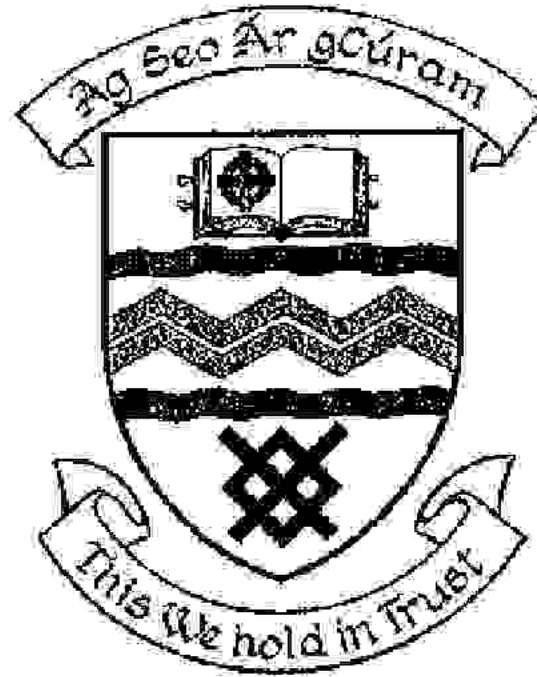
Traynor O'Toole Partnership,  
49 Upper Mount Street,  
Dublin 2.



**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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REG REF. S00A/0383

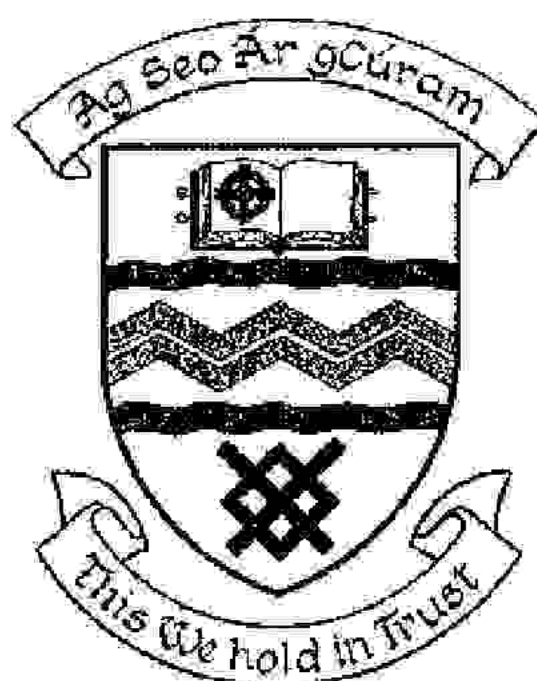
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 06/11/00, 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 each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 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.
- 4 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.  
REASON:  
In the interest of visual amenity.
- 5 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, watermains or drains, forming part of the development.  
REASON:  
In the interest of the proper planning and development of the area.

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

Telefon: 01-414 9000  
Facs: 01-414 9104



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Dublin 24.

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REG. REF. S00A/0383

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

REASON:

In the interest of visual amenity.

- 7 The applicant shall comply with the requirements of the Environmental Services Department, South Dublin County Council as indicated in report of 05/12/00. Specifically

- (i) Applicant shall ensure full and complete separation of foul and surface water systems.
- (ii) All foul water, surface water and water supply 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 structure shall be erected within 8 metres of watermain (12 inch diameter watermain) on Wellington Lane.
- (iv) The applicant shall ensure that each dwelling has a separate water supply connection. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24-hour storage for dwelling
- (v) No building shall be erected within 5 metres of 225 mm diameter surface water sewer (running along Wellington Lane).

REASON:

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

- 8 The applicants shall submit details, plans and particulars, for the agreement of the Planning Authority, prior to the commencement of development, of widened vehicular driveways to facilitate ease of accessing/ exiting.

REASON:

In the interest of public safety, protection of residential amenity and the proper planning and development of the area.

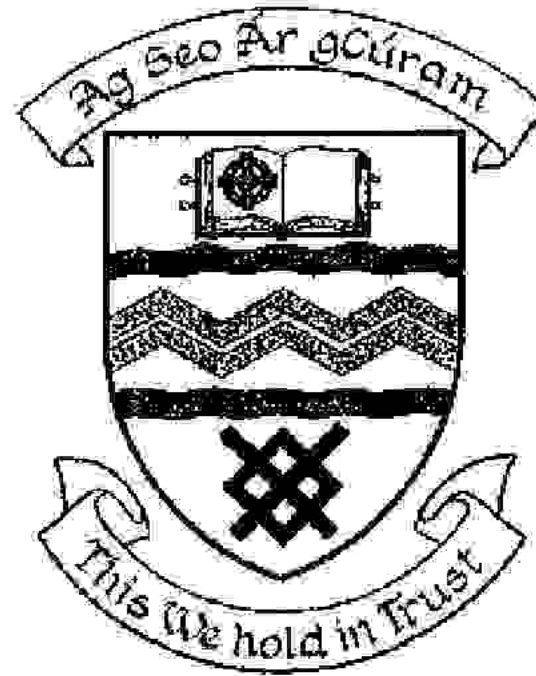
- 9 The applicant shall comply with the following requirements of the Parks and Landscaping Service Department of South



**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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Telefon: 01-414 9000  
Facs: 01-414 9104



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Dublin 24.

Telephone: 01-414 9000  
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Dublin County

- (i) The applicant shall take due care and attention to ensure the preservation and protection of the two trees to the right of the proposed vehicular entrance. In this regard, no materials of any kind-including oil, tar, bitumen, cement, rubble and excavated materials, likely to be injurious to the trees should be permitted within 2 metres of the base of the trees. In addition, no excavation is to take place within the spread of the canopy of the trees. Measures taken to protect the trees during the course of construction are to be agreed with the Planning Authority prior to the commencement of development works.

**REASON:**

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

- 10 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,904 (one thousand nine hundred and four 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 £4,200 (four thousand two hundred pounds) EUR 5,332 (five thousand three hundred and thirty two 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.

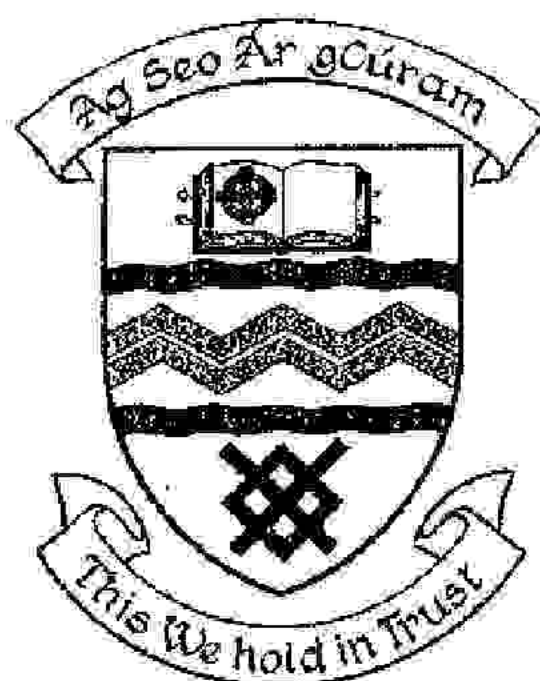
**REASON:**

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

**SOUTH DUBLIN COUNTY COUNCIL  
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Halla an Chontae,  
Lár an Bhaile, Tarnhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



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DEPARTMENT**  
County Hall,  
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REG. REF. S00A/0383

improvement works and traffic management schemes  
facilitating the proposed development.

- 12 That a financial contribution in the sum of £4,350 (Four Thousand Three Hundred and Fifty Pounds) EUR 5,523 (Five Thousand Five Hundred and Twenty Three 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 acceptable name/house numbers be submitted and approved by the County Council before any constructional work has taken place on the proposed houses.

REASON:

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

- 14 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) EUR 10,157 (ten thousand one hundred and fifty seven euros) or lodgement with the Council of a cash sum of £5,000 (five thousand pounds) EUR 6,348 (six thousand three hundred and forty eight euros).

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Order Number 1432	Date of Order 03/07/2000
Register Reference S00A/0383	Date 06/06/00

**Applicant** Charles Moran,

**Development** Demolition of existing single storey garage at rear and for construction of 2 two-storey semi-detached houses at side including vehicular entrance and associated work.

**Location** 82 Orwell Park Rise, Templeogue, Dublin 6W.

Dear Sir/Madam,

An inspection carried out on 22/06/00 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the A4 size sign stuck in hedge is partially obscured by hedge. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Traynor O'Toole Partnership,  
49 Upper Mount Street,  
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S00A/0383

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

*MA*  
..... 03/07/00  
for Senior Administrative Officer.