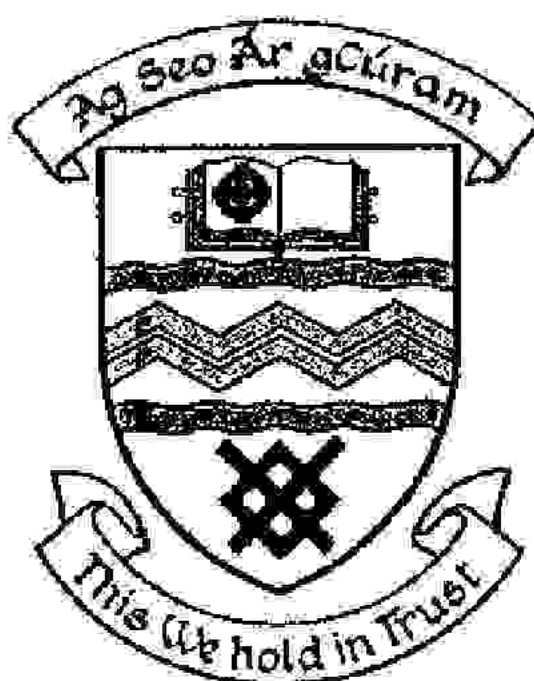


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0341
1. Location	26 Sundale Crescent (formerly known as 59 Road 13), Gibbons, Tallaght, Dublin 24.	
2. Development	2 No. 3 bed semi-detached houses and associated site works on site of previously approved detached house being part of Phase 4 of overall development at Suncroft. Previous permission Reg. Ref. S97A/0547.	
3. Date of Application	22/05/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: Fenton - Simons, Address: 29 Fitzwilliam Place, Dublin 2.	
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Kingswood, Dublin 24.	
6. Decision	O.C.M. No. 1596 Date 20/07/2000	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1985 Date 31/08/2000	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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Fenton - Simons,
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1985	Date of Final Grant 31/08/2000
Decision Order Number 1596	Date of Decision 20/07/2000
Register Reference S00A/0341	Date 22/05/00

Applicant Kelland Homes Ltd.,

Development 2 No. 3 bed semi-detached houses and associated site works on site of previously approved detached house being part of Phase 4 of overall development at Suncroft. Previous permission Reg. Ref. S97A/0547.

Location 26 Sundale Crescent (formerly known as 59 Road 13), Gibbons, Tallaght, Dublin 24.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

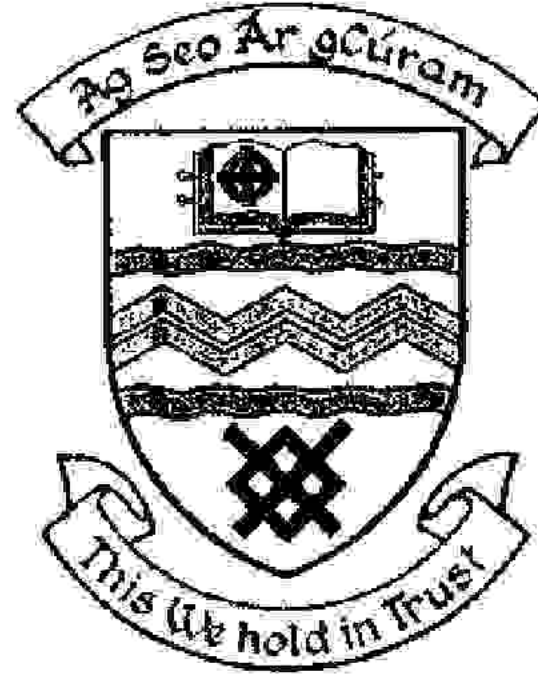
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (19) Conditions.

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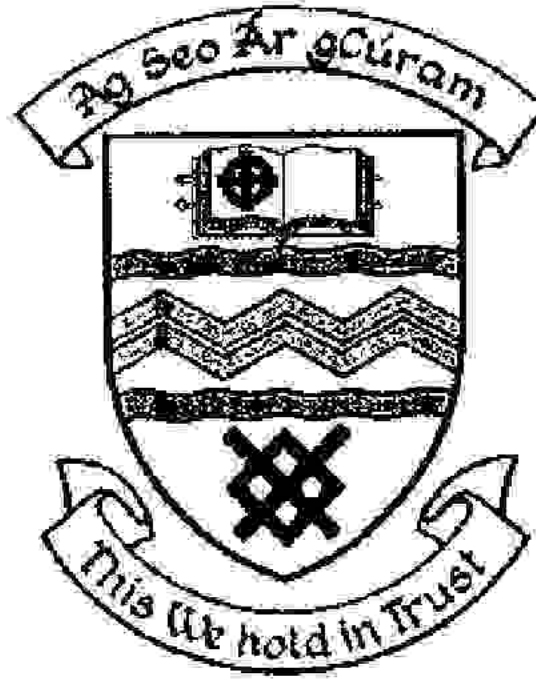
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Conditions and Reasons

- 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 This permission is subject to the relevant conditions of the parent permission for this housing development Ref. S96A/0572.
- 3 The external finish of the two additional houses shall match the external finish of the adjacent houses.
Reason:
In the interest of visual amenity.
- 4 With regard to both foul and surface water drainage, the applicant shall ensure that all pipes are laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
Reason:
In the interest of the planning and development of the area.
- 5 The applicant shall ensure the full and complete separation of foul and surface water systems.
Reason:
In the interest of the proper planning and development of the area.
- 6 With regard to water supply, the applicant shall ensure a separate connection for each dwelling. All connection, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide 24 hour storage for each dwelling.
Reason:
In the interest of the proper planning and development of the area.
- 7 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

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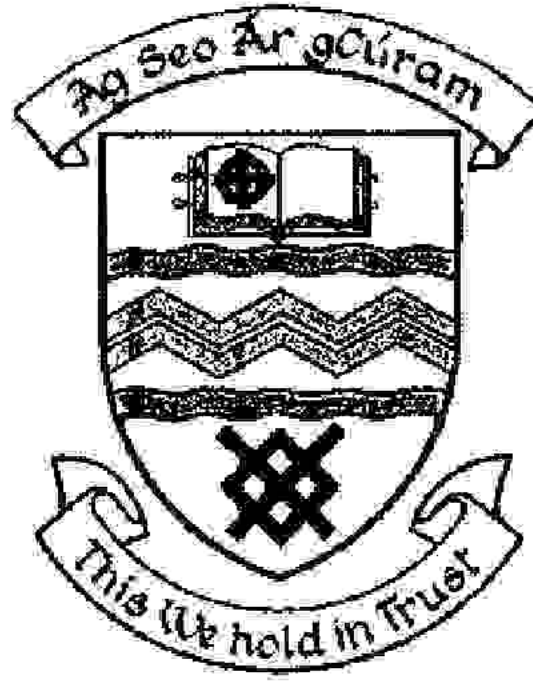
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- 8 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
 REASON:
 To protect the amenities of the area.
- 9 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
 REASON:
 In the interest of amenity.
- 10 That no dwellinghouse be 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.
- 11 That acceptable house numbers be submitted to and approved by the South Dublin 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.
- 12 The applicant shall ensure that the rear boundary treatment of dwellings adjoining the subject site shall be completed in line with the relevant permission Reg. Ref.S96A/0572.
 Reason:
 In the interest of visual amenity.
- 13 All gable windows shall be finished only in obscured glazing.
 Reason: To protect residential amenities.
- 14 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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reasonable that the developer should contribute towards the cost of providing the services.

- 15 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.

- 16 That a financial contribution in the sum of 1,000 (One Thousand Pounds) EUR 1,274 (One Thousand Two Hundred and Seventy Four Euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in McGee Park and Jobstown 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.

- 17 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's 14, 15, 16 and 17 of Register Reference S97A/0547 be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

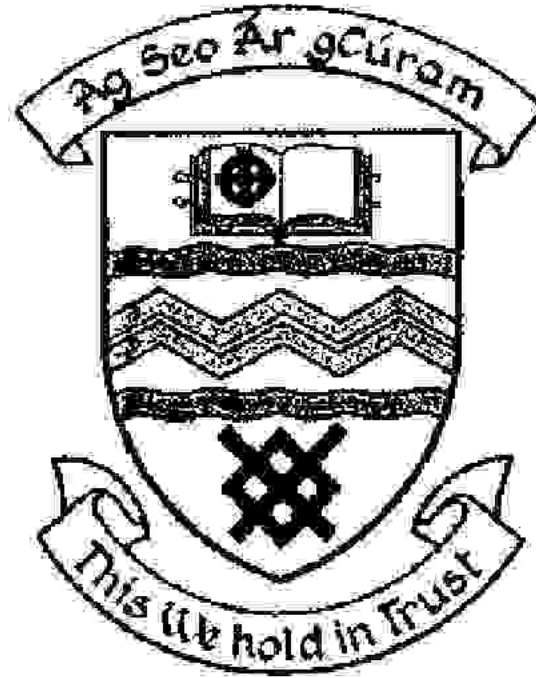
- 18 The proposed dwellings shall be positioned so as to give 22 metres distance between their combined rear elevation and that of the dwellings to the rear.

Reason:

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In the interest of the proper planning and development of the area and to maintain Development Plan standards.

- 19 Two on site parking spaces per house shall be provided in accordance with details to be submitted to and agreed with the Planning Authority before development commences.

Reason:

In the interest of road safety.

- (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.

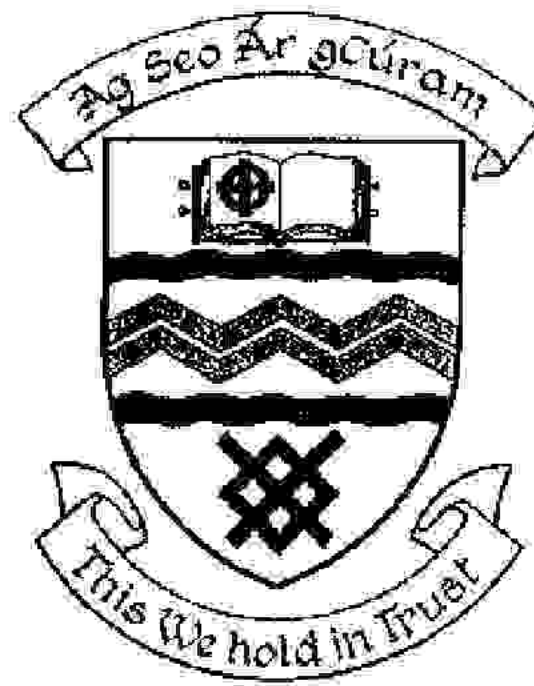
..... *Dona Kane* 31/08/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0341	
1. Location	26 Sundale Crescent (formerly known as 59 Road 13), Gibbons, Tallaght, Dublin 24.		
2. Development	2 No. 3 bed semi-detached houses and associated site works on site of previously approved detached house being part of Phase 4 of overall development at Suncroft. Previous permission Reg. Ref. S97A/0547.		
3. Date of Application	22/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton - Simons, Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd., Address: Ballymount House, Ballymount Road, Kingswood, Dublin 24.		
6. Decision	O.C.M. No. 1596 Date 20/07/2000	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
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1596	Date of Decision 20/07/2000
Register Reference S00A/0341	Date: 22/05/00

Applicant Kelland Homes Ltd.,

Development 2 No. 3 bed semi-detached houses and associated site works on site of previously approved detached house being part of Phase 4 of overall development at Suncroft. Previous permission Reg. Ref. S97A/0547.

Location 26 Sundale Crescent (formerly known as 59 Road 13), Gibbons, Tallaght, Dublin 24.

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

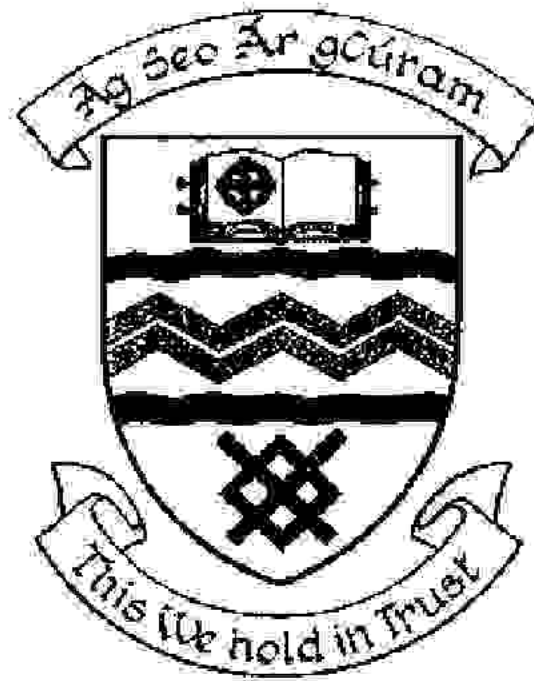
.....*MS*..... 20/07/00
for SENIOR ADMINISTRATIVE OFFICER

Fenton - Simons,
29 Fitzwilliam Place,
Dublin 2.

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REG REF. S00A/0341

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.
- 2 This permission is subject to the relevant conditions of the parent permission for this housing development Ref. S96A/0572.
- 3 The external finish of the two additional houses shall match the external finish of the adjacent houses.
Reason:
In the interest of visual amenity.
- 4 With regard to both foul and surface water drainage, the applicant shall ensure that all pipes are laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
Reason:
In the interest of the planning and development of the area.
- 5 The applicant shall ensure the full and complete separation of foul and surface water systems.
Reason:
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- 6 With regard to water supply, the applicant shall ensure a separate connection for each dwelling. All connection, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide 24 hour storage for each dwelling.
Reason:

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REG. REF. S00A/0341

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

7 That each proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

8 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:

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9 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

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10 That no dwellinghouse be 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.

11 That acceptable house numbers be submitted to and approved by the South Dublin 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.

12 The applicant shall ensure that the rear boundary treatment of dwellings adjoining the subject site shall be completed in line with the relevant permission Reg. Ref.S96A/0572.

Reason:

In the interest of visual amenity.

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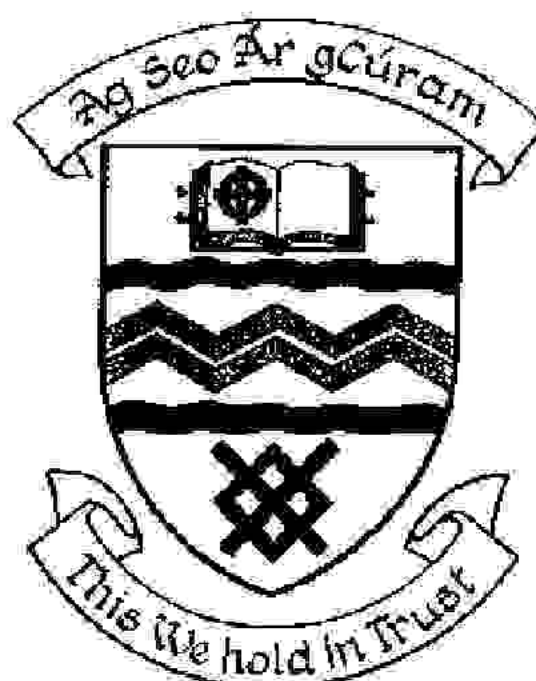
REG REF. S00A/0341

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Reason: To protect residential amenities.
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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.
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REASON:
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REASON:
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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REG. REF. S00A/0341

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.

- 17 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's 14, 15, 16 and 17 of Register Reference S97A/0547 be strictly adhered to in respect of this development.

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It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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Reason:

In the interest of the proper planning and development of the area and to maintain Development Plan standards.

- 19 Two on site parking spaces per house shall be provided in accordance with details to be submitted to and agreed with the Planning Authority before development commences.

Reason:

In the interest of road safety.