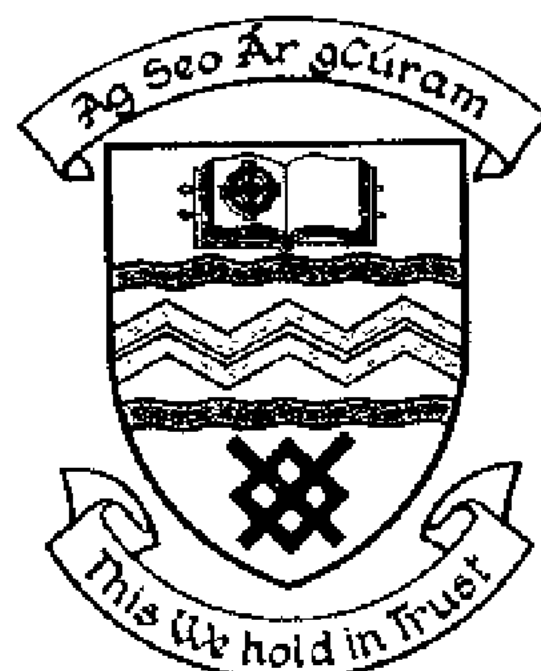


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0958	
1. Location	Adjacent to 29 Fernwood Lawn, Tallaght, Dublin 24.		
2. Development	Semi-detached 2 storey dwelling house.		
3. Date of Application	24/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/02/2000 2. 19/05/20	1. 29/05/2000 2. 29/05/20
4. Submitted by	Name: Arquinta Architects, Address: 55 Barclay Court, Blackrock,		
5. Applicant	Name: Bollum Developments, Address: 37 Lower Clanbrassil Street, Dublin 8.		
6. Decision	O.C.M. No. 1686 Date 28/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2061 Date 08/09/2000	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
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

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Arquinta Architects,
55 Barclay Court,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2061	Date of Final Grant 08/09/2000
Decision Order Number 1686	Date of Decision 28/07/2000
Register Reference S99A/0958	Date 29/05/00

Applicant Bollum Developments,

Development Semi-detached 2 storey dwelling house.

Location Adjacent to 29 Fernwood Lawn, Tallaght, Dublin 24.

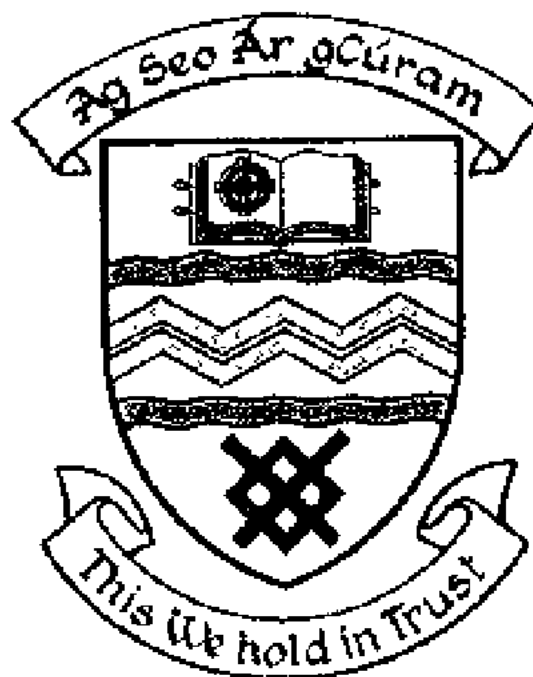
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/02/2000 /29/05/2000

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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**PLANNING
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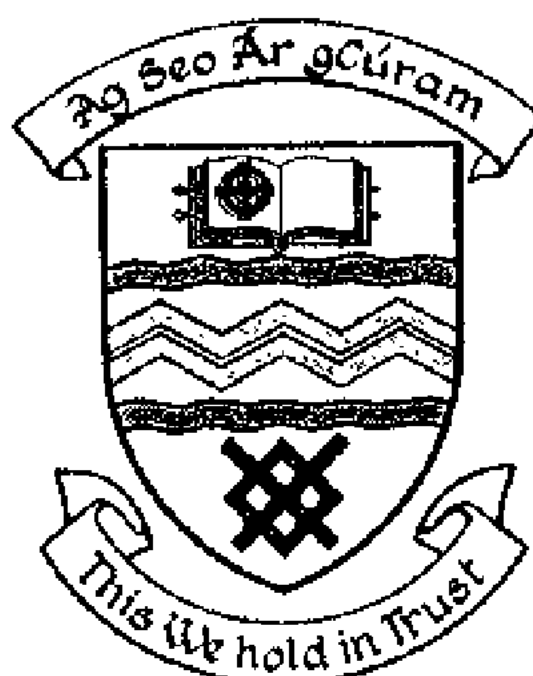
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 Town Centre, Tallaght
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Conditions and Reasons

- 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 on 23/03/00 and Clarification of Additional Information received on 29/05/00, 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 The applicant shall ensure full and complete separation of foul and surface water systems.
 REASON:
 In the interest of the proper planning and development of the area.
- 3 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 proper planning and development of the area.
- 4 A separate water connection is required for the 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 the dwelling.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 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.
- 6 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.

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

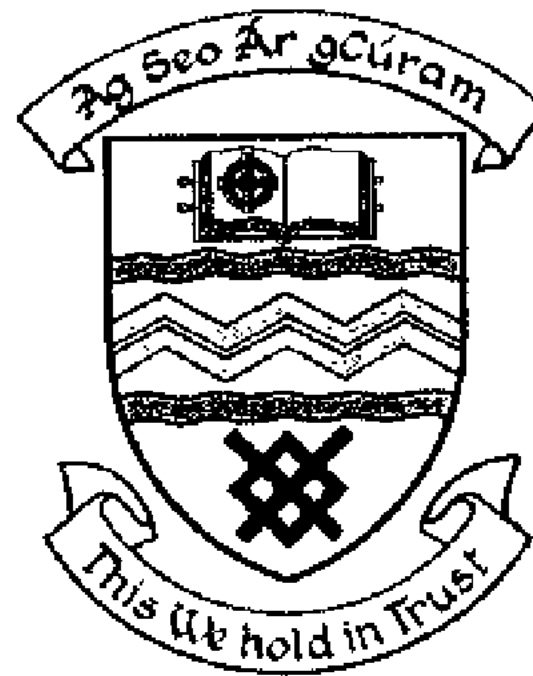
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 Facs: 01-414 9104

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 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9000
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- 7 The applicant shall ensure that the proposed finish to the front elevation of the dwelling harmonises in colour and texture with the existing dwelling on site.
 REASON:
 In the interest of the proper planning and development of the area.
- 8 That the dwelling shall not 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.
- 9 That an acceptable house number be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.
 REASON:
 In the interest of the proper planning and development of the area.
- 10 That the proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 11 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.
- 12 The proposed access shall be constructed in line with Option A Drawing No. 011 submitted 29/05/00.
 REASON:
 In the interest of the proper planning and development of the area.
- 13 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.

- 14 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.

- 15 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,269 (one thousand two hundred and sixty nine 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.

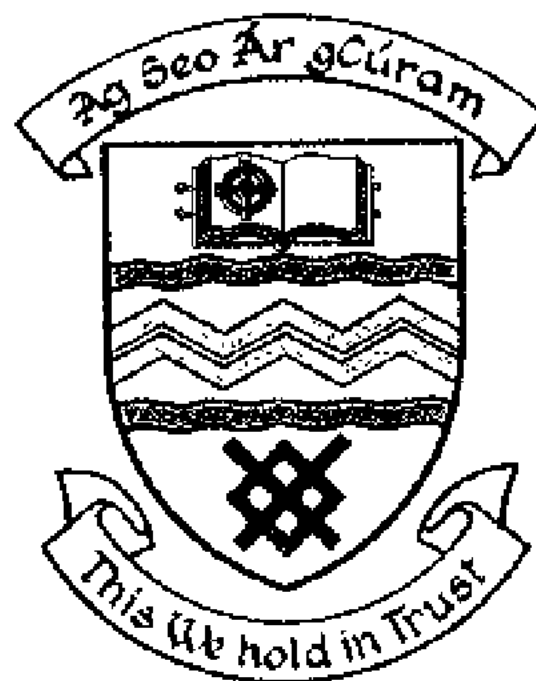
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

REG. REF. S99A/0958

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Town Centre, Tallaght
Dublin 24

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Signed on behalf of South Dublin County Council.

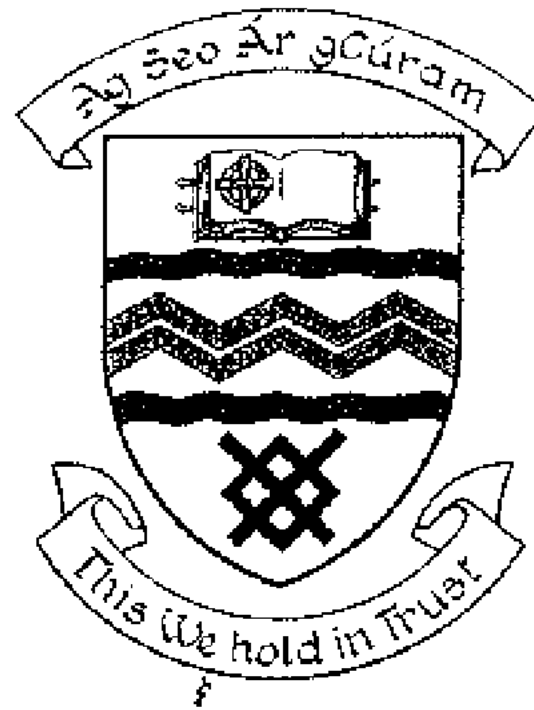
11/09/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0958	
1. Location	Adjacent to 29 Fernwood Lawn, Tallaght, Dublin 24.		
2. Development	Semi-detached 2 storey dwelling house.		
3. Date of Application	24/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/02/2000 2. 19/05/20	1. 29/05/2000 2. 29/05/20
4. Submitted by	Name: Arquinta Architects, Address: 55 Barclay Court, Blackrock,		
5. Applicant	Name: Bollum Developments, Address: 37 Lower Clanbrassil Street, Dublin 8.		
6. Decision	O.C.M. No. 1686 Date 28/07/2000	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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PLANNING
DEPARTMENT
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1686	Date of Decision 28/07/2000
Register Reference S99A/0958	Date: 24/12/99

Applicant Bollum Developments,

Development Semi-detached 2 storey dwelling house.

Location Adjacent to 29 Fernwood Lawn, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/02/2000 /29/05/2000

Clarification of Additional Information Requested/Received 19/05/2000 / 29/05/2000

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

..... 28/07/00
for SENIOR ADMINISTRATIVE OFFICER

Arquinta Architects,
55 Barclay Court,
Blackrock,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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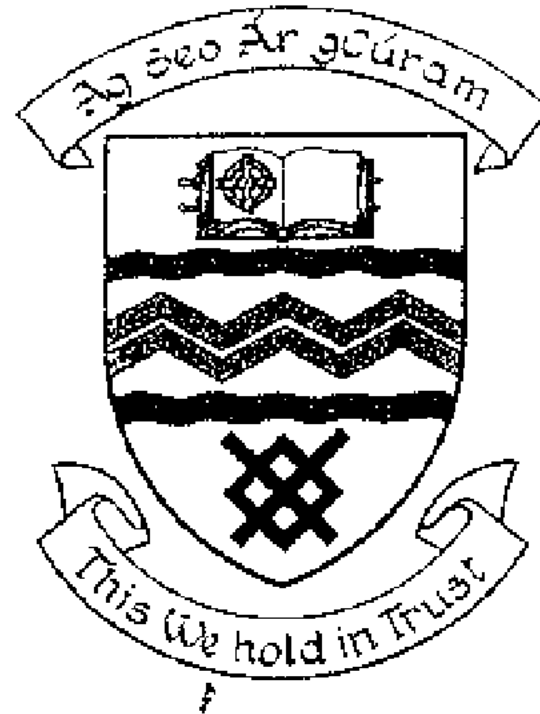
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REG REF. S99A/0958

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 on 23/03/00 and Clarification of Additional Information received on 29/05/00, 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 The applicant shall ensure full and complete separation of foul and surface water systems.
REASON:
In the interest of the proper planning and development of the area.
- 3 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 proper planning and development of the area.
- 4 A separate water connection is required for the dwelling. All connection, swabbing, chlorination and tapplings 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 the dwelling.
REASON:
In the interest of the proper planning and development of the area.
- 5 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.

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REG. REF. S99A/0958

- 6 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.

- 7 The applicant shall ensure that the proposed finish to the front elevation of the dwelling harmonises in colour and texture with the existing dwelling on site.

REASON:

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

- 8 That the dwelling shall not 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.

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

REASON:

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

- 10 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 11 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.

- 12 The proposed access shall be constructed in line with Option A Drawing No. 011 submitted 29/05/00.

REASON:

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S99A/0958

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

- 13 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.

- 14 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.

- 15 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,269 (one thousand two hundred and sixty nine 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.

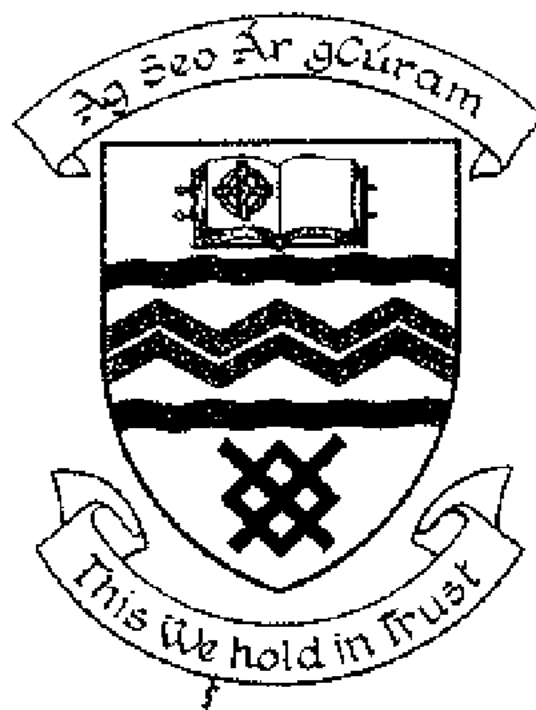
REASON:

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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REG. REF. S99A/0958

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

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0958	
1. Location	Adjacent to 29 Fernwood Lawn, Tallaght, Dublin 24.		
2. Development	Semi-detached 2 storey dwelling house.		
3. Date of Application	24/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/02/2000 2. 19/05/20	1. 23/03/2000 2.
4. Submitted by	Name: Arquinta Architects, Address: 55 Barclay Court, Blackrock,		
5. Applicant	Name: Bollum Developments, Address: 37 Lower Clanbrassil Street, Dublin 8.		
6. Decision	O.C.M. No. 1090 Date 19/05/2000	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1090	Date of Decision 19/05/2000 <i>bm</i>
Register Reference S99A/0958	Date 24/12/99

Applicant Bollum Developments,
App. Type Permission
Development Semi-detached 2 storey dwelling house.

Location Adjacent to 29 Fernwood Lawn, Tallaght, Dublin 24.

Dear Sir / Madam,

With reference to your planning application, additional information received on 23/03/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

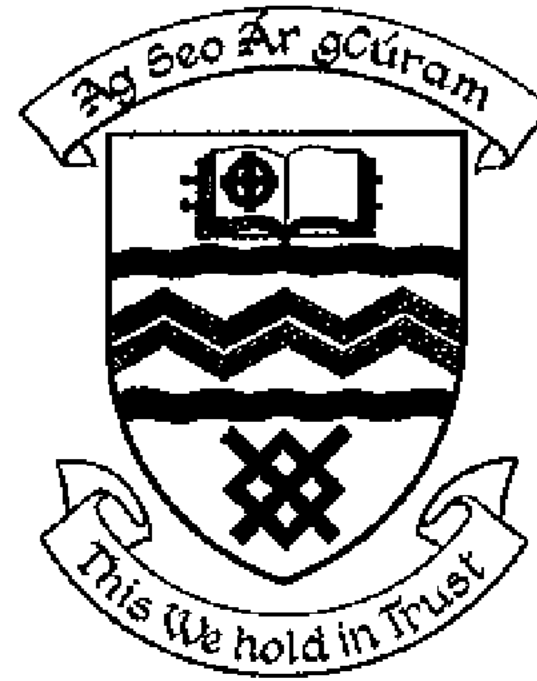
- 1 The proposed layout submitted by the applicant is unacceptable in its current form. In order to comply with the requirements of the Roads Department, the applicant is requested to submit revised site layout plans indicating double width parking for the existing house and indicating a new driveway across the path and existing open space to serve the proposed dwelling. Two off-street car-parking spaces are to be provided for the existing dwelling and for the proposed dwelling on this site. The applicant is informed of the need to obtain a wayleave from the Council to cross the green area and is requested to submit written evidence of such a wayleave or intention to grant one subject to planning permission.

Arquinta Architects,
55 Barclay Court,
Blackrock,
Co. Dublin.

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

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REG REF. S99A/0958

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the
Planning Reg Ref. No. given above.

Yours faithfully

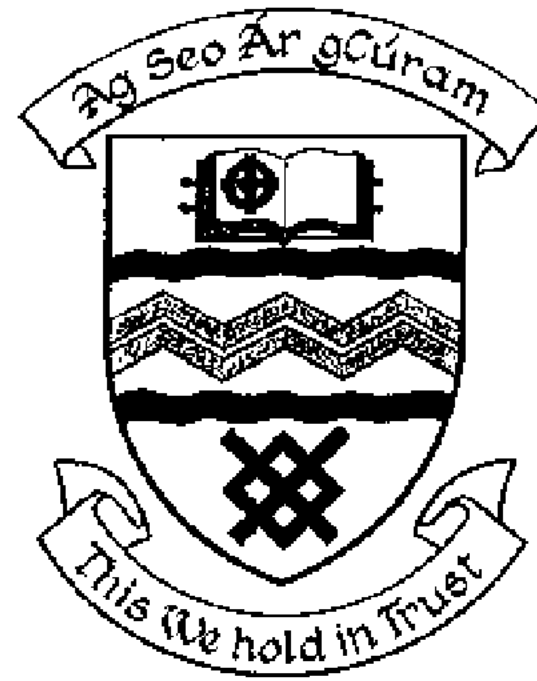
.....
for SENIOR ADMINISTRATIVE OFFICER

19/05/00

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

Decision Order Number 0377	Date of Decision 22/02/2000
Register Reference S99A/0958	Date: 24/12/99

Applicant Bollum Developments,
Development Semi-detached 2 storey dwelling house.

Location Adjacent to 29 Fernwood Lawn, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/12/99 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 The applicant is requested to submit a revised site layout plan showing a separate entrance to the new dwelling and off-street parking for 2 car spaces for the existing and proposed dwelling. The applicants are informed that they will have to obtain a wayleave from the Council to cross the green area. The applicant is requested to submit written evidence of such a wayleave.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

22/02/00

Arquinta Architects,
55 Barclay Court,
Blackrock,
Co. Dublin.