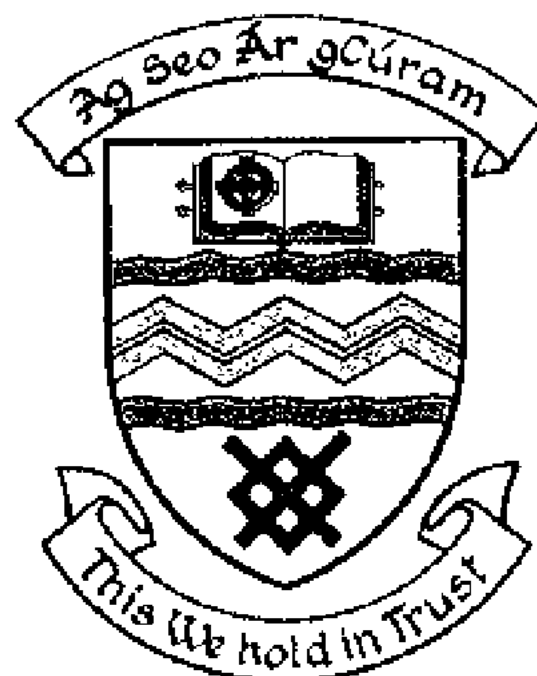


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0931	
1. Location	2 Birchview Rise, Kilnamanagh, Tallaght, Dublin 24.		
2. Development	Three-bedroom, two-storey, semi-detached dwelling house, with single-storey extension to rear, beside existing house.		
3. Date of Application	22/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/02/2000 2.	1. 2.
4. Submitted by	Name: Robert Nelson & Aileen Fallon, Address: 9 Rosemount Court, Kilmainham,		
5. Applicant	Name: Robert Nelson & Aileen Fallon, Address: 9 Rosemount Court, Kilmainham, Dublin 8.		
6. Decision	O.C.M. No. 0405 Date 24/02/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 725 Date 10/04/2000	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



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Robert Nelson & Aileen Fallon,
9 Rosemount Court,
Kilmainham,
Dublin 8.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 725	Date of Final Grant 10/04/2000
Decision Order Number 0405	Date of Decision 24/02/2000
Register Reference S99A/0931	Date 22/12/99

Applicant Robert Nelson & Aileen Fallon,

Development Three-bedroom, two-storey, semi-detached dwelling house,
with single-storey extension to rear, beside existing house.

Location 2 Birchview Rise, Kilnamanagh, Tallaght, Dublin 24.

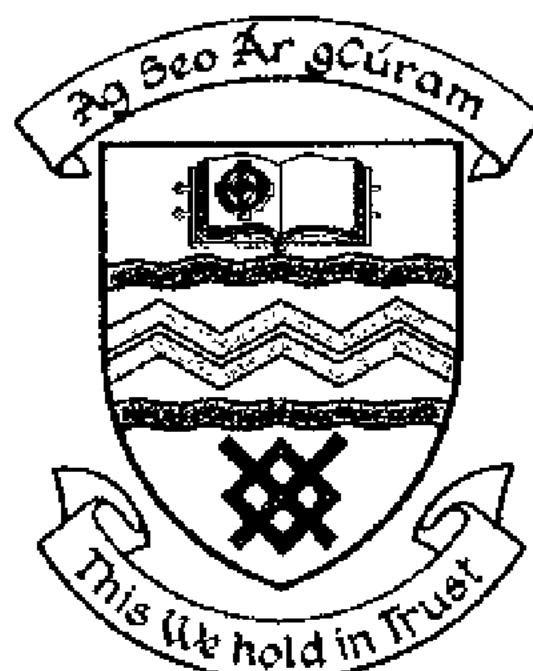
Floor Area 75.57 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/02/2000 /

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

- 3 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.

- 4 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.

- 5 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 6 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.

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REASON:

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

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

REASON:

In the interest of visual amenity.

- 8 A new driveway shall be constructed adjacent to the existing driveway to provide off street parking.

REASON:

In the interest of road safety.

- 9 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.

- 10 If it is necessary to remove the existing street tree the applicant shall consult first with the Parks Department and removal of the tree shall be at the applicants own expense.

REASON:

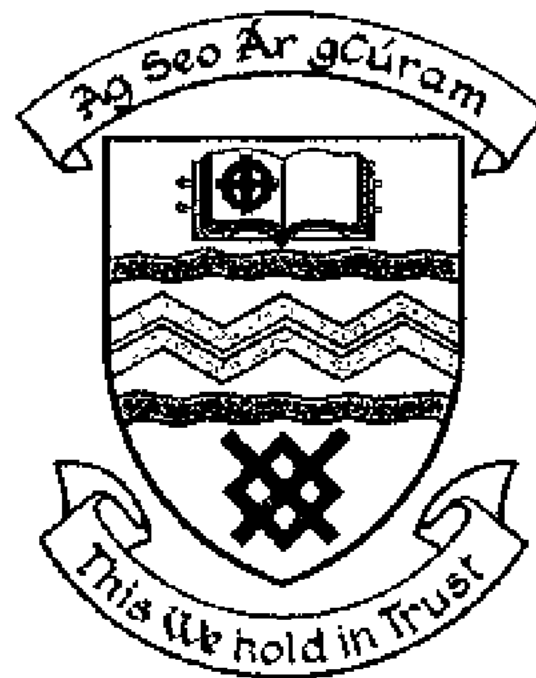
In the interest of the proper planning and development of the area.

- 11 The following requirements of the Environmental Services Department shall be adhered to:-

- (i) The applicant shall ensure full and complete separation of foul and surface water drainage systems;
- (ii) As regards drainage 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 bedded and surrounded in C20 concrete 150mm thick;
- (iii) A separate water connection is required for the proposed dwelling;
- (iv) The applicant shall provide 24 hour water storage facilities for the proposed dwelling.

- 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

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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 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:

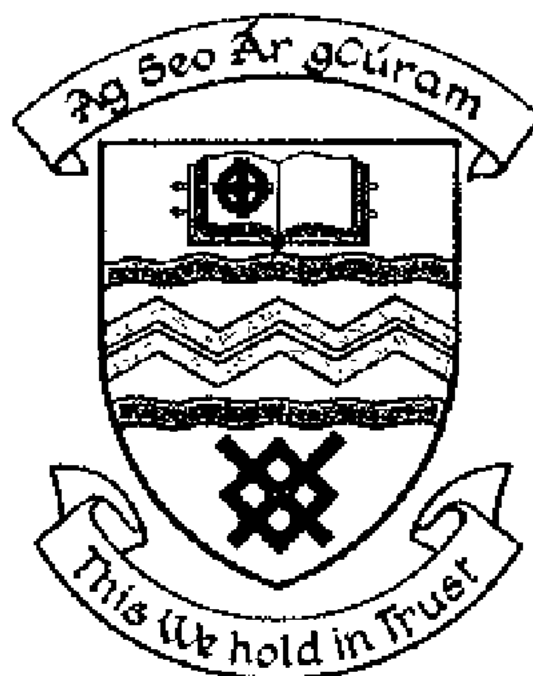
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- (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.

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- (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.

James Conboy
.....10/04/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0405	Date of Decision 24/02/2000
Register Reference S99A/0931	Date: 22/12/99

Applicant Robert Nelson & Aileen Fallon,

Development Three-bedroom, two-storey, semi-detached dwelling house,
with single-storey extension to rear, beside existing house.

Location 2 Birchview Rise, Kilnamanagh, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/02/2000 /

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.

..... 24/02/00
for SENIOR ADMINISTRATIVE OFFICER

Robert Nelson & Aileen Fallon,
9 Rosemount Court,
Kilmainham,
Dublin 8.

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REG REF. S99A/0931

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 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.

- 3 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.

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

REASON:

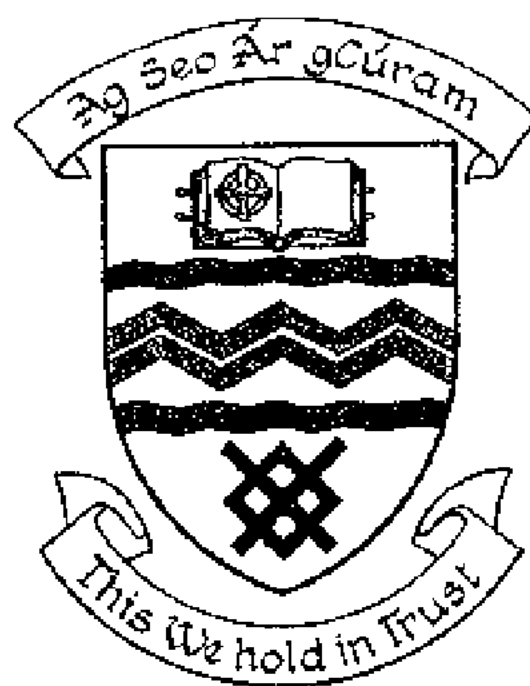
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- 5 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

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proposed development it is considered reasonable that the Council should recoup the cost.

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

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REASON:

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REASON:

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- 9 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer Roads Maintenance.

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- 10 If it is necessary to remove the existing street tree the applicant shall consult first with the Parks Department and removal of the tree shall be at the applicants own expense.

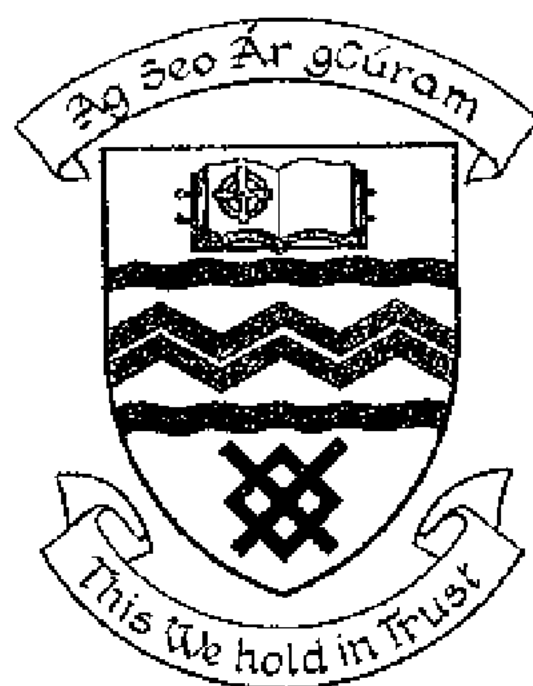
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- 12 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of 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.

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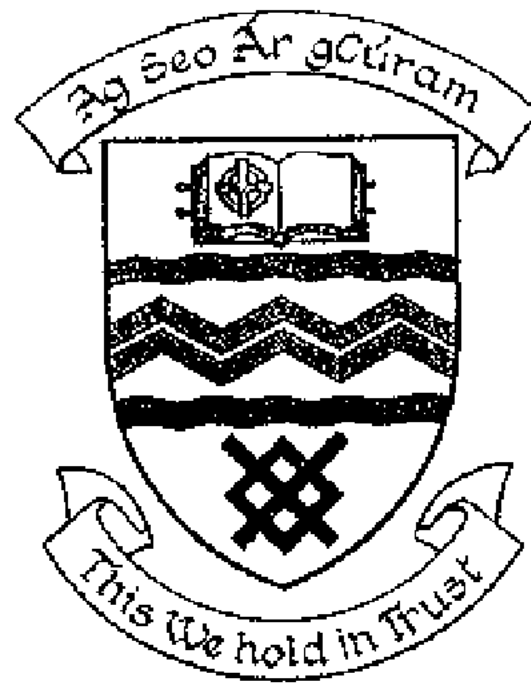
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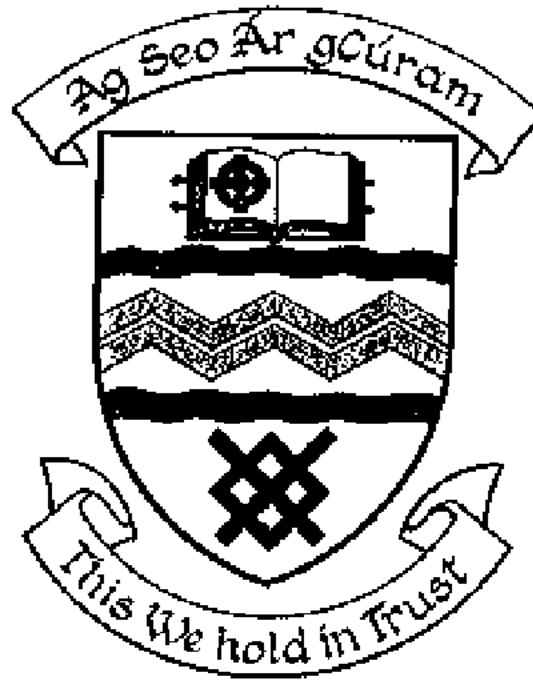
REG. REF. S99A/0931

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

Decision Order Number 0339	Date of Decision 18/02/2000
Register Reference S99A/0931	Date: 22/12/99

Applicant Robert Nelson & Aileen Fallon,
Development Three-bedroom, two-storey, semi-detached dwelling house,
with single-storey extension to rear, beside existing house.

Location 2 Birchview Rise, Kilnamanagh, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 22/12/99 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 carry out revised press notice procedures describing the development as a semi detached dwelling house rather than detached as in the current press notice.

Signed on behalf of South Dublin County Council

LH
.....
for Senior Administrative Officer

18/02/00

Robert Nelson & Aileen Fallon,
9 Rosemount Court,
Kilmainham,
Dublin 8.