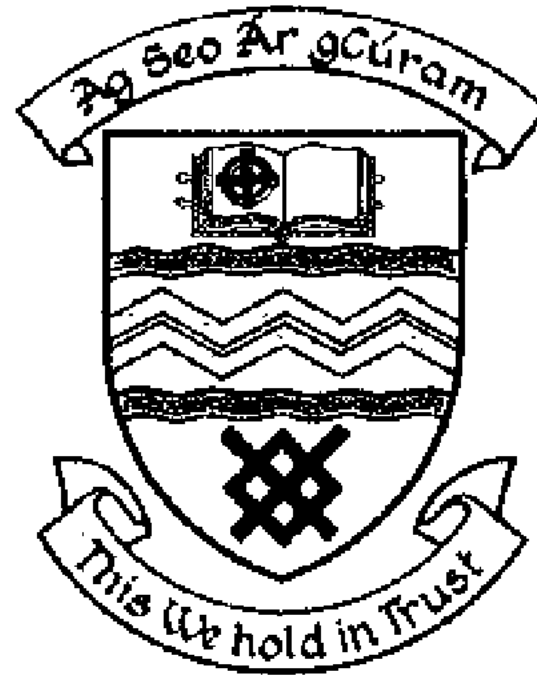


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0892	
1. Location	Beside 8 Raheen Crescent, Tallaght, Dublin 24.		
2. Development	Erect 2 semi-detached houses.		
3. Date of Application	14/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 09/02/2000 2. 03/05/20	1. 09/03/2000 2. 11/05/20
4. Submitted by	Name: Peter White Associates, Architects, Address: 34 Belgrave Square, Dublin 6.		
5. Applicant	Name: J. Lumsden, Address: 8 Raheen Crescent, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1484 Date 07/07/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 1843 Date 16/08/2000	Effect AO GRANT OUTLINE 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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Baile Átha Cliath 24

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Peter White Associates, Architects,
34 Belgrave Square,
Dublin 6.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 1843	Date of Final Grant 16/08/2000
Decision Order Number 1484	Date of Decision 07/07/2000
Register Reference S99A/0892	Date 11/05/00

Applicant J. Lumsden,

Development Erect 2 semi-detached houses.

Location Beside 8 Raheen Crescent, Tallaght, Dublin 24.

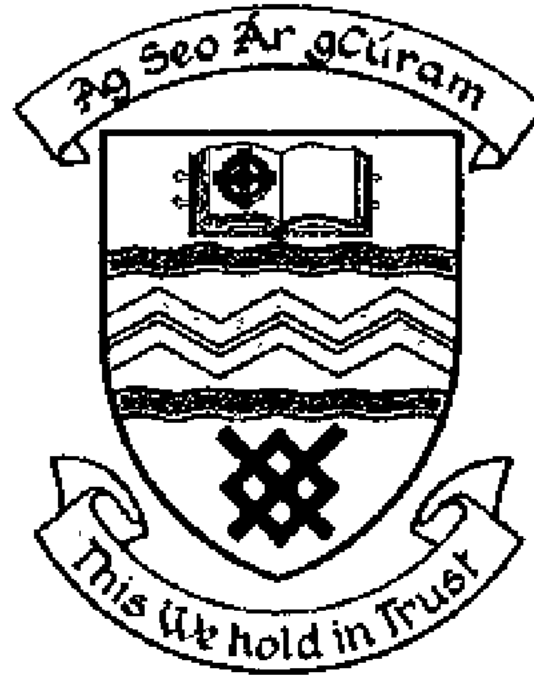
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/02/2000 /09/03/2000

A Outline 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 and in accordance with Additional Information lodged with the Planning Authority on the 9th of March 2000 and Clarification of Additional Information lodged on the 11th of May 2000, 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 One no. dwelling only shall be allowed on foot of this outline permission. The exact location of the dwellinghouse on the site shall be agreed with the Planning Authority at approval stage. Two no. off street car parking spaces shall be provided within the curtilage of the site. The existing landscaped area of the end of the cul- de-sac shall not be interfered with. A minimum distance of 22 metres between the first floor rear windows of the proposed dwelling and directly opposing first floor rear windows of the existing dwellings to the rear of the site shall be maintained.

REASON:

In order to comply with the requirements of the Development Plan and in the interests of the proper planning and development of the area.

- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. Details shall be agreed in writing with the County Council at approval stage. No building shall be sited within 5 metres of the existing surface water sewer located adjacent to the proposed development. No building shall be sited within 5 metres of the existing watermain adjacent to the site. The applicant shall provide 24 hour water storage facilities for the house.

REASON:

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

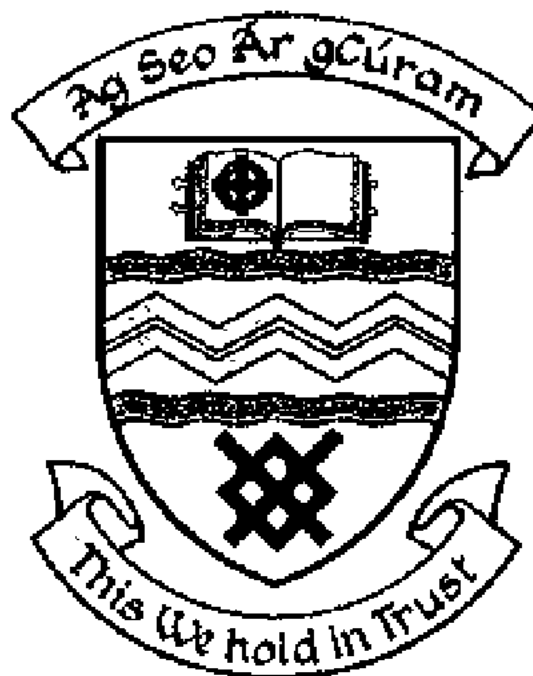
- 4 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other

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debris on adjoining roads during the course of the works.

REASON:

To protect the amenities of the area.

- 6 The applicant proposes to connect to a private foul drain. The applicant shall submit written evidence of permission for connection from the owner(s) of this drain. The applicant shall comply with the Building Regulations 1997 Part H ensuring adequate capacity for the proposed development in the existing drain.

REASON:

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

- 7 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.

- 8 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.

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.

- 9 The footpath and kerb shall be dishd to the satisfaction of the Area Engineer, Roads Maintenance. The driveway shall also be constructed to the satisfaction of the Area Engineer.

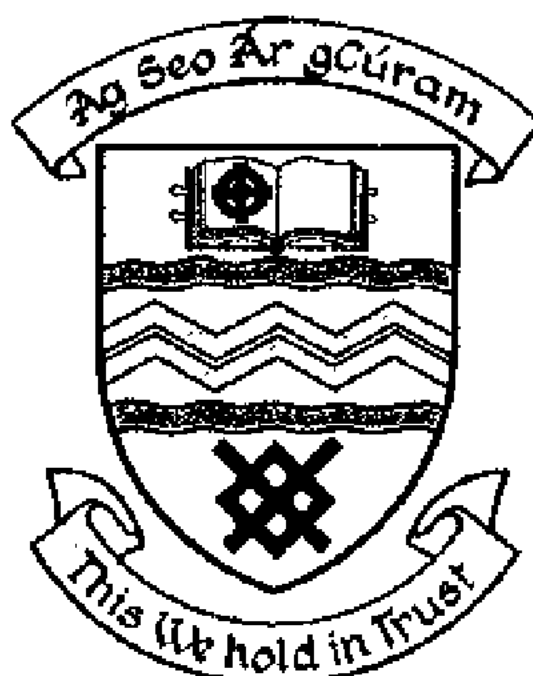
REASON:

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

- 10 All drainage 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.

REASON:

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

- 11 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.

REASON:

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

- 12 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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 to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road improvement works and traffic management schemes facilitating the proposed development.

- 14 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed development; this contribution to be paid before the commencement of development on site.

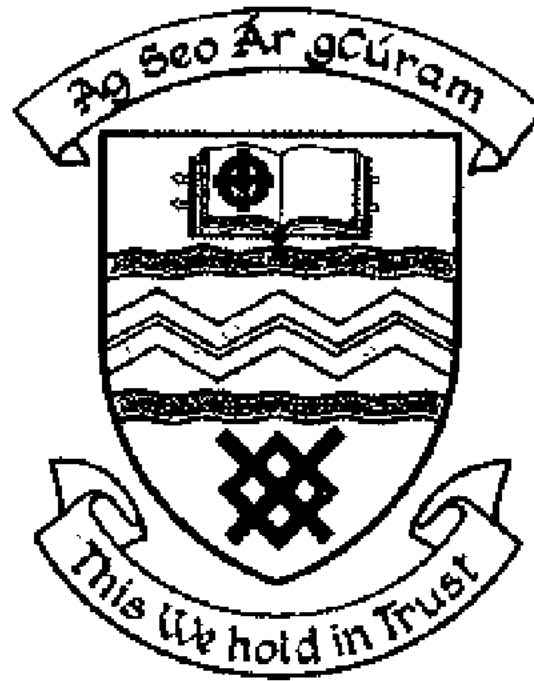
REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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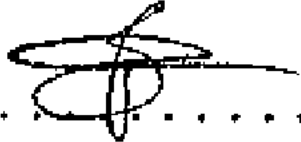
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that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

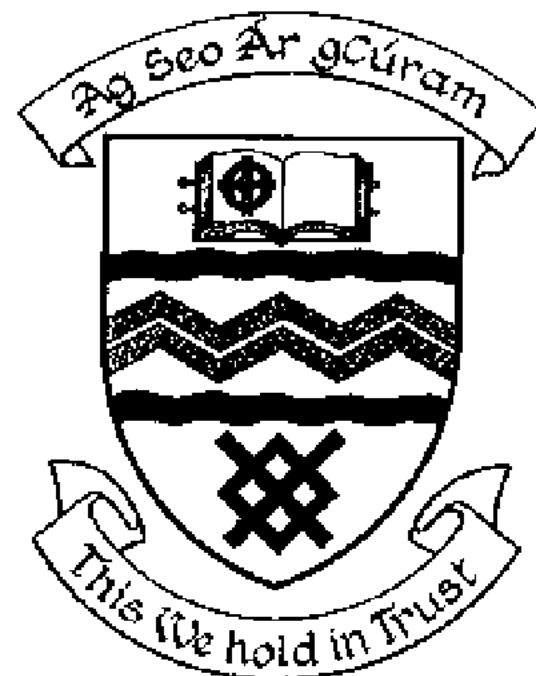
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

Signed on behalf of South Dublin County Council.


.....16/08/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0892	
1. Location	Beside 8 Raheen Crescent, Tallaght, Dublin 24.		
2. Development	Erect 2 semi-detached houses.		
3. Date of Application	14/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 09/02/2000 2. 03/05/20	1. 09/03/2000 2. 11/05/20
4. Submitted by	Name: Peter White Associates, Architects, Address: 34 Belgrave Square, Dublin 6.		
5. Applicant	Name: J. Lumsden, Address: 8 Raheen Crescent, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1484 Date 07/07/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE 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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NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1484	Date of Decision 07/07/2000
Register Reference S99A/0892	Date: 14/12/99

Applicant J. Lumsden,
Development Erect 2 semi-detached houses.
Location Beside 8 Raheen Crescent, Tallaght, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 09/02/2000 /09/03/2000
Clarification of Additional Information Requested/Received 03/05/2000 / 11/05/2000

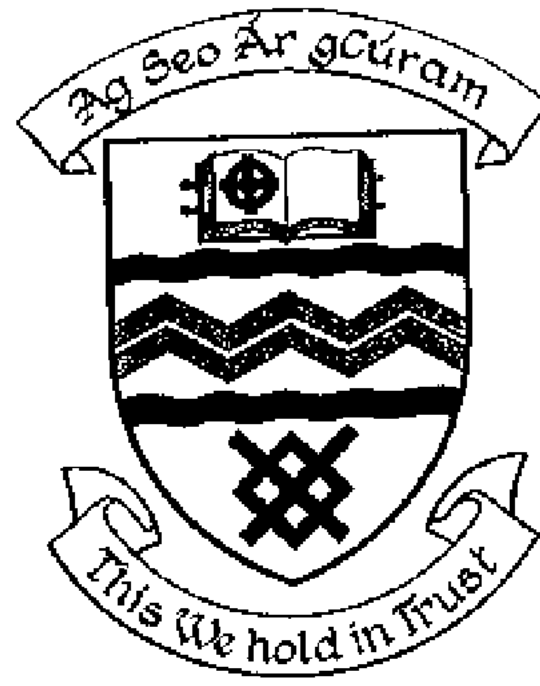
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT OUTLINE PERMISSION in respect of the above proposal.

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

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

Peter White Associates, Architects,
34 Belgrave Square,
Dublin 6.

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REG REF. S99A/0892

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 and in accordance with Additional Information lodged with the Planning Authority on the 9th of March 2000 and Clarification of Additional Information lodged on the 11th of May 2000, 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 One no. dwelling only shall be allowed on foot of this outline permission. The exact location of the dwellinghouse on the site shall be agreed with the Planning Authority at approval stage. Two no. off street car parking spaces shall be provided within the curtilage of the site. The existing landscaped area of the end of the cul- de-sac shall not be interfered with. A minimum distance of 22 metres between the first floor rear windows of the proposed dwelling and directly opposing first floor rear windows of the existing dwellings to the rear of the site shall be maintained.
REASON:
In order to comply with the requirements of the Development Plan and in the interests of the proper planning and development of the area.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. Details shall be agreed in writing with the County Council at approval stage. No building shall be sited within 5 metres of the existing surface water sewer located adjacent to the proposed development. No building shall be sited within 5 metres of the existing watermain adjacent to the site. The applicant shall provide 24 hour water storage facilities for the house.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.

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REG. REF. S99A/0892

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

REASON:

To prevent unauthorised development.

- 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 The applicant proposes to connect to a private foul drain. The applicant shall submit written evidence of permission for connection from the owner(s) of this drain. The applicant shall comply with the Building Regulations 1997 Part H ensuring adequate capacity for the proposed development in the existing drain.

REASON:

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

- 7 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.

- 8 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.

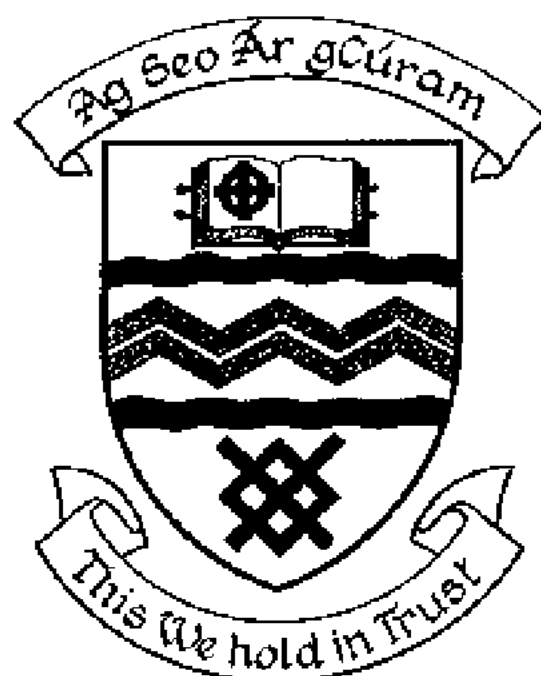
REASON:

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.

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REG REF. S99A/0892

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

REASON:

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

- 10 All drainage 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.

REASON:

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

- 11 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.

REASON:

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

- 12 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

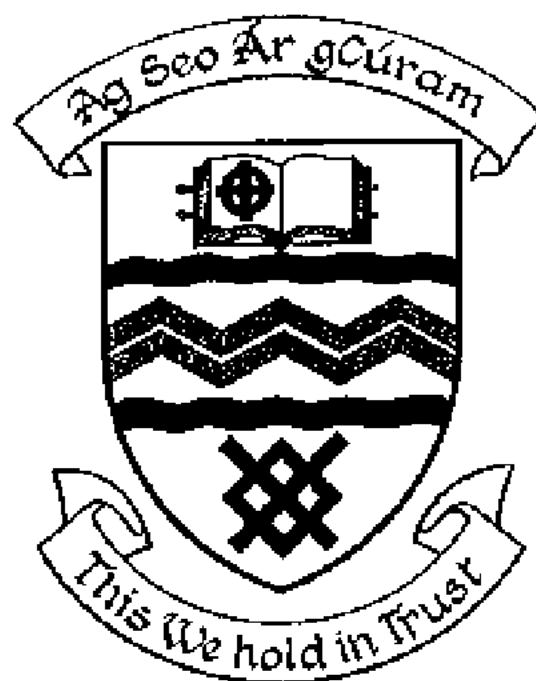
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 13 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this contribution to be paid before the commencement of

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REG. REF. S99A/0892

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 road improvement works and traffic management schemes facilitating the proposed development.

- 14 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed 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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0892	
1. Location	Beside 8 Raheen Crescent, Tallaght, Dublin 24.		
2. Development	Erect 2 semi-detached houses.		
3. Date of Application	14/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 09/02/2000 2. 03/05/20	1. 09/03/2000 2.
4. Submitted by	Name: Peter White Associates, Architects, Address: 34 Belgrave Square, Dublin 6.		
5. Applicant	Name: J. Lumsden, Address: 8 Raheen Crescent, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0916 Date 03/05/2000	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.	

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

Decision Order Number 0916	Date of Decision 03/05/2000
Register Reference S99A/0892	Date 14/12/99

Applicant J. Lumsden,
App. Type Outline Permission
Development Erect 2 semi-detached houses.

Location Beside 8 Raheen Crescent, Tallaght, Dublin 24.

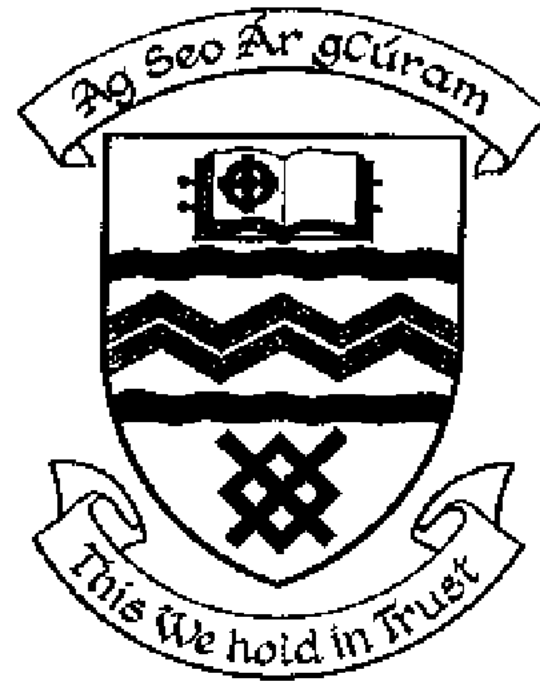
Dear Sir / Madam,

With reference to your planning application, additional information received on 09/03/00 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 Planning Authority note that in order to provide off street car parking, the applicant proposes to remove a portion of the open space at the end of the cul-de-sac at Raheen Crescent. The applicant is requested to submit written evidence of his legal interest which would allow him to carry out the works proposed or alternatively to submit written evidence of the agreement of the owner of the open space area to the proposed works.
- 2 The Planning Authority notes that the distance from the surface water sewer to the nearest front corner of the building at '12' is slightly less than 5 metres. The applicant is requested to submit further revised plans showing this distance as 5 metres.

Peter White Associates, Architects,
34 Belgrave Square,
Dublin 6.

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NOTE: The Planning Authority requires there to be a minimum distance of 22 metres between the rear first floor windows of the proposed dwellings and the rear first floor windows of the existing dwellings behind and will condition any subsequent permission accordingly. Therefore, the applicant is advised to submit revised plans in this respect.

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

Yours faithfully

LA
.....
for SENIOR ADMINISTRATIVE OFFICER

03/05/00

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0244	Date of Decision 09/02/2000
Register Reference S99A/0892	Date: 14/12/99

Applicant J. Lumsden,
Development Erect 2 semi-detached houses.

Location Beside 8 Raheen Crescent, Tallaght, Dublin 24.

App. Type Outline Permission

Dear Sir/Madam,

With reference to your planning application, received on 14/12/99 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 advised that the proposed dwelling is located adjacent to an existing 225mm surface water sewer. It is the policy of the Planning Authority to provide for a minimum separation of 5 metres between any proposed development and existing services. The applicant is requested to submit a Site Layout Plan at a scale of not less than 1:500 showing the location of the proposed dwelling in relation to these sewers. The applicant is advised that in the event of the proposed development being located within 5 metres of the existing services then a revised proposal providing for a 5 metre set back should be submitted to the Planning Authority. The applicant is advised that the proposed development may need to be amended to accommodate same.
- 2 The applicant is requested to submit full details of the proposed foul and surface water drainage inclusive of details of pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer.

Peter White Associates, Architects,
34 Belgrave Square,
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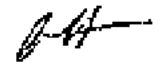
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REG REF. S99A/0892

- 3 The applicant is requested to submit a detailed watermain layout including details of connection to the public water supply.
- 4 The applicant is requested to submit a Site Layout Plan at a scale of not less than 1:500 showing the provision of 2 no. off street car parking spaces for each of the existing and proposed dwelling houses. The applicant is advised that the applicant may be required to extend the turning bay of Raheen Crescent so that house 2B gets a better shaped front garden.
- 5 The applicant is advised that it is the policy of the Planning Authority to provide a minimum building line setback of 2 metres from any adjacent roadway. The applicant is requested to submit a revised site layout plan at a scale of not less than 1:500 showing a 2 metre setback from the adjoining Maplewood Road.

Signed on behalf of South Dublin County Council


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for Senior Administrative Officer

09/02/00