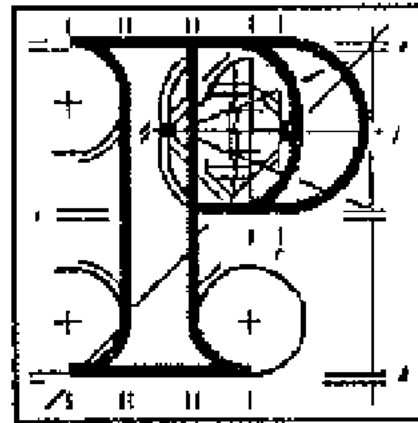


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0815	
1. Location	1 Fernwood Way, Springfield, Dublin 24.		
2. Development	2 storey house to side.		
3. Date of Application	18/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 2.	1. 2.
4. Submitted by	Name: J. Cummins, Address: 10 Knocklyon Court, Dublin 16.		
5. Applicant	Name: D. Campion, Address: 1 Fernwood Way, Springfield, Dublin 24.		
6. Decision	O.C.M. No. 0056 Date 14/01/2000	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. Date	Effect AA GRANT APPROVAL	
8. Appeal Lodged	01/02/2000	Written Representations	
9. Appeal Decision	28/07/2000	Grant of Approval	
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.			

An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S99A/0815

APPEAL by Stephen Carroll and others of 52 Maplewood Road, Springfield, Tallaght, Dublin against the decision made on the 14th day of January, 2000 by the Council of the County of South Dublin to grant subject to conditions an approval to D. Campion care of J. Cummins of 10 Knocklyon Court, Dublin for development comprising the construction of a two-storey house to side of 1 Fernwood Way, Springfield, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant approval for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said approval is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the planning history of the site, it is considered that the proposed development would not seriously injure the amenities of property in the vicinity, would be acceptable in terms of traffic safety and convenience and, subject to compliance with the conditions set out in the Second Schedule, would not be contrary to the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of orderly development.

2. The proposed house shall be used as a single dwelling unit.

Reason: In the interest of orderly development.

3. All service cables associated with the proposed development (such as electrical, television and telephone cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

4. Prior to commencement of construction of the house, details of the materials, colours and textures of all the external finishes to the proposed house shall be submitted to the planning authority for agreement.

Reason: In the interest of orderly development and the visual amenities of the area.

5. The roofline and the front and rear building lines shall be aligned to those of the adjoining terrace.

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

6. The rear boundary wall and the site boundary wall extending from the rear corner to the front building line of the house shall be raised to a height of eight to nine block courses matching existing blockwork.

Reason: In the interest of amenity.

7. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

8. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the provision of water supply, drainage and open space facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority, or in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of Section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 28th day of July 2000.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0815	
1. Location	1 Fernwood Way, Springfield, Dublin 24.		
2. Development	2 storey house to side.		
3. Date of Application	18/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 2.	1. 2.
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5. Applicant	Name: D. Campion, Address: 1 Fernwood Way, Springfield, Dublin 24.		
6. Decision	O.C.M. No. 0056 Date 14/01/2000	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. Date	Effect AA GRANT APPROVAL	
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.	

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
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NOTIFICATION OF DECISION TO GRANT APPROVAL
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0056	Date of Decision 14/01/2000
Register Reference S99A/0815	Date: 18/11/99

Applicant	D. Campion,
Development	2 storey house to side.
Location	1 Fernwood Way, Springfield, 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 APPROVAL in respect of the above proposal.

Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 14/01/00
for SENIOR ADMINISTRATIVE OFFICER

J. Cummins,
10 Knocklyon Court,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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REG REF. S99A/0815

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 the 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 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.
- 5 That an acceptable house numbering scheme 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.
- 6 External wall and roof finishes and design of the front facade of the house to match those of the existing terrace.
REASON:
In the interest of visual amenity and the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S99A/0815

- 7 The roof line and the front and rear building lines to be aligned to those of the existing terrace.
REASON:
In the interest of the proper planning and development of the area.
- 8 The rear boundary wall and the site boundary wall extending from the rear corner to the front building line of the house shall be raised to a height of 8 to 9 block courses matching existing blockwork.
REASON:
In the interests of amenity and orderly development.
- 9 The footpath, kerb and driveway to the property is to be dishd to the specification of the area engineer.
REASON:
In the interest of the proper planning and development of the area.
- 10 The applicant is to ensure full and complete separation of foul and surface water systems.
REASON:
In the interest of the proper planning and development of the area.
- 11 In relation to water supply the applicant is informed that a separate connection is required for the proposed development. Connection and tapping of mains shall be carried out by South Dublin County Council personnel at the applicants prior expense. 24 hour water storage facilities shall be provided.
REASON:
In the interest of the proper planning and development of the area.
- 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:

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0815

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 £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.