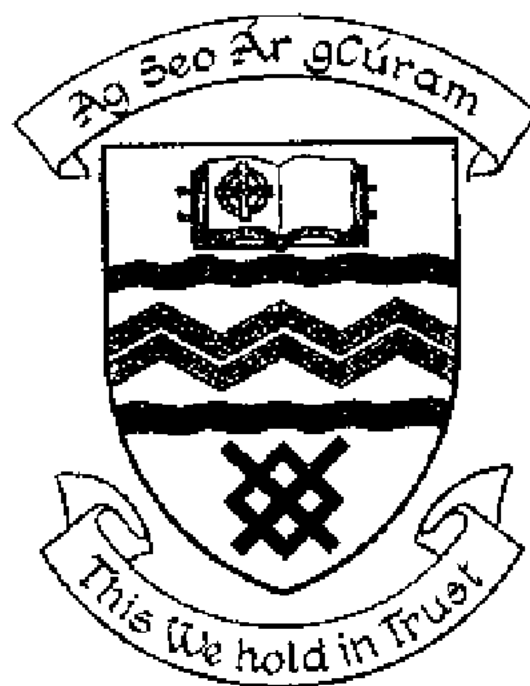


		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0811
1.	Location	26 Templeroan Court, Templeogue, Dublin 16.		
2.	Development	House to side.		
3.	Date of Application	17/11/99	Date Further Particulars (a) Requested (b) Received	
3a.	Type of Application	Permission	1. 2.	1. 2.
4.	Submitted by	Name: John Corkery RIAI Dip. Arch. Tech., Address: "Carrigbawn", Glencullen,		
5.	Applicant	Name: Mr. & Mrs. Dunne, Address: 26 Templeroan Court, Templeogue, Dublin 16.		
6.	Decision	O.C.M. No. 0048 Date 13/01/2000	Effect AP GRANT PERMISSION	
7.	Grant	O.C.M. No. 407 Date 24/02/2000	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



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

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0048	Date of Decision 13/01/2000
Register Reference S99A/0811	Date: 17/11/99

Applicant Mr. & Mrs. Dunne,
Development House to side.
Location 26 Templeroan Court, Templeogue, Dublin 16.
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 (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

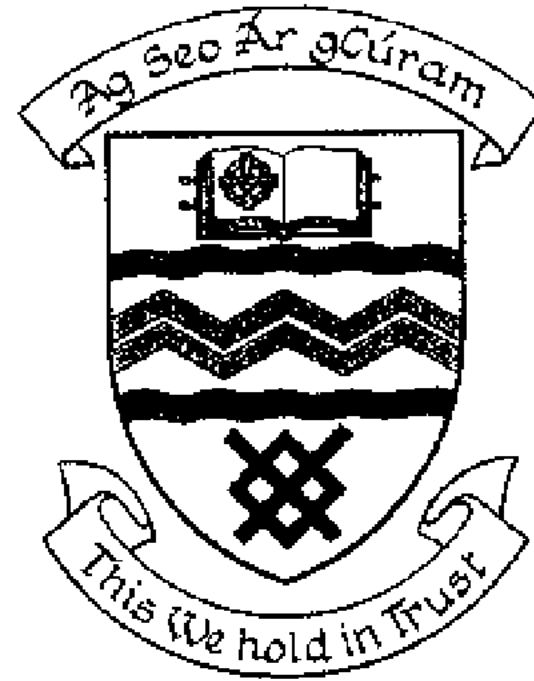
[Signature] 13/01/00
for SENIOR ADMINISTRATIVE OFFICER

John Corkery RIAI Dip.Arch. Tech.,
"Carrigbawn",
Glencullen,
Co. Dublin.

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

REASON:

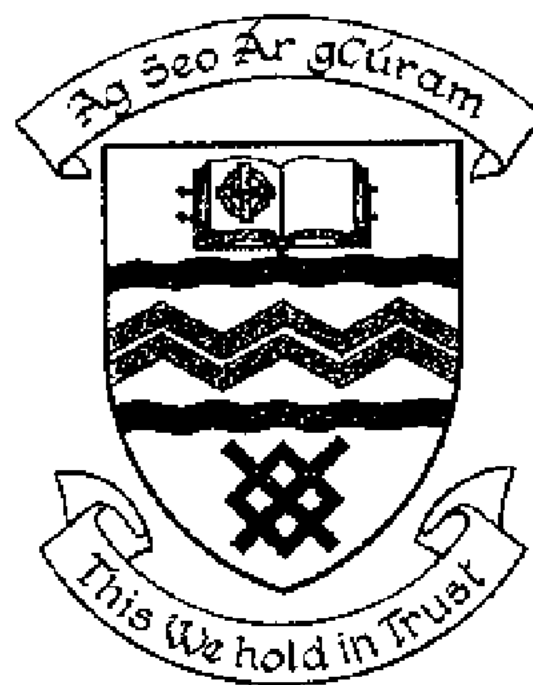
In order to comply with the Sanitary Services Acts, 1878-1964.

- 5 That all watermain 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/0811

- 6 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 house.

REASON:

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

- 7 That 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.

- 8 As regards drainage :

- (i) That there shall be a full and complete separation of foul and surface water drainage systems.
- (ii) All pipes shall be 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.
- (iii) Surface water discharge to soakways is not acceptable. Surface water shall discharge to a public surface water sewer in accordance with details to be submitted to and agreed with the Planning Authority before development commences.
- (iv) As regards foul drainage the applicant proposes to connect to a private drain. Therefore, the applicant is requested to submit written permission from the owner to do so prior to commencement of development.

REASON:

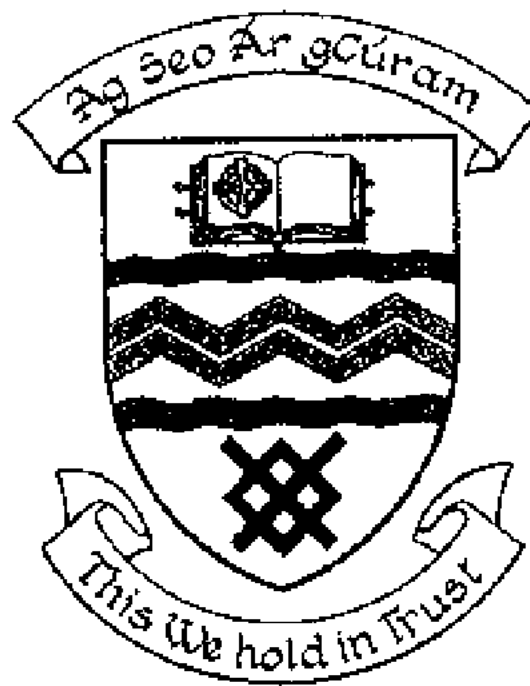
In the interest of the proper planning and development of the area.

- 9 As regards water supply there shall be a separate connection for the proposed dwelling and the applicant shall provide facilities for the 24 hours storage of

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water.

REASON:

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

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

REASON:

In the interest of visual amenity.

- 11 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.

- 12 That a financial contribution in the sum of £2,100 (two thousand, one hundred pounds) Eur 2666 (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.

- 13 That a financial contribution in the sum of £1000 (one thousand pounds) Eur 1270 (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

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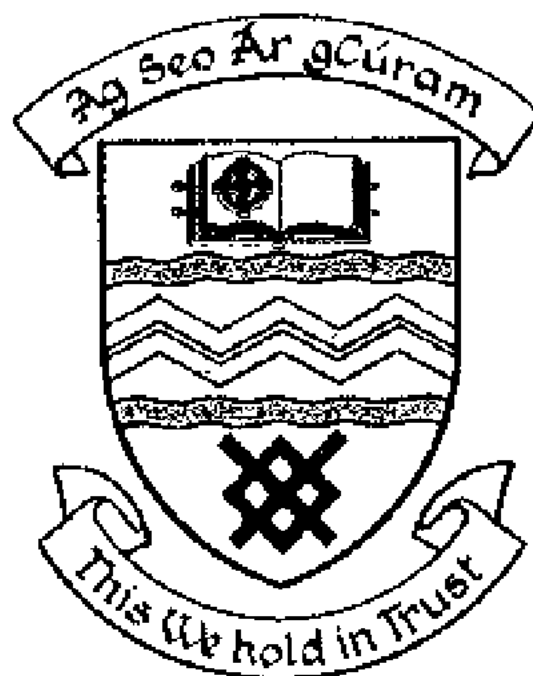
REG. REF. S99A/0811

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.

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Lár an Bhaile, Tamhlacht
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John Corkery, RIAI Dip. Arch. Tech.,
"Carrigbawn",
Glencullen,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 407	Date of Final Grant 24/02/2000
Decision Order Number 0048	Date of Decision 13/01/2000
Register Reference S99A/0811	Date 17/11/99

Applicant Mr. & Mrs. Dunne,

Development House to side.

Location 26 Templeroan Court, Templeogue, Dublin 16.

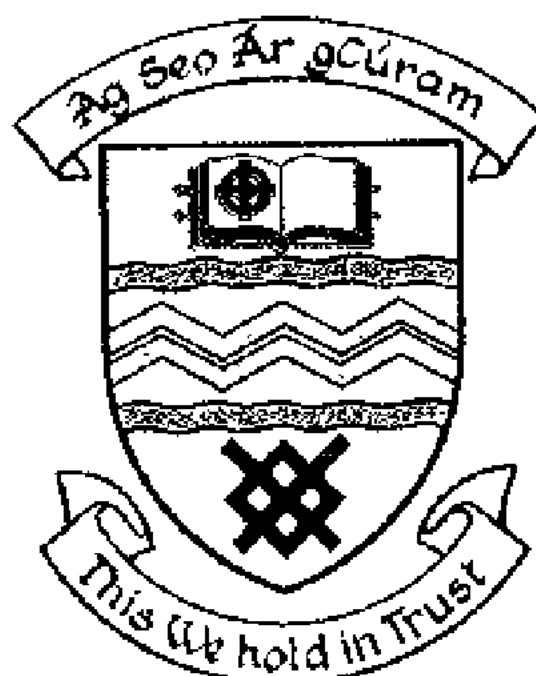
Floor Area 135.00 Sq Metres

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 (13) Conditions.

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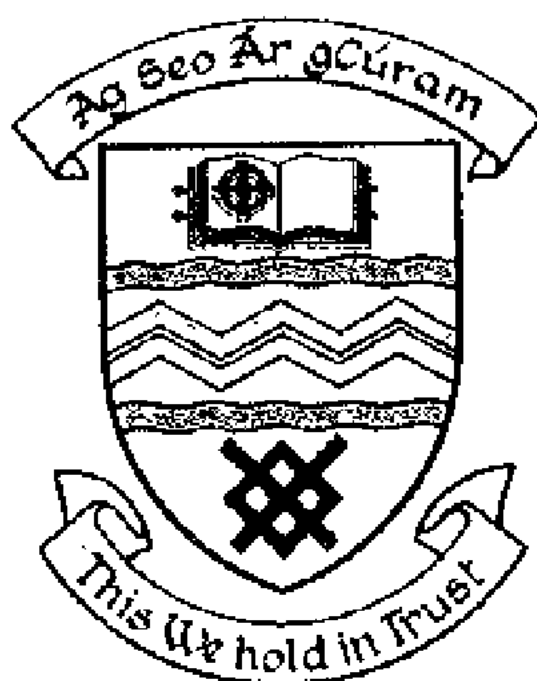
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Conditions and Reasons

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 REASON:
 To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 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 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 numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.
 REASON:

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

- 7 That 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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- (iii) Surface water discharge to soakways is not acceptable. Surface water shall discharge to a public surface water sewer in accordance with details to be submitted to and agreed with the Planning Authority before development commences.
- (iv) As regards foul drainage the applicant proposes to connect to a private drain. Therefore, the applicant is requested to submit written permission from the owner to do so prior to commencement of development.

REASON:

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- 9 As regards water supply there shall be a separate connection for the proposed dwelling and the applicant shall provide facilities for the 24 hours storage of water.

REASON:

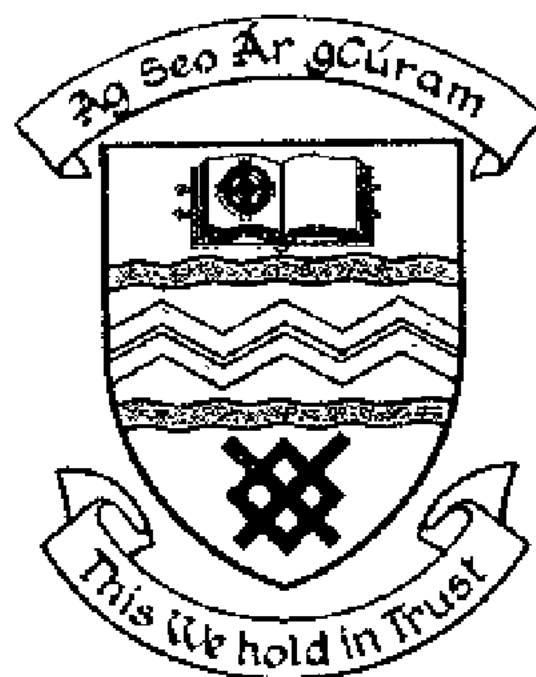
In the interest of the proper planning and development of the area.

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

REASON:

In the interest of visual amenity.

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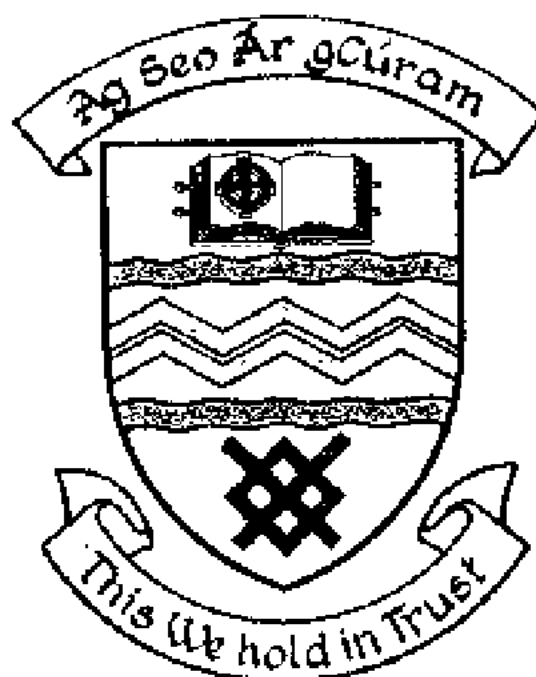
- 13 That a financial contribution in the sum of £1000 (one thousand pounds) Eur 1270 (one thousand two hundred and seventy Euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and 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.

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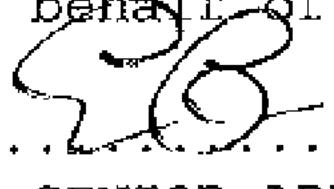
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- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must 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.


.....25/02/00
for SENIOR ADMINISTRATIVE OFFICER