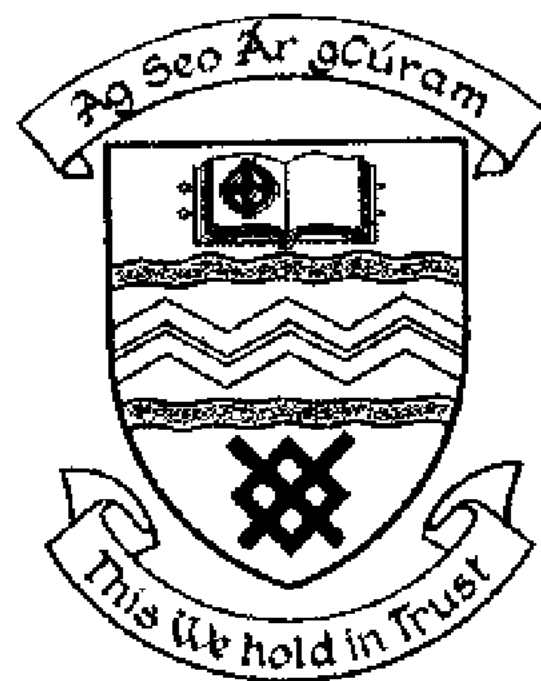


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0736	
1. Location	Adjacent to No. 11 Haydens Park Walk, Haydens Park, Lucan, Co. Dublin.		
2. Development	Additional 2 No. 3 bed semi detached houses.		
3. Date of Application	15/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John F. O'Connor & Associates, Address: Architects and Planning Consultants, 11a Greenmount House,		
5. Applicant	Name: Tower Homes Limited, Address: Site Office, Haydens Park, Haydens Lane, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2769 Date 14/12/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 168 Date 31/01/2000	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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John F. O'Connor & Associates,
Architects and Planning Consultants,
11a Greenmount House,
Harolds Cross,
Dublin 6w.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 168	Date of Final Grant 31/01/2000
Decision Order Number 2769	Date of Decision 14/12/1999
Register Reference S99A/0736	Date 15/10/99

Applicant Tower Homes Limited,

Development Additional 2 No. 3 bed semi detached houses.

Location Adjacent to No. 11 Haydens Park Walk, Haydens Park, Lucan,
Co. Dublin.

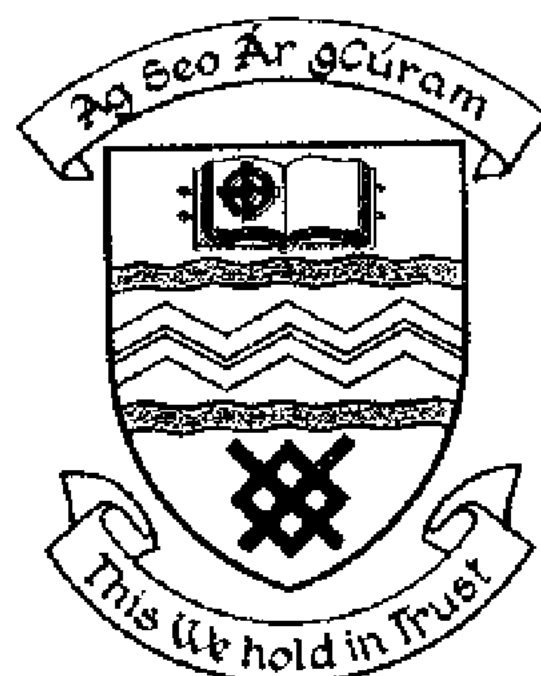
Floor Area 0.00 Sq Metres

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 (12) Conditions.

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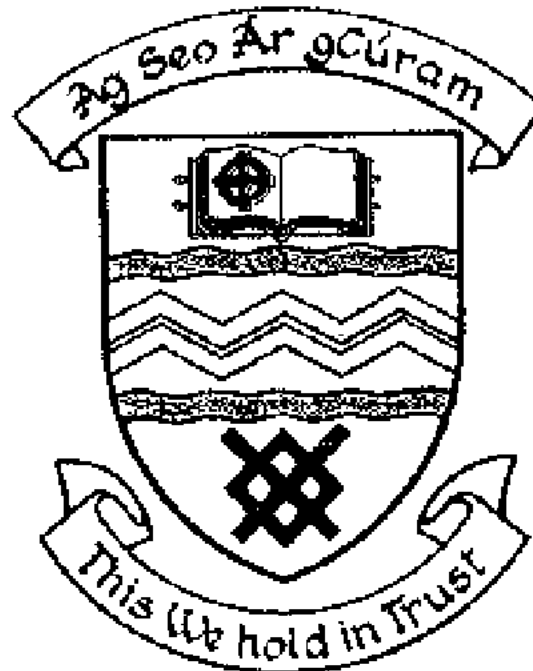
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Conditions and Reasons

- 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 The development shall be carried out in conformity with the terms and conditions of the decision to grant planning permission under Reg. Ref. S97A/0559, save as amended to conform with the revisions indicated in the plans lodged in connection with this application.
REASON:
In the interests of the proper planning and development of the area.
- 3 That each of the proposed dwellings shall be used as a single residential unit.
REASON:
In the interests of the proper planning and development of the area.
- 4 The privacy screen walls to dwelling no. 13, which shall be not less than 2 metres high and suitably capped, shall be continued from the rear wall of the building in a southerly direction in line with the gable wall of the house. The boundary treatment of the remainder of the site shall comprise of a low plinth stone wall with painted railings which shall match in design and materials the boundary treatment of the Griffeen Valley Park. The specific location and extent of the screen walling and plinth wall and railings shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area.
- 5 Two off-street car parking spaces shall be accommodated in the front driveway of each of the proposed houses.
REASON:
In the interests of the proper planning and development of the area.

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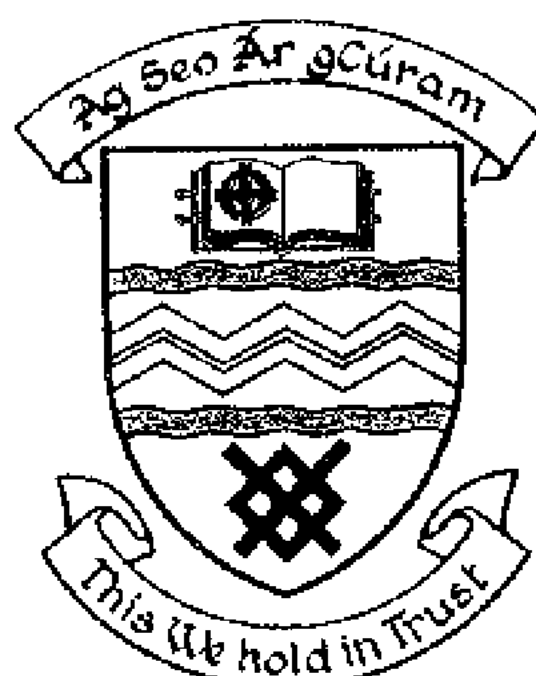
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- 6 That all external finishes shall harmonise in colour and texture with the adjoining development.
 REASON:
 In the interest of visual amenity.
- 7 All bathroom, utility rooms and landing windows shall be fitted with obscure glazing and where openings are proposed, they shall be of a high level type.
 REASON:
 In the interests of the proper planning and development of the area.
- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council, the developer shall comply with the following requirements:
 - (a) The developer shall ensure full and complete separation of foul and surface water systems.
 - (b) The developer shall submit written evidence of permission to connect to private drain.
 - (c) Separate connection shall be provided for each dwelling.
 - (d) No dwelling shall be greater than 46m from a hydrant.
 - (e) Twenty four hour storage shall be provided.
 - (f) All connections and tappings of mains shall be carried out by South Dublin County Council personnel at the developer's prior expense.
 - (g) 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 be bedded and surrounded in C20 concrete 150mm thick.
 - (h) No building shall take place within 5m of a public sewer or sewer with potential to be taken in charge.
 - (i) No building shall take place within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

REASON:

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

- 9 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) per each additional house granted on foot of this permission 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.

- 10 That acceptable house numbers be submitted to and approved by the 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.

- 11 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) per each additional house granted on foot of this permission be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of Class 1 public open space at Griffeen Valley Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

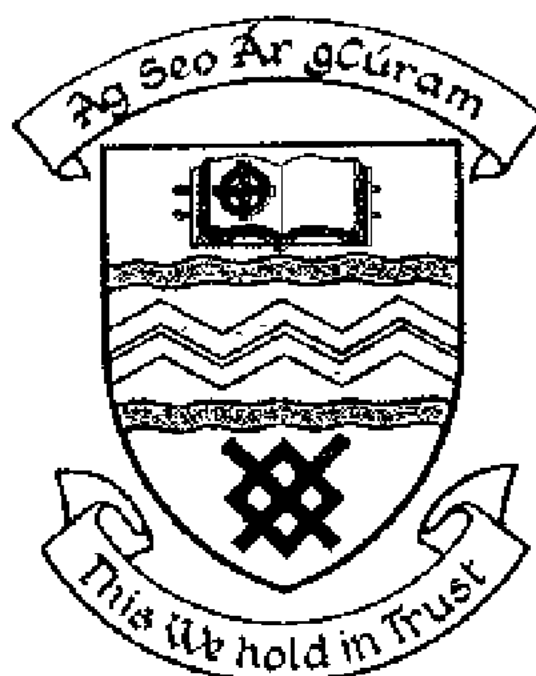
REASON:

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.

- 12 That arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, (plus additional units granted on foot of this permission) as required by Condition No's. 6, 7, 8, 9, 10 and 22 of Register Reference S97A/0559 be strictly adhered to in respect of this development.

REASON:

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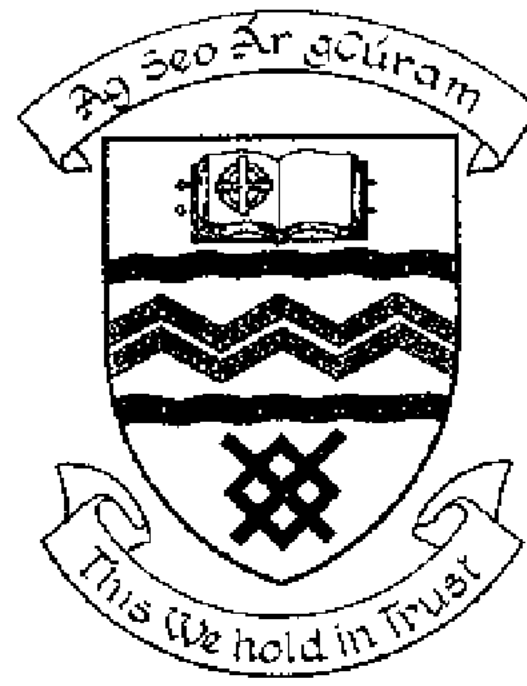
It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.


.....31/01/00
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 2769	Date of Decision 14/12/1999
Register Reference S99A/0736	Date: 15/10/99

Applicant Tower Homes Limited,
Development Additional 2 No. 3 bed semi detached houses.
Location Adjacent to No. 11 Haydens Park Walk, Haydens Park, Lucan,
Co. Dublin.

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

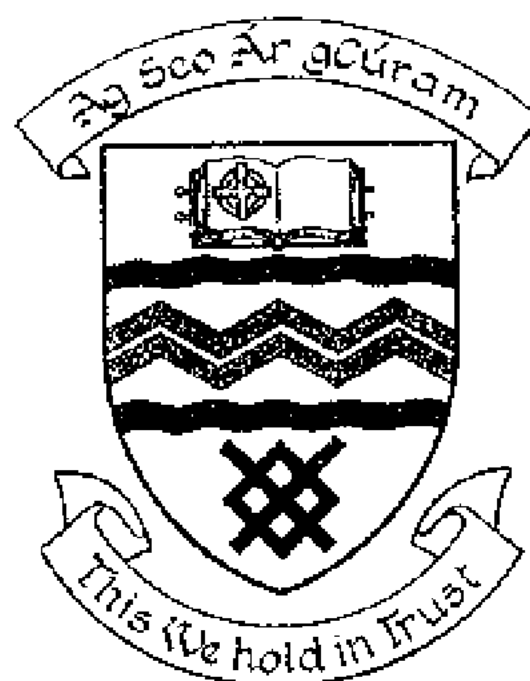
..... 14/12/99
for SENIOR ADMINISTRATIVE OFFICER

John F. O'Connor & Associates,
Architects and Planning Consultants,
11a Greenmount House,
Harolds Cross,
Dublin 6w.

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REG REF. S99A/0736

Conditions and Reasons

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- 2 The development shall be carried out in conformity with the terms and conditions of the decision to grant planning permission under Reg. Ref. S97A/0559, save as amended to conform with the revisions indicated in the plans lodged in connection with this application.
REASON:
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- 3 That each of the proposed dwellings shall be used as a single residential unit.
REASON:
In the interests of the proper planning and development of the area.
- 4 The privacy screen walls to dwelling no. 13, which shall be not less than 2 metres high and suitably capped, shall be continued from the rear wall of the building in a southerly direction in line with the gable wall of the house. The boundary treatment of the remainder of the site shall comprise of a low plinth stone wall with painted railings which shall match in design and materials the boundary treatment of the Griffeen Valley Park. The specific location and extent of the screen walling and plinth wall and railings shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area.

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- 5 Two off-street car parking spaces shall be accommodated in the front driveway of each of the proposed houses.

REASON:

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

- 6 That all external finishes shall harmonise in colour and texture with the adjoining development.

REASON:

In the interest of visual amenity.

- 7 All bathroom, utility rooms and landing windows shall be fitted with obscure glazing and where openings are proposed, they shall be of a high level type.

REASON:

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- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council, the developer shall comply with the following requirements:

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REG REF. S99A/0736

space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

- (h) No building shall take place within 5m of a public sewer or sewer with potential to be taken in charge.
- (i) No building shall take place within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.

REASON:

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

- 9 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) per each additional house granted on foot of this permission 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.

- 10 That acceptable house numbers be submitted to and approved by the 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.

- 11 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) per each additional house granted on foot of this permission be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of Class 1 public open space at Griffeen Valley

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REG. REF. S99A/0736

Park 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.

- 12 That arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, (plus additional units granted on foot of this permission) as required by Condition No's. 6, 7, 8, 9, 10 and 22 of Register Reference S97A/0559 be strictly adhered to in respect of this development.

REASON:

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.