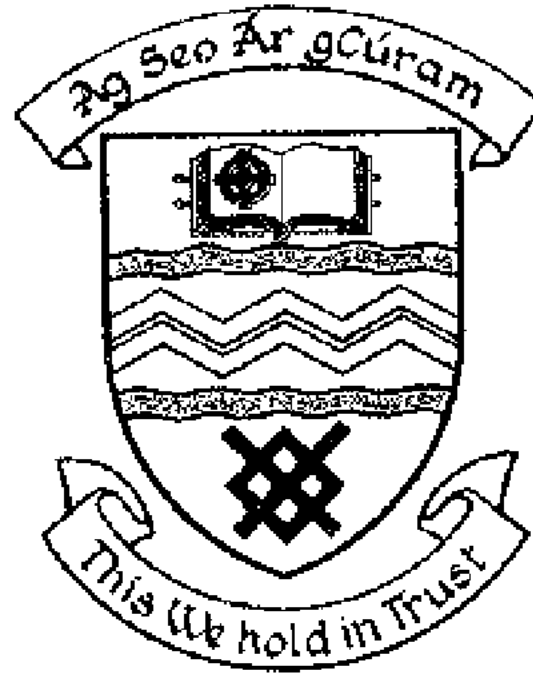


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0477	
1. Location	11 Maplewood Way, Springfield, Tallaght, Dublin 24.		
2. Development	House to side.		
3. Date of Application	16/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/09/1999 2.	1. 21/10/1999 2.
4. Submitted by	Name: O'Brien & Associates, Address: 29/31 Main Street, Leixlip,		
5. Applicant	Name: G. Carney, Address: 11 Maplewood Way, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2766 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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O'Brien & Associates,
29/31 Main Street,
Leixlip,
Co. Kildare.

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 2766	Date of Decision 14/12/1999
Register Reference S99A/0477	Date 21/10/99

Applicant G. Carney,

Development House to side.

Location 11 Maplewood Way, Springfield, Tallaght, Dublin 24.

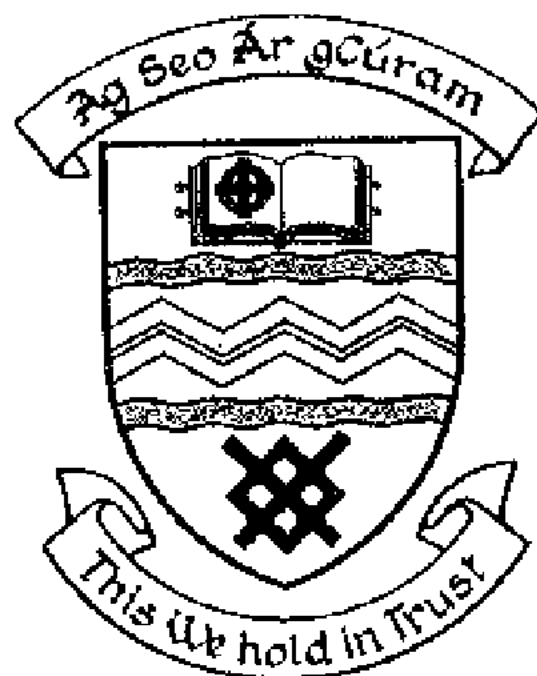
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/09/1999 /21/10/1999

A Permission has been granted for the development described above,
subject to the following (12) 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, as amended by Additional Information received 21.10.99, 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.

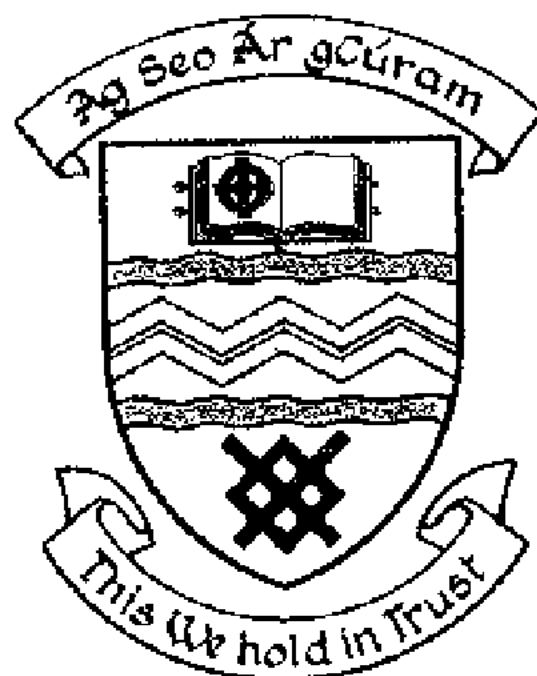
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council as follows:

Foul Sewer

- (a) Prior to connection to the existing private drain, the applicant shall submit to the Planning Authority written evidence of permission to do so.
- (b) The applicant shall ensure full and complete separation of the foul and surface water systems.
- (c) 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.

Surface Water

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- (a) The proposed development shall not drain into a soakaway. The developer shall submit for the written agreement of the Planning Authority, and prior to the commencement of development, full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer.
- (b) If the applicant proposes to connect into an existing surface water drain the developer shall submit for the written agreement of the Planning Authority evidence of his permission to do so.
- (c) The applicant shall ensure full and complete separation of foul and surface water systems.
- (d) 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.
- (e) The applicant shall ensure that the house foundations adjacent to the existing surface water sewer are brought down 250mm below the invert level of the existing surface water sewer.

REASON:

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

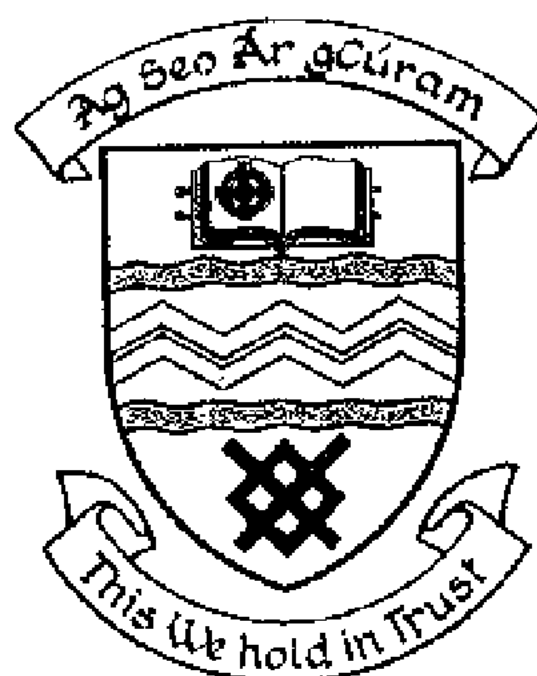
- 6 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences. The applicant shall provide 24 hour storage facilities for the new dwelling.

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.

- 7 The footpath and kerb, to both the existing and proposed dwelling, shall be dishd to the satisfaction of the Area Engineer, Roads Maintenance. The driveways shall also be constructed to the requirements of the Area Engineer.

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REASON:

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

- 8 Materials and finishes shall match those of the existing dwellinghouse adjoining the proposed dwellinghouse.

REASON:

In the interests of visual amenity.

- 9 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.

- 10 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:

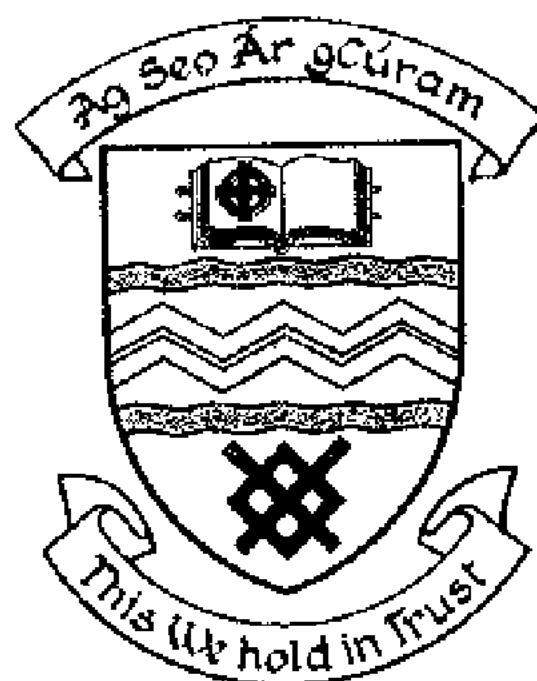
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 11 That a financial contribution in the sum of £1,000 (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

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development and improvement of amenity lands in the area which will facilitate the proposed development.

- 12 That an acceptable house number 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.

- (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

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2766	Date of Decision 14/12/1999
Register Reference S99A/0477	Date: 16/07/99

Applicant G. Carney,
Development House to side.
Location 11 Maplewood Way, Springfield, Tallaght, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 13/09/1999 /21/10/1999
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.

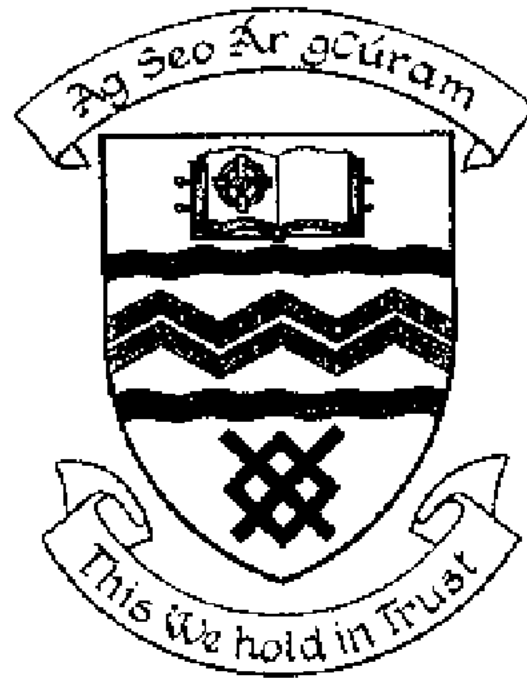
..... 14/12/99
for SENIOR ADMINISTRATIVE OFFICER

O'Brien & Associates,
29/31 Main Street,
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Co. Kildare.

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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, as amended by Additional Information received 21.10.99, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council as follows:

Foul Sewer

- (a) Prior to connection to the existing private drain, the applicant shall submit to the Planning Authority written evidence of permission to do so.
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- (c) 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.

Surface Water

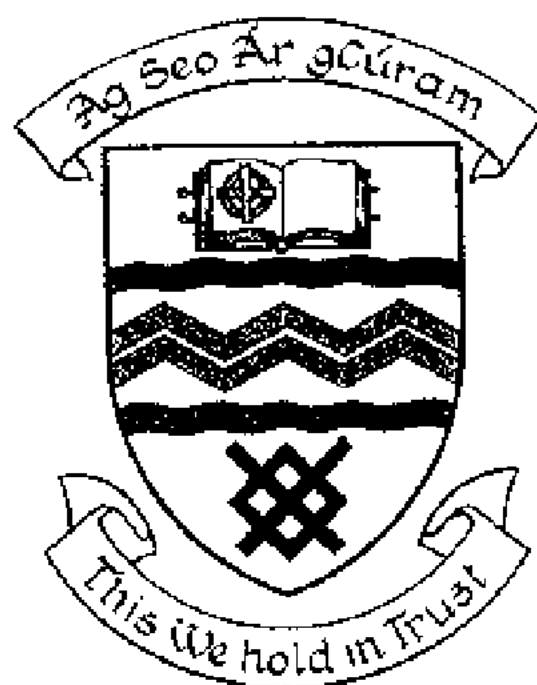
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REASON:

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be paid to South Dublin County Council before any development commences. The applicant shall provide 24 hour storage facilities for the new dwelling.

REASON:

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- 7 The footpath and kerb, to both the existing and proposed dwelling, shall be dishd to the satisfaction of the Area Engineer, Roads Maintenance. The driveways shall also be constructed to the requirements of the Area Engineer.

REASON:

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

- 8 Materials and finishes shall match those of the existing dwellinghouse adjoining the proposed dwellinghouse.

REASON:

In the interests of visual amenity.

- 9 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:

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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.

- 11 That a financial contribution in the sum of £1,000 (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:

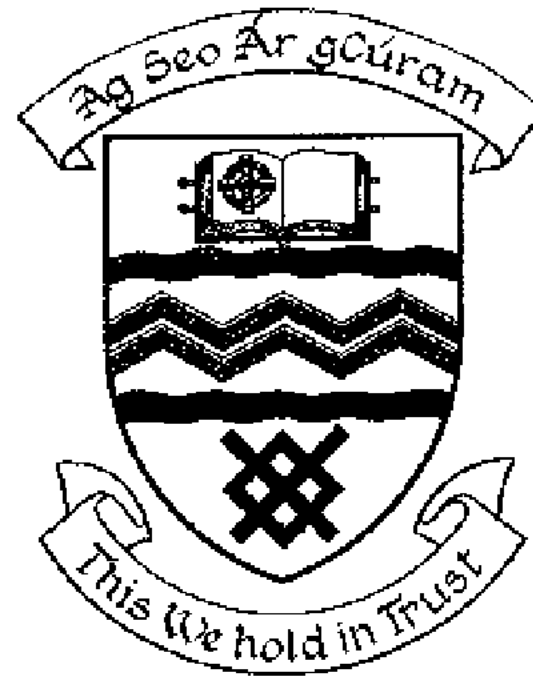
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 12 That an acceptable house number 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.

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

Decision Order Number 1987	Date of Decision 13/09/1999
Register Reference S99A/0477	Date: 16/07/99

Applicant G. Carney,
Development House to side.

Location 11 Maplewood Way, Springfield, Tallaght, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 16/07/99 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:

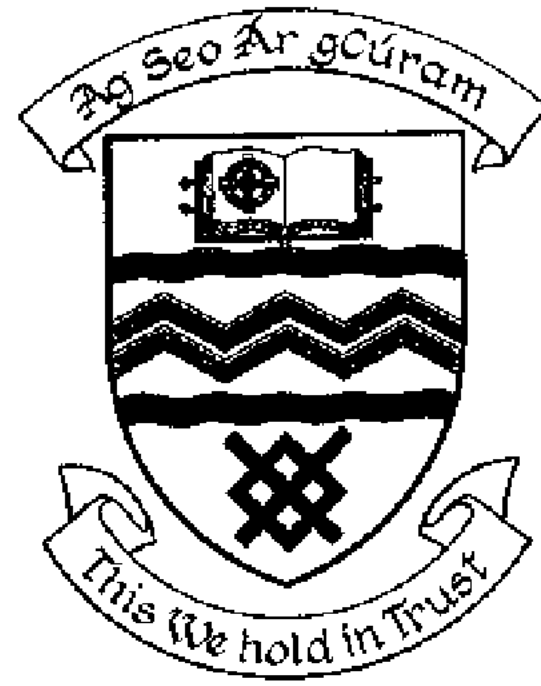
- 1 The applicant is advised that it is an objective of the Planning Authority to require the provision of 60sq.m. of private open space to the rear of all private residential properties. The applicant is requested to submit a revised proposal showing the provision of same for each of the existing and proposed dwelling houses.
- 2 The applicant is requested to submit a revised Site Layout Plan at a scale of not less than 1:500 showing the provision of two no. off street car parking spaces to the side of the proposed dwelling house.
- 3 (a) The applicant is requested to submit full details of proposed foul and surface water drainage including details of pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer;
 (b) The applicant is requested to submit full details of the proposed watermain layout showing the point of connection to the existing watermain.

O'Brien & Associates,
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The applicant is advised to ensure the provision of a minimum of 5 metres separation between the proposed development and any existing services located in the footpath adjoining the proposed development.

Signed on behalf of South Dublin County Council

PH
.....
for Senior Administrative Officer

14/09/99