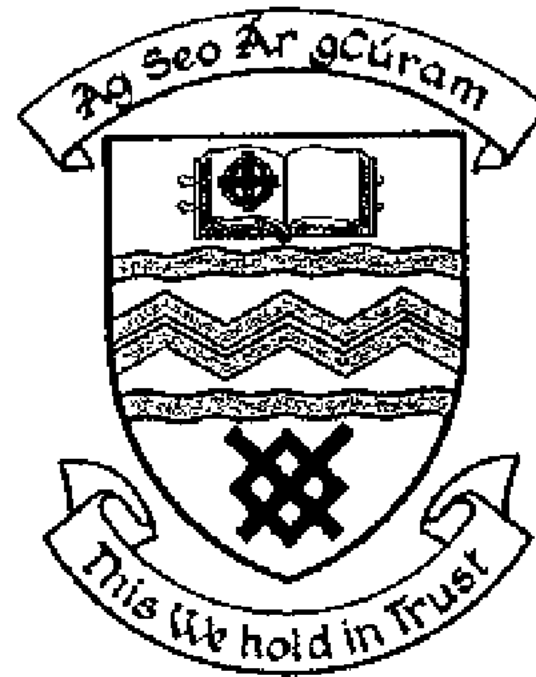


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0225	
1. Location	Side of 306 Virginia Heights, Tallaght, Dublin 24.		
2. Development	Additional four bedroom two storey house.		
3. Date of Application	13/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: High Tech Draughting Services, Address: 11 The View, Belgard Heights,		
5. Applicant	Name: Mr. Anthony Kane, Address: 306 Virginia Heights, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 1155 Date 02/06/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1495 Date 15/07/1999	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.	

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High Tech Draughting Services,
11 The View,
Belgard Heights,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1495	Date of Final Grant 15/07/1999
Decision Order Number 1155	Date of Decision 02/06/1999
Register Reference S99A/0225	Date 13/04/99

Applicant Mr. Anthony Kane,

Development Additional four bedroom two storey house.

Location Side of 306 Virginia Heights, Tallaght, Dublin 24.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

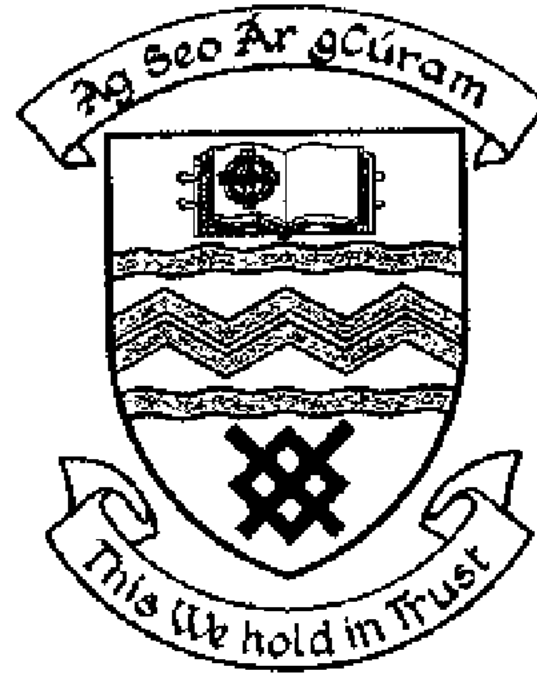
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (12) Conditions.

REG REF. S99A/0225 SOUTH DUBLIN COUNTY COUNCIL
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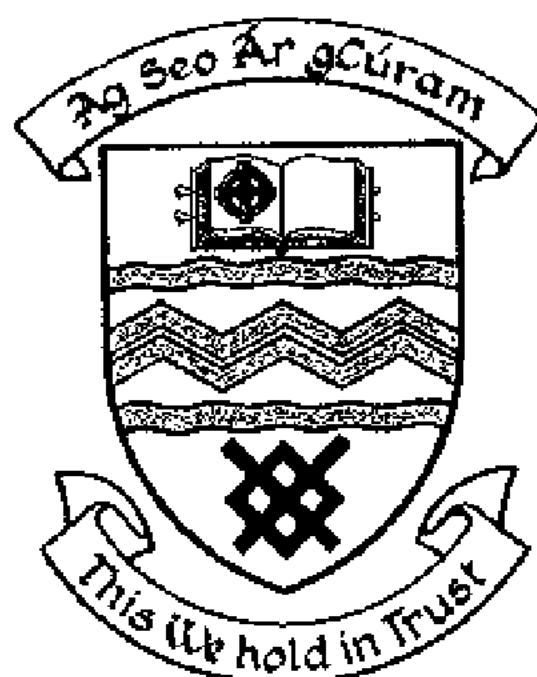
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Conditions and Reasons

- 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 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 That the width of the proposed house be reduced so as to give a minimum distance of 2 metres between the gable end wall and the roadway boundary at the side of the proposed house.
REASON:
To maintain the standard 2 metre setback from roads required in the interest of proper planning and development.
- 4 That the existing drive in front of the existing house be retained as parking space for the existing house and the existing side access to Alderwood Drive be retained to allow for parking at the rear of the proposed house.
REASON:
In the interest of road safety.
- 5 That the applicant ensures full and complete separation of foul and surface water drainage systems.
REASON:
To ensure satisfactory drainage.
- 6 Separate watermain connections are required for each dwelling. All connections, chlorination and swabbing of mains are to be carried out by the County Council at the applicant's prior expense.
REASON:
In the interest of the proper planning and development of the area.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:

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

- 8 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.

- 9 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) 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.

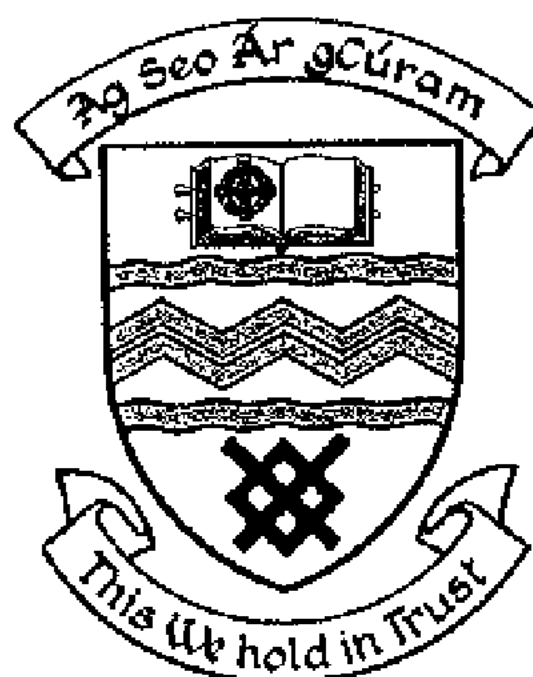
- 10 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution 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) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of Class 1 public open space in Sean Walsh Memorial 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

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

- 12 That an acceptable house name/number be submitted to an approved by 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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

Eileen Bowler
16/07/99
 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 1155	Date of Decision 02/06/1999
Register Reference S99A/0225	Date: 13/04/1999

Applicant Mr. Anthony Kane,
Development Additional four bedroom two storey house.
Location Side of 306 Virginia Heights, Tallaght, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
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.

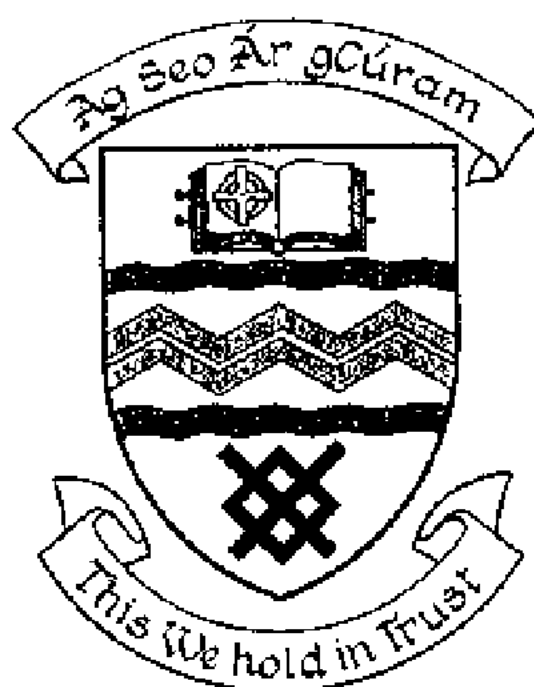
..... 03/06/1999
for SENIOR ADMINISTRATIVE OFFICER

High Tech Draughting Services,
11 The View,
Belgard Heights,
Dublin 24.

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REG REF. S99A/0225

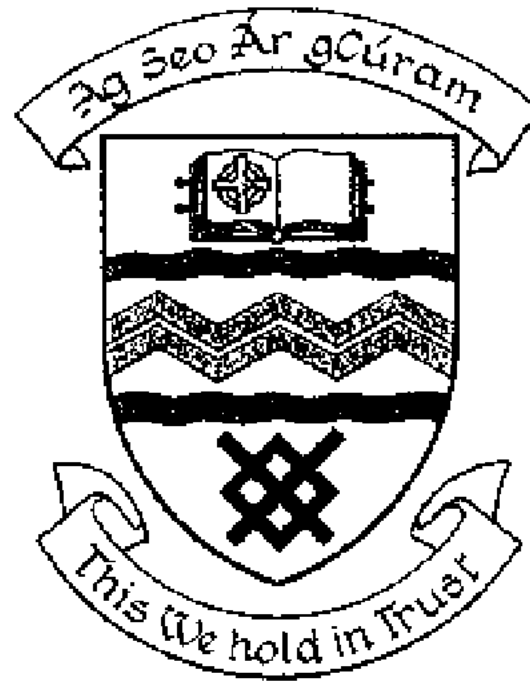
Conditions and Reasons

- 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 That the width of the proposed house be reduced so as to give a minimum distance of 2 metres between the gable end wall and the roadway boundary at the side of the proposed house.
REASON:
To maintain the standard 2 metre setback from roads required in the interest of proper planning and development.
- 4 That the existing drive in front of the existing house be retained as parking space for the existing house and the existing side access to Alderwood Drive be retained to allow for parking at the rear of the proposed house.
REASON:
In the interest of road safety.
- 5 That the applicant ensures full and complete separation of foul and surface water drainage systems.
REASON:
To ensure satisfactory drainage.
- 6 Separate watermain connections are required for each dwelling. All connections, chlorination and swabbing of mains are to be carried out by the County Council at the applicant's prior expense.
REASON:

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REG. REF. S99A/0225

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

- 7 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.

- 8 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.

- 9 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) 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) 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.

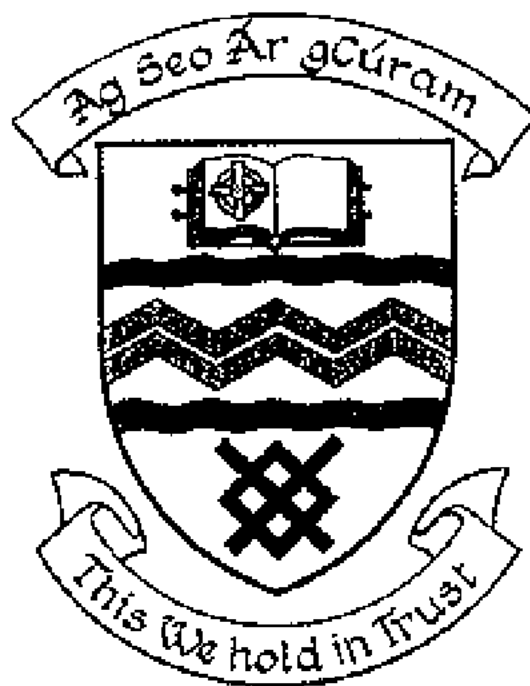
REASON:

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.

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REG REF. S99A/0225

- 11 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of Class 1 public open space in Sean Walsh Memorial 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 provision and development of amenity lands in the area which will facilitate the proposed development.

- 12 That an acceptable house name/number be submitted to an approved by 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.