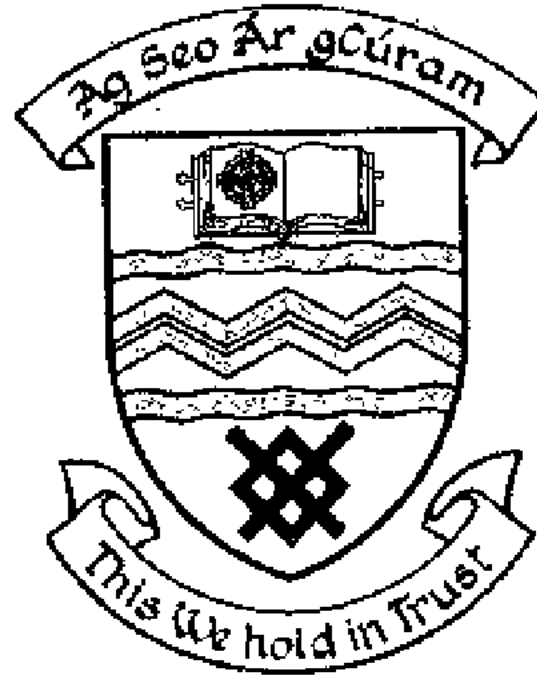


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0115	
1. Location	Beside no.2 Fernwood Close, Springfield, Tallaght, Dublin 24		
2. Development	Demolition of existing garage and building of a 3 bedroom, 2 storey, semi-detached dwelling house.		
3. Date of Application	26/02/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. Alan Smith, Address: 208 Virginia Heights, Springfield,		
5. Applicant	Name: Mr. Alan Smith, Address: 208 Virginia Heights, Springfield, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0802 Date 22/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1161 Date 03/06/1999	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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Dublin 24

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Mr. Alan Smith,
208 Virginia Heights,
Springfield,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1161	Date of Final Grant 03/06/1999
Decision Order Number 0802	Date of Decision 22/04/1999
Register Reference S99A/0115	Date 26th February 1999

Applicant Mr. Alan Smith,

Development Demolition of existing garage and building of a 3 bedroom,
2 storey, semi-detached dwelling house.

Location Beside no.2 Fernwood Close, Springfield, Tallaght, Dublin
24

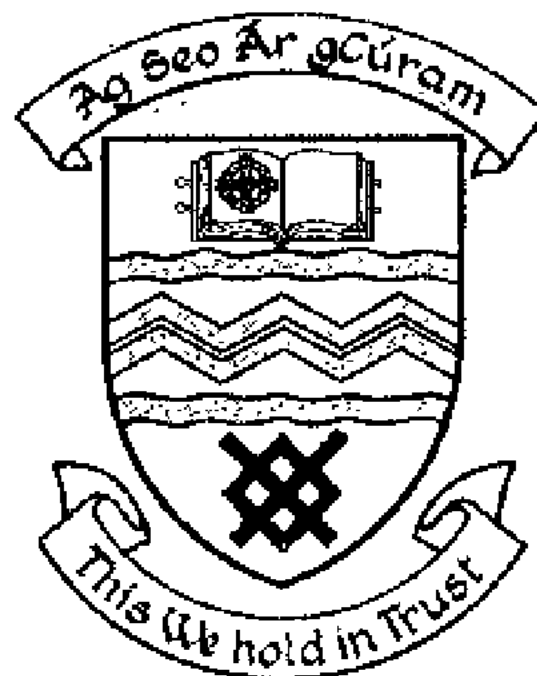
Floor Area 0.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

REG REF. S99A/0115 SOUTH DUBLIN COUNTY COUNCIL
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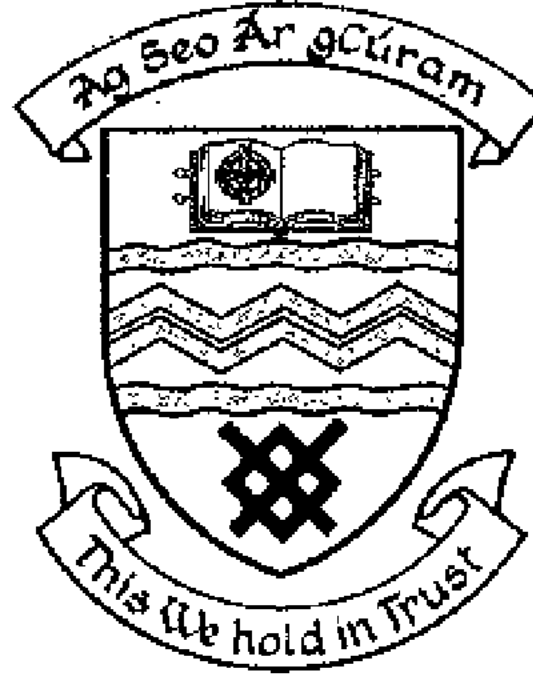
Conditions and Reasons

- 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 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.
- 3 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.
- 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 The applicant shall ensure full and complete separation of foul and surface water drainage systems.
REASON:
To ensure satisfactory drainage.
- 6 There shall be a separate water supply connection for the proposed dwelling. Connection and the tapping of mains shall be carried out by South Dublin County Council personnel at the applicants prior expense.
REASON:
To secure satisfactory water supply.
- 7 The applicant shall provide facilities for the 24 hour storage of water.
REASON:
To ensure satisfactory water supply.

REG. REF. S99A/0115
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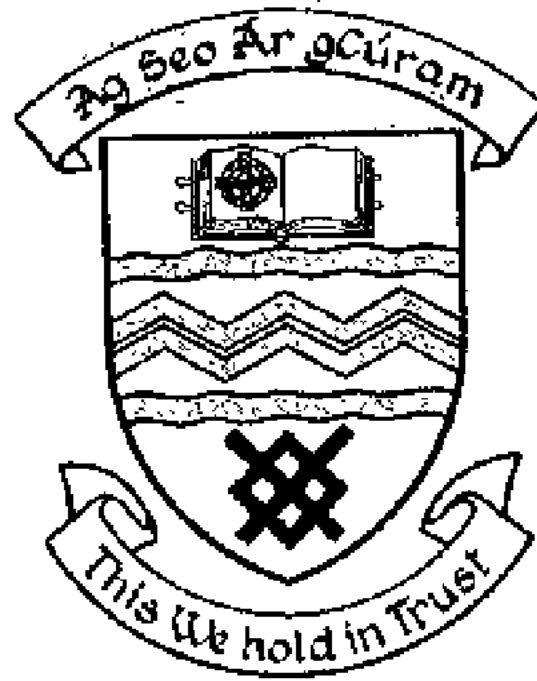
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- 8 Parking space for two cars shall be provided within the curtilage of the proposed house.
REASON:
In the interest of road safety.
- 9 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 10 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.
- 11 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.
- 12 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 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 provision and development of amenity lands in the area which will facilitate the proposed development.

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- 13 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken 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.

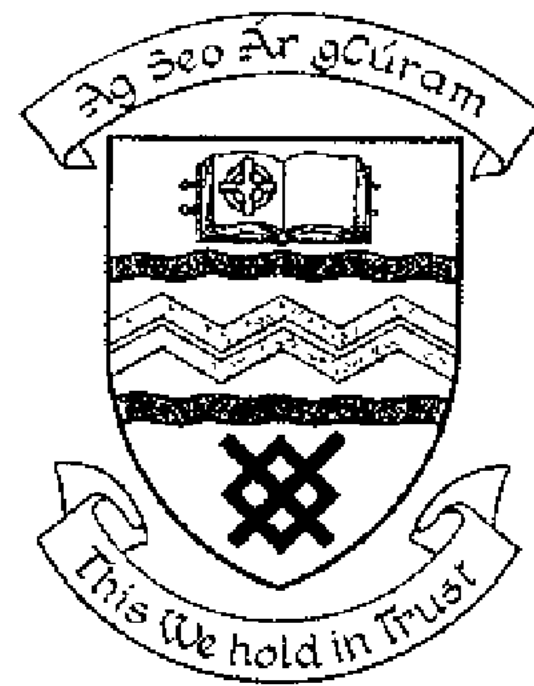
Signed on behalf of South Dublin County Council.

E. J. O'Connell 4th
..... June 1999
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 0802	Date of Decision 22/04/1999
Register Reference S99A/0115	Date: 26/02/1999

Applicant Mr. Alan Smith,

Development Demolition of existing garage and building of a 3 bedroom,
2 storey, semi-detached dwelling house.

Location Beside no.2 Fernwood Close, Springfield, 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 (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 22/04/1999
for SENIOR ADMINISTRATIVE OFFICER

Mr. Alan Smith,
208 Virginia Heights,
Springfield,
Tallaght,
Dublin 24.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0115

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 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.

- 3 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.

- 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.

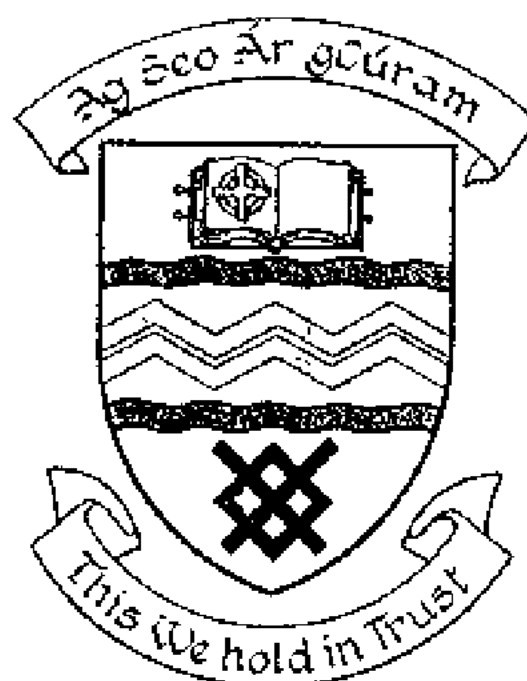
- 5 The applicant shall ensure full and complete separation of foul and surface water drainage systems.

REASON:

To ensure satisfactory drainage.

- 6 There shall be a separate water supply connection for the proposed dwelling. Connection and the tapping of mains shall be carried out by South Dublin County Council personnel at the applicants prior expense.

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REG. REF. S99A/0115

REASON:

To secure satisfactory water supply.

- 7 The applicant shall provide facilities for the 24 hour storage of water.

REASON:

To ensure satisfactory water supply.

- 8 Parking space for two cars shall be provided within the curtilage of the proposed house.

REASON:

In the interest of road safety.

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

REASON:

In the interest of visual amenity.

- 10 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:

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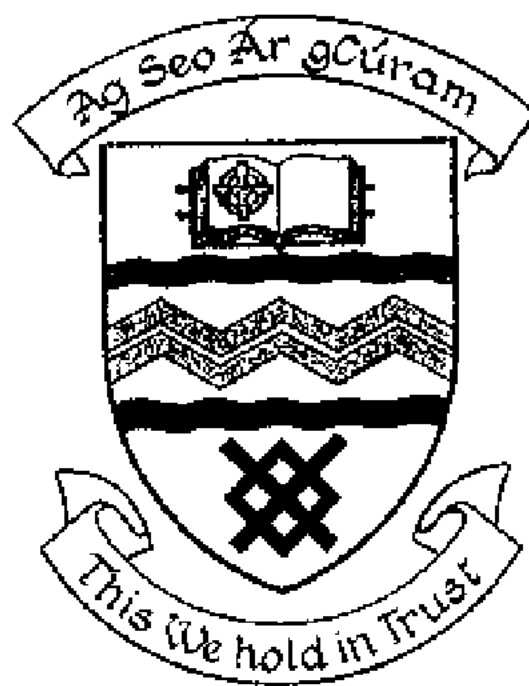
REASON:

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

- 13 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

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