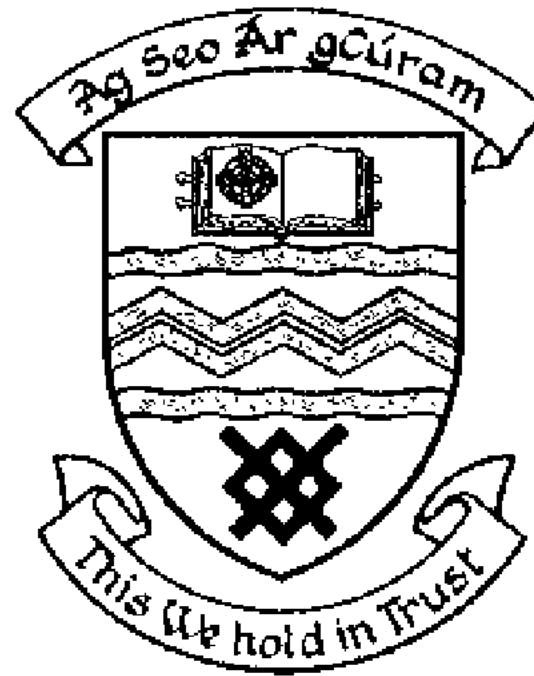


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0891	
1. Location	16 Woodford Terrace, Clondalkin, Dublin 22.		
2. Development	Erect a two storey dwelling house attached to existing house in side garden.		
3. Date of Application	22/12/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/02/1999 2.	1. 21/05/1999 2.
4. Submitted by	Name: Colm Fitzpatrick, Address: 55 Cherrywood Park, Clondalkin,		
5. Applicant	Name: Mr.F. Nugent, Address: 16 Woodford Terrace, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1518 Date 19/07/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1925 Date 03/09/1999	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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Colm Fitzpatrick,
55 Cherrywood Park,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1925	Date of Final Grant 03/09/1999
Decision Order Number 1518	Date of Decision 19/07/1999
Register Reference S98A/0891	Date 21/05/99

Applicant Mr.F. Nugent,

Development Erect a two storey dwelling house attached to existing house in side garden.

Location 16 Woodford Terrace, Clondalkin, Dublin 22.

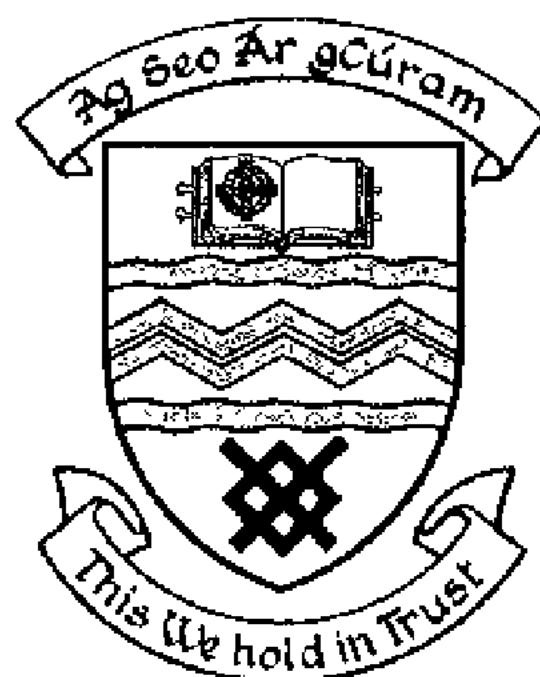
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/02/1999 /21/05/1999

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

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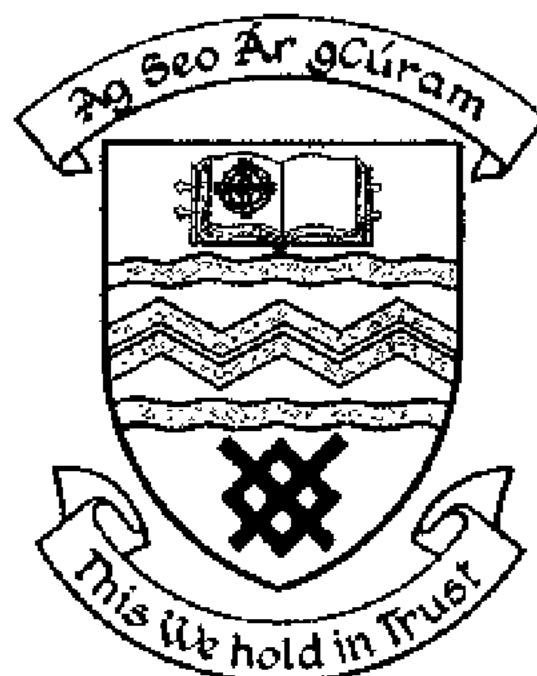
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Conditions and Reasons

- 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 the revised plans and details submitted by way of additional information on 21/05/99, 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 all external finishes harmonise in colour and texture with adjoining dwellings.
REASON:
In the interests of residential and visual amenity.
- 3 Prior to the commencement of development details of proposed boundary treatment to the site shall be submitted to and be to be satisfaction of the Planning Authority.
REASON:
In the interests of the proper planning and development of the area and visual amenity.
- 4 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 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.
- 6 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.
- 7 Prior to the first occupation of the proposed dwelling, front, side and rear garden areas shall be provided with sufficient top soil, levelled, graded and planted to allow grass and other vegetation to grow.
REASON:
In the interests of residential and visual amenity.

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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 and shall have regard to the following:-

- a) Applicant to ensure full and complete separation of foul and surface water systems;
- b) All connections to be carried out by South Dublin County Council personnel at applicant's prior expense;
- c) 24 hour storage and separation connection shall be provided.

REASON:

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

- 9 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer Road Maintenance.

REASON:

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

- 10 That an acceptable house number 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.

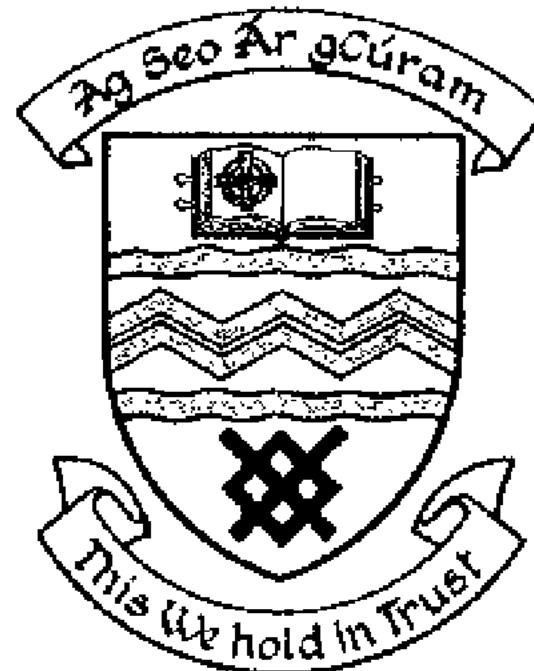
- 11 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before 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.

- 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 provision and development 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.

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


- 13 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.

- (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.


.....03/09/99
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 1518	Date of Decision 19/07/1999
Register Reference S98A/0891	Date: 22/12/98

Applicant Mr.F. Nugent,
Development Erect a two storey dwelling house attached to existing house
in side garden.
Location 16 Woodford Terrace, Clondalkin, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 18/02/1999 /21/05/1999

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.

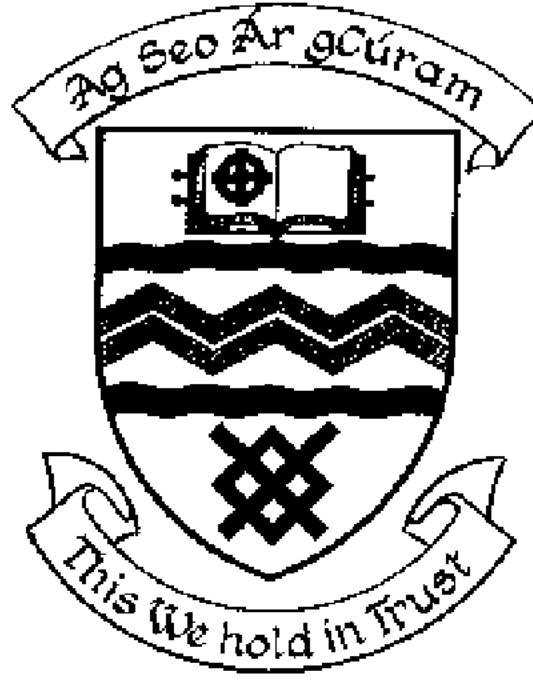
..... 19/07/99
for SENIOR ADMINISTRATIVE OFFICER

Colm Fitzpatrick,
55 Cherrywood Park,
Clondalkin,
Dublin 22.

**SOUTH DUBLIN COUNTY COUNCIL
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Conditions and Reasons

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To prevent unauthorised development.
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REASON:
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REASON:
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REG. REF. S98A/0891

- 7 Prior to the first occupation of the proposed dwelling, front, side and rear garden areas shall be provided with sufficient top soil, levelled, graded and planted to allow grass and other vegetation to grow.

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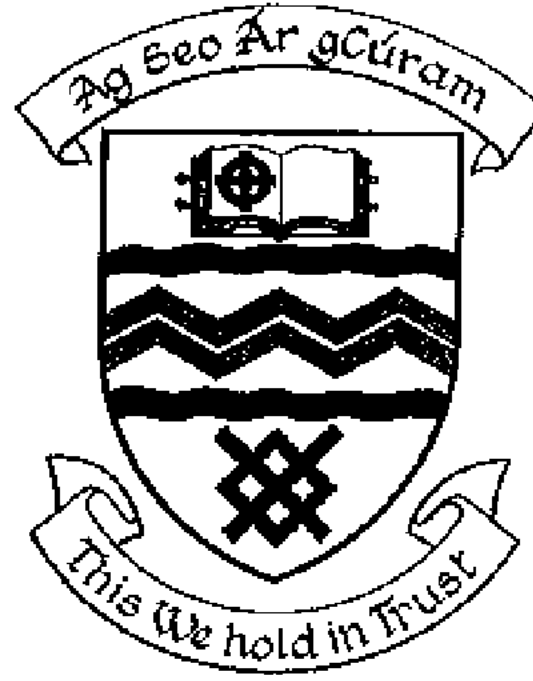
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Decision Order Number 0327	Date of Decision 18/02/1999
Register Reference S98A/0891	Date: 22/12/1998

Colm Fitzpatrick,
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Clondalkin,
Dublin 22.