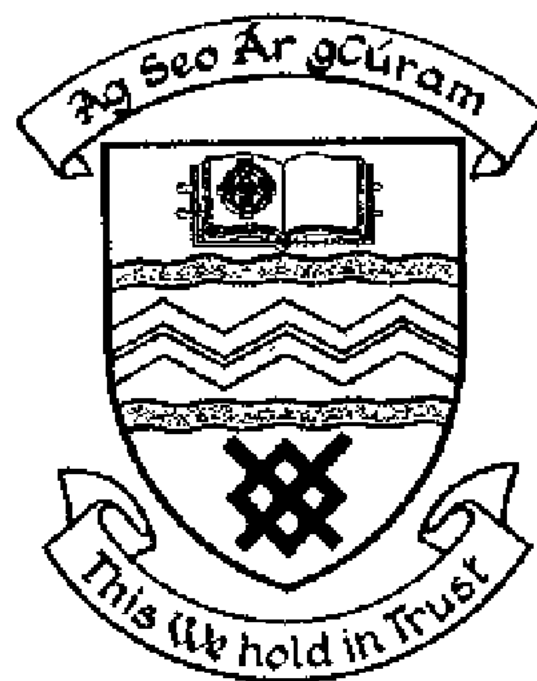


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0801	
1. Location	61 Monksfield Walk, Clondalkin, Dublin 22.		
2. Development	Two storey house to side.		
3. Date of Application	27/11/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/01/1999 2.	1. 28/01/1999 2.
4. Submitted by	Name: D. Watson, Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: J. Burke Address: 61 Monksfield Walk, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0583 Date 25/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0968 Date 07/05/1999	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



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

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Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

D. Watson,
72 Weston Road,
Churchtown,
Dublin 14

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0968	Date of Final Grant 07/05/1999
Decision Order Number 0583	Date of Decision 25/03/1999
Register Reference S98A/0801	Date 28th January 1999

Applicant J. Burke

Development Two storey house to side.

Location 61 Monksfield Walk, Clondalkin, Dublin 22.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/01/1999 /28/01/1999

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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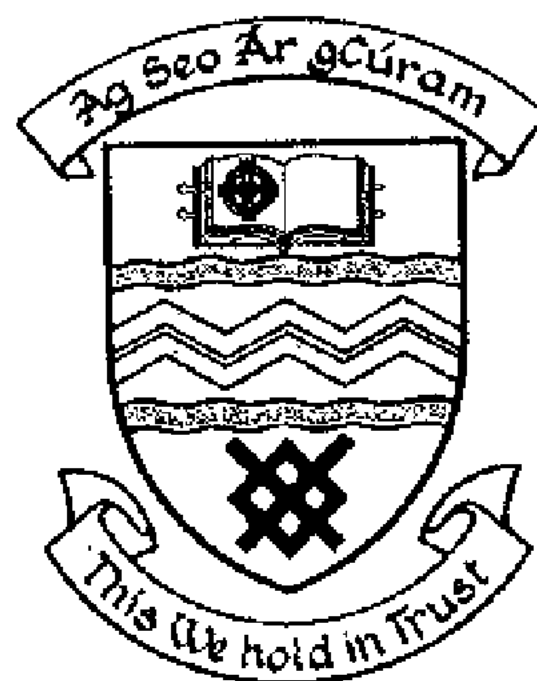
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 Prior to the commencement of development the applicant shall submit revised details for the written agreement of the Planning Authority providing for an amended site layout and house type in the form of a terrace style dwelling attached to the existing dwelling on the site.
REASON:
In the interests of the proper planning and development of the area and visual amenity.
- 3 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 All external finishes shall match those of adjoining dwelling.
REASON:
In the interests of visual amenity.
- 5 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) South Dublin County Council records indicate proposed dwelling within 5 metres of 200mm watermain. Applicant to ensure that foundations are taken below invert of watermain;
 - c) A separate connection is required for the proposed dwelling;
 - d) Connection and tapping of the main to be carried out by South Dublin County Council personnel at applicant's prior expense;
 - e) Provide 24 hours storage.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

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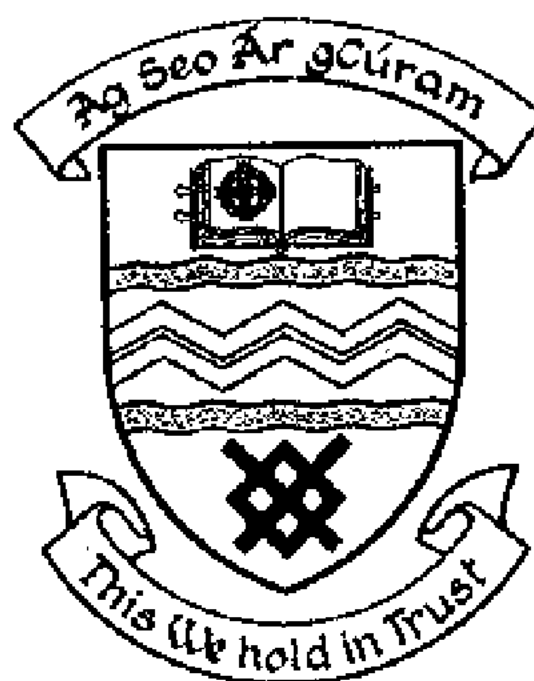
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- 6 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Road Maintenance.
REASON:
In the interest of the proper planning and development of the area.
- 7 That an acceptable house numbering scheme be submitted to and approved by the South Dublin 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.
- 8 Details of proposed front, side and rear boundary treatment to the site shall be submitted for the written agreement of the Planning Authority.
REASON:
In the interest of visual amenity.
- 9 That a financial contribution in the sum of money equivalent to the value 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.
- 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 £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the development and improvement of

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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.

- (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.

Edna Bowler 11th May 1999
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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Facs: 01-414 9104



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

Decision Order Number 0118	Date of Decision 20/01/99
Register Reference S98A/0801	Date 27th November 1998

Applicant J. Burke
Development Two storey house to side.
Location 61 Monksfield Walk, Clondalkin, Dublin 22.
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 27/11/98 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 South Dublin County Council records indicate a 200mm AC watermain within 3 metres of the proposed dwelling. Applicant to submit a revised layout indicating the line of the watermain and clearly showing 5 metres distance between the watermain and the proposed dwelling, or making alternative arrangements in the event of 5 metres not being available.

Signed on behalf of South Dublin County Council

CA
.....
for Senior Administrative Officer

20/01/99

D. Watson,
72 Weston Road,
Churchtown,
Dublin 14