

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0735	
1. Location	Commons, Gibraltar, Buck and Hounds and Clondalkin Townlands, Clondalkin, Co. Dublin.		
2. Development	Construction of 8 houses comprising 6 two-storey semi-detached houses (one with attached garage), 1 two-storey detached house with attached garage and a bungalow on previously approved development (previously approved Reg. Ref. No.'s WA/1776 & 93A/0466).		
3. Date of Application	28/10/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: DBFL Consulting Engineers, Address: 22 - 23 Holles Street, Dublin 2.		
5. Applicant	Name: Dwyer Nolan Developments Ltd., Address: Stonebridge House, Stonebridge Close, Shankill, Co. Dublin.		
6. Decision	O.C.M. No. 2621 Date 22/12/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0215 Date 04/02/1999	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

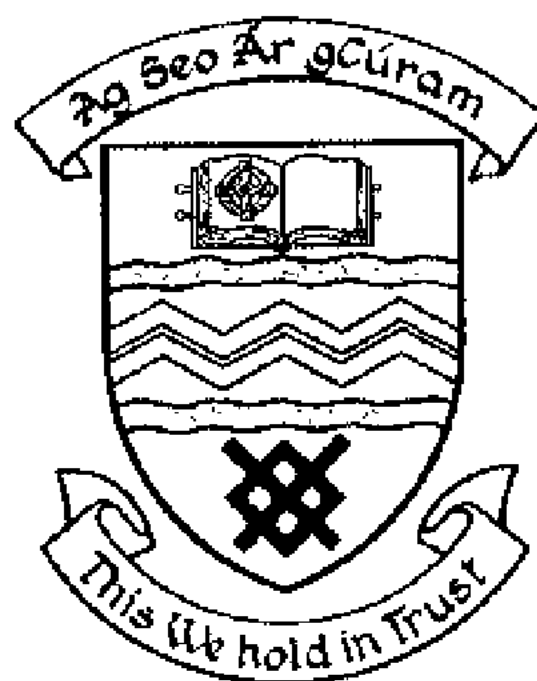
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Date

.....

Receipt No.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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DBFL Consulting Engineers,
22 - 23 Holles Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0215	Date of Final Grant 04/02/1999
Decision Order Number 2621	Date of Decision 22/12/1998
Register Reference S98A/0735	Date 28th October 1998

Applicant Dwyer Nolan Developments Ltd.,

Development Construction of 8 houses comprising 6 two-storey semi-detached houses (one with attached garage), 1 two-storey detached house with attached garage and a bungalow on previously approved development (previously approved Reg. Ref. No.'s WA/1776 & 93A/0466).

Location Commons, Gibraltar, Buck and Hounds and Clondalkin Townlands, Clondalkin, Co. Dublin.

Floor Area 814.00 Sq Metres

Time extension(s) up to and including

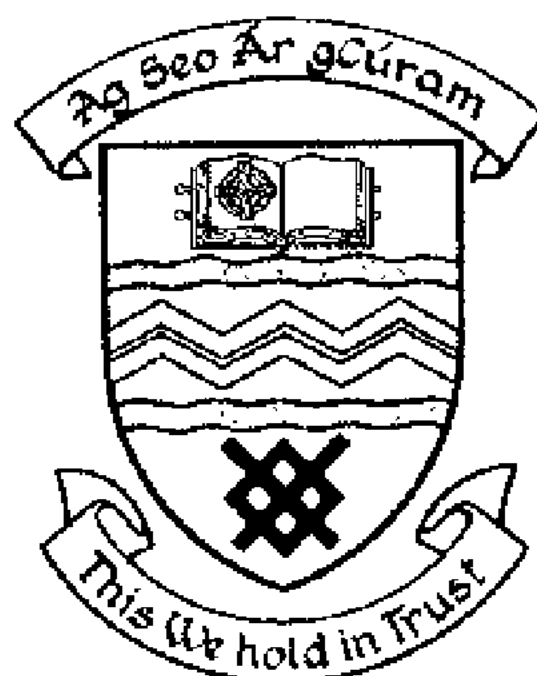
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (19) Conditions.

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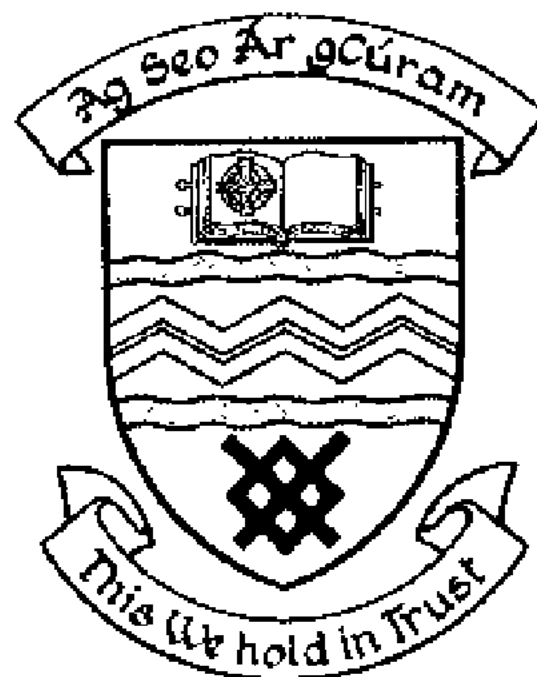
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 External finishes shall be in keeping with those of existing houses in the area.
REASON:
In the interests of the visual amenities of the area.
- 3 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 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.
- 5 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.
- 6 That public lighting be provided in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 7 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:

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

- 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) no unit shall be further than 47m from a fire hydrant;
- (c) no building shall lie within 5m of watermains less than 225mm diameter;
- (d) all connections to be carried out by South Dublin County Council personnel at applicant's prior expense;
- (e) 24 hour storage and separate connection per house shall be provided.

REASON:

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

- 9 That an acceptable street naming and house numbering scheme 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.

- 10 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

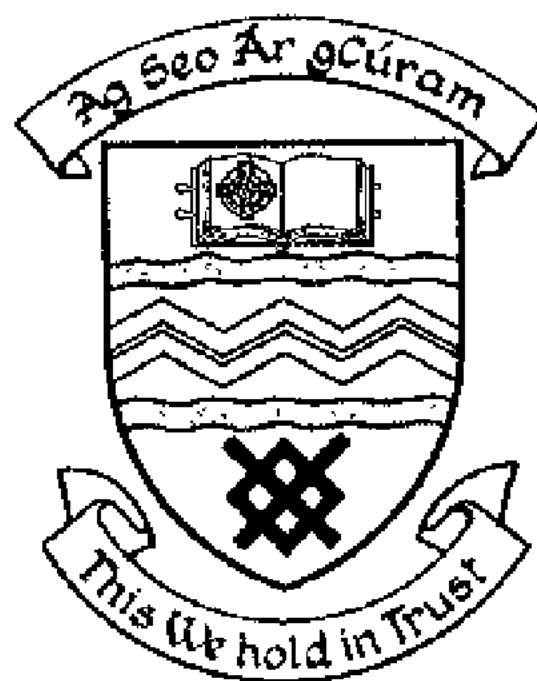
In the interest of visual amenity.

- 11 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the

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development, until taken in charge by the Council.

REASON:

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

- 12 Prior to the commencement of development the applicant/developer shall submit details for the written agreement of the Planning Authority with respect to the completion of the link road from Fonthill/Newlands Road to roundabout at junction of St. Johns Green/St. Johns Road including alterations to the existing roundabout, all such works shall be completed prior to any occupation of the proposed units.

REASON:

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

- 13 That a financial contribution in the sum of money equivalent to the value of #6,400 (six thousand four hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

- 14 Bedroom No. 3 shall be omitted from the proposed 3 bedroomed bungalow. Revised details to provide for same shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.

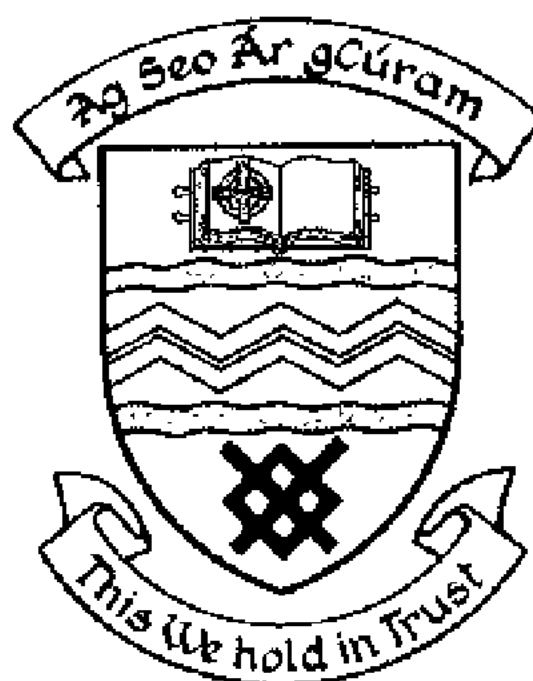
REASON:

In the interests of the provision of adequate private amenity space to comply with Development Plan standards.

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- 15 Prior to the commencement of development the developer shall submit for the written agreement of the planning authority a detailed scheme for street planting. All such planting shall be undertaken in the first planting season following commencement of development.

REASON:

In the interest of visual amenity.

- 16 The development shall be carried out in conformity with Condition Nos. 6 to 18, 21 to 24 of the decision to grant permission by Order No. P/0970/85 dated 21st March 1985 Reg. Ref. 85A/0077 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

REASON:

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

- 17 That a financial contribution in the sum of #3,420 (three thousand four hundred and twenty 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.

- 18 That a financial contribution in the sum of #1,000 (one thousand pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the provision and development of public open space in Corkagh Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

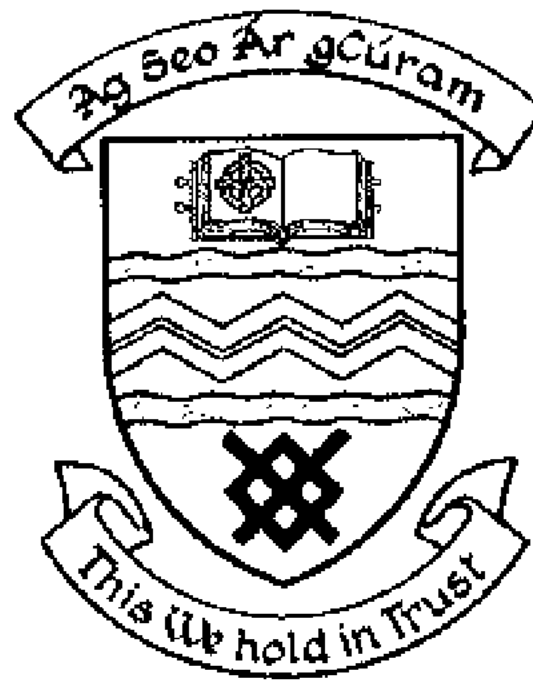
REASON:

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.

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19 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of #12,800 (twelve thousand eight hundred pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of #8,000 (eight thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

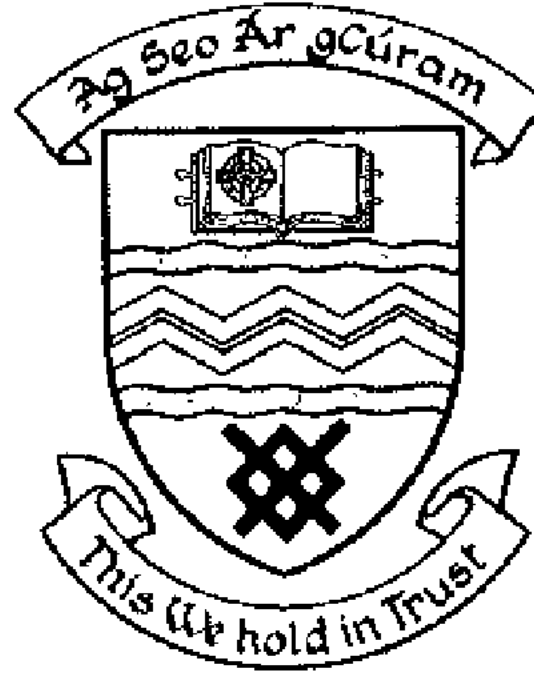
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.

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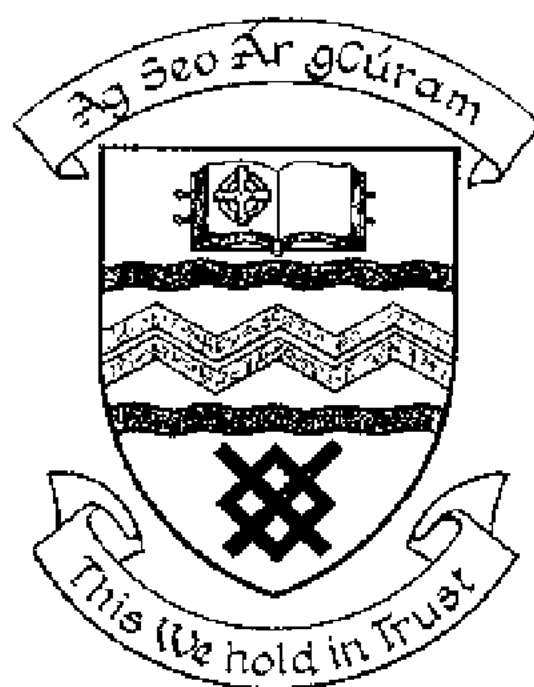
Signed on behalf of South Dublin County Council.

.....5 February 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 2621	Date of Decision 22/12/98
Register Reference S98A/0735	Date 28th October 1998

Applicant Dwyer Nolan Developments Ltd.,

Development Construction of 8 houses comprising 6 two-storey semi-detached houses (one with attached garage), 1 two-storey detached house with attached garage and a bungalow on previously approved development (previously approved Reg. Ref. No.'s WA/1776 & 93A/0466).

Location Commons, Gibraltar, Buck and Hounds and Clondalkin Townlands, Clondalkin, Co. Dublin.

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 (19) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

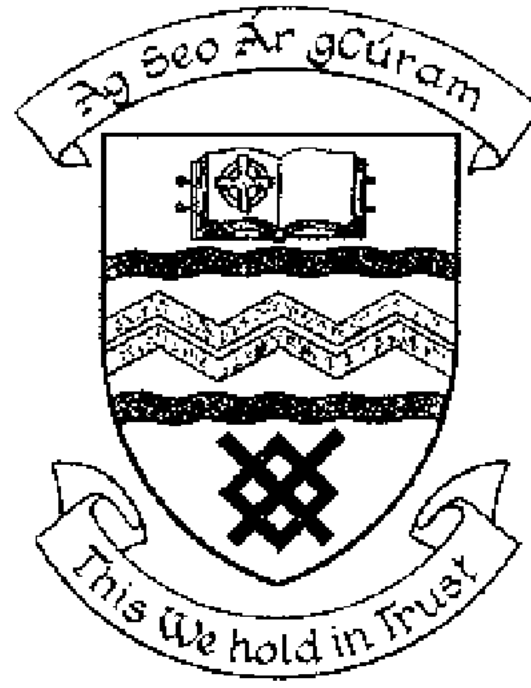
..... 22/12/98
for SENIOR ADMINISTRATIVE OFFICER

DBFL Consulting Engineers,
22 - 23 Holles Street,
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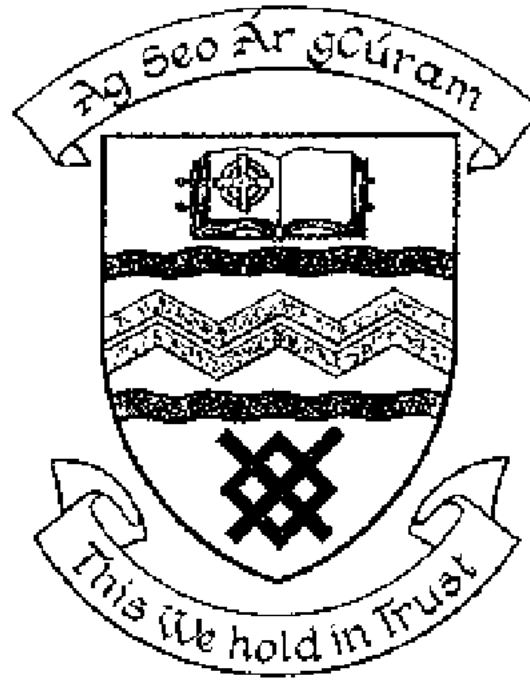
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REASON:
In the interests of the visual amenities of the area.
- 3 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 That all necessary measures be taken by the contractor to prevent the spillage 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.
- 5 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.

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- 6 That public lighting be provided in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.

REASON:

In the interest of amenity and public safety.

- 7 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 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;
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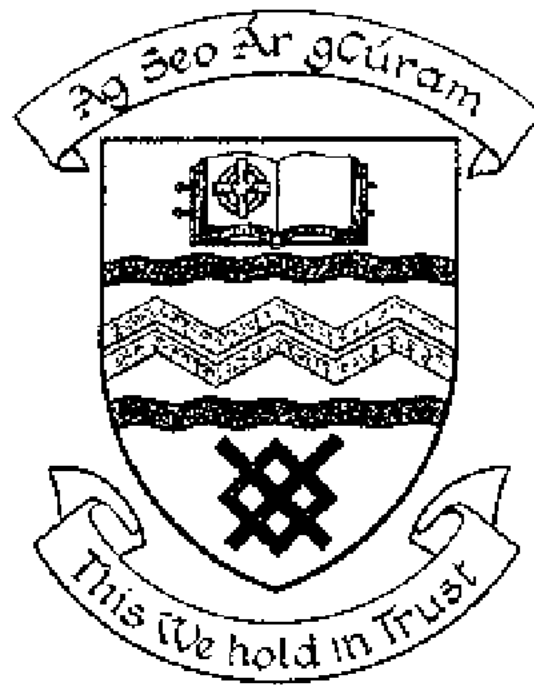
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REASON:

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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.

- 14 Bedroom No. 3 shall be omitted from the proposed 3 bedroomed bungalow. Revised details to provide for same shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.

REASON:

In the interests of the provision of adequate private amenity space to comply with Development Plan standards.

- 15 Prior to the commencement of development the developer shall submit for the written agreement of the planning authority a detailed scheme for street planting. All such planting shall be undertaken in the first planting season following commencement of development.

REASON:

In the interest of visual amenity.

- 16 The development shall be carried out in conformity with Condition Nos. 6 to 18, 21 to 24 of the decision to grant permission by Order No. P/0970/85 dated 21st March 1985 Reg. Ref. 85A/0077 save as amended to conform with the revisions indicated in the plans lodged with Dublin County Council in connection with this application.

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REASON:

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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.

- 18 That a financial contribution in the sum of £1,000 (one thousand pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the provision and development of public open space in Corkagh 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.

- 19 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and

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- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £12,800 (twelve thousand eight hundred pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of £8,000 (eight thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.