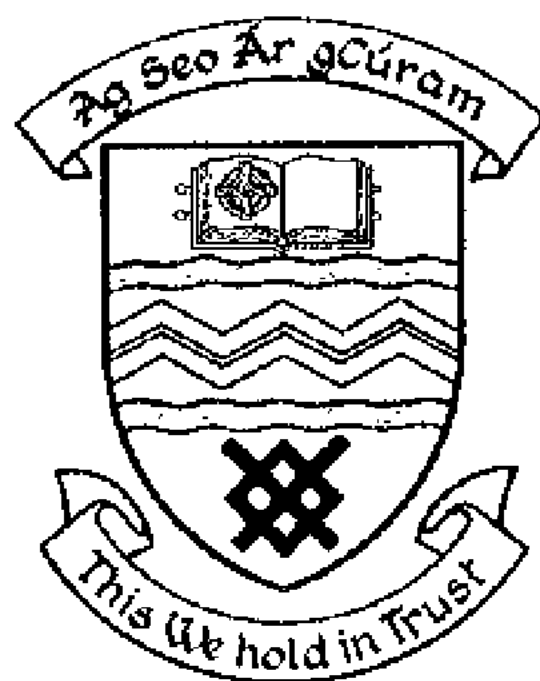


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0668	
1. Location	6a St. Johns Avenue, Clondalkin, Dublin 22.		
2. Development	Detached 4 bedroom two storey house with optional garage and associated site works. (Previous Reg. Ref. S97A/0140)		
3. Date of Application	25/09/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 23/11/1998 2.	1. 16/12/1998 2.
4. Submitted by	Name: Gerard O'Brien, Address: 183 Corrib Road, Terenure,		
5. Applicant	Name: Michael O'Connor, Address: 18 McMahon Street, Dublin 8.		
6. Decision	O.C.M. No. 0299 Date 12/02/1999	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 0605 Date 26/03/1999	Effect AA GRANT APPROVAL	
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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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

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Gerard O'Brien,
183 Corrib Road,
Terenure,
Dublin 6W.

NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 0605	Date of Final Grant 26/03/1999
Decision Order Number 0299	Date of Decision 12/02/1999
Register Reference S98A/0668	Date 16th December 1998

Applicant Michael O'Connor,

Development Detached 4 bedroom two storey house with optional garage
and associated site works. (Previous Reg. Ref. S97A/0140)

Location 6a St. Johns Avenue, Clondalkin, Dublin 22.

Floor Area 0.00 Sq Metres

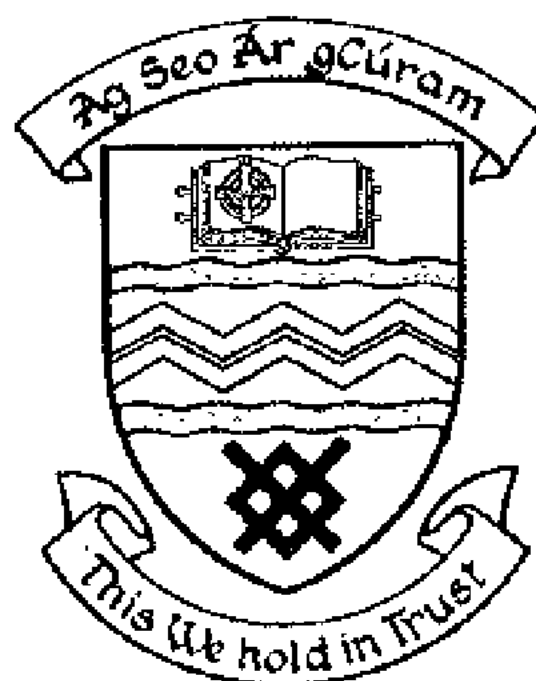
Time extension(s) up to and including

Additional Information Requested/Received 23/11/1998 /16/12/1998

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

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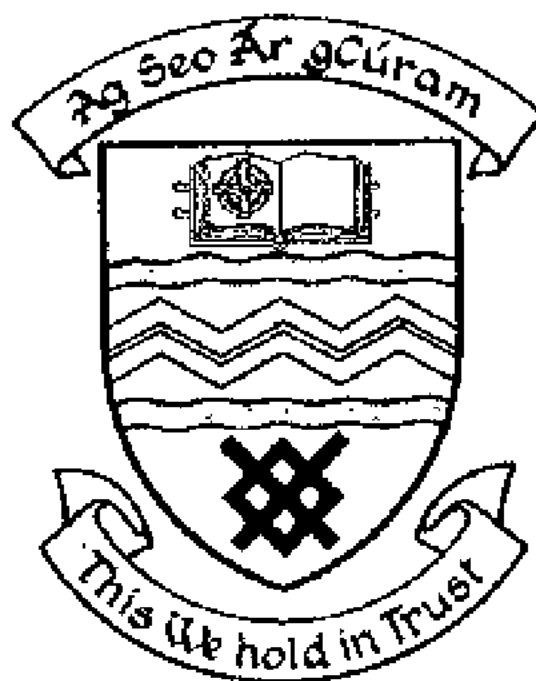
Conditions and Reasons

- 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 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 the satisfaction of the Planning Authority.
REASON:
In the interests of the proper planning and development of the area.
- 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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REG. REF. S98A/0668
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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) No building shall lie within 5m of watermains less than 225mm diameter;
- (c) All connections to be carried out by South Dublin County Council personnel at applicant's prior expense;
- (d) 24 hour storage and separate connection shall be provided.

REASON:

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

- 9 That a financial contribution in the sum of money equivalent to the value of £800 (eight 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.

- 10 That an acceptable house numbering scheme be submitted to an approved by the South Dublin County Council before any constructional work takes place on the proposed houses.

REASON:

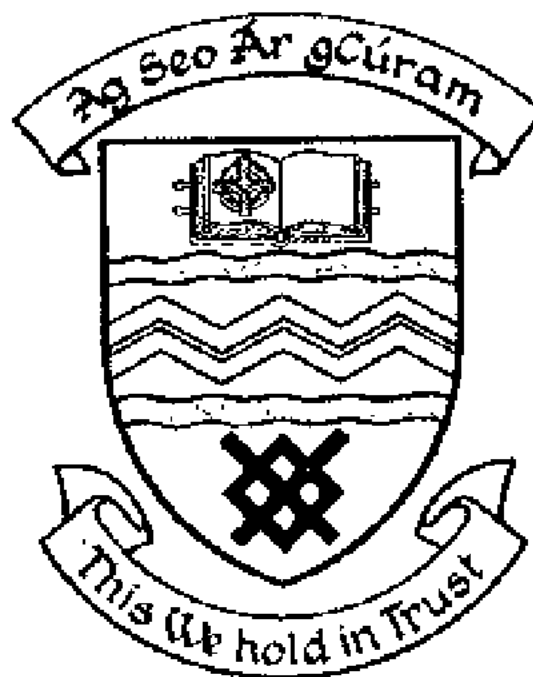
In the interest of the proper planning and development of the area.

- 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.

SOUTH DUBLIN COUNTY COUNCIL
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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.

- 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 Class 1 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.

- (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. Cowley March 1999
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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Lár an Bhaile, Tamhlacht,
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**PLANNING
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2348	Date of Decision 23/11/98
Register Reference S98A/0668	Date 25th September 1998

Applicant: Michael O'Connor,
Development: Detached 4 bedroom two storey house with optional garage
and associated site works. (Previous Reg. Ref. S97A/0140)

Location: 6a St. Johns Avenue, Clondalkin, Dublin 22.

App. Type: Approval

Dear Sir/Madam,

With reference to your planning application, received on 25/09/98 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 requested to submit an elevation drawing showing the proposed dwelling in relation to existing semi-detached houses on St. John's Avenue.

NOTE : The applicant is advised that the Planning Authority consider the design of the proposed dwelling to be inappropriate and out of character in the context of an infill development within an established residential area of semi-detached dwellings. In particular the inclusion of a hipped roof, a gable to the front, a bay window and an arch feature over the main doorway are considered to be inappropriate features.
Attention should also be given to fenestration treatment which should be in keeping with existing dwellings on the road.

Gerard O'Brien,
183 Corrib Road,
Terenure,
Dublin 6W.

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REG REF. S98A/0668

Signed on behalf of South Dublin County Council

LH
.....
for Senior Administrative Officer

23/11/98