

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0661/C1	
1. Location	2 Westbourne Avenue, New Nangor Road, Clondalkin, Dublin 22.		
2. Development	Detached house at side. Compliance re. condition no. 7.		
3. Date of Application	22/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1.  2.	1.  2.
4. Submitted by	Name: Denis M. Molloy, Address: Bridge Street, Ballina,		
5. Applicant	Name: P. O'Dwyer, Address: 2 Westbourne Avenue, New Nangor Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1159  Date 30/05/2000	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
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.	

Denis M. Molloy,  
Bridge Street,  
Ballina,  
Co. Mayo

Reg. Ref. S98A/0661/C1

Date: 30th May 2000

Re: *Detached house at side of 2 Westbourne Avenue, New Nangor Road, Clondalkin, Dublin  
22 for P. O'Dwyer – Compliance re. Condition No. 7*

Dear Sir,

I refer to your submission received on 22/05/2000 to comply with Condition No. 7 of Grant of Permission Order No. 0158, dated 27/01/1999, in connection with the above.

I wish to inform you that the submission received is satisfactory and is therefore in compliance with the condition no. 7.

Yours faithfully,

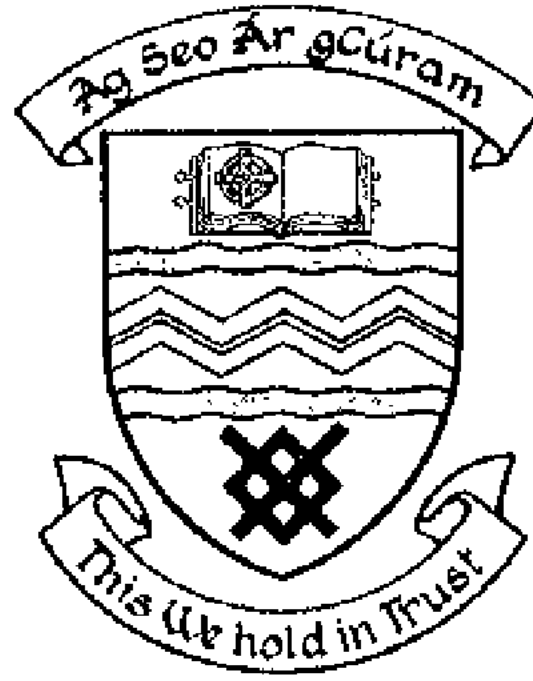
*PA*

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for Senior Administrative Officer

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0661	
1. Location	2 Westbourne Avenue, New Nangor Road, Clondalkin, Dublin 22.		
2. Development	Detached house at side.		
3. Date of Application	24/09/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/10/1998 2.	1. 28/10/1998 2.
4. Submitted by	Name: P. Watson, Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: P. O'Dwyer, Address: 2 Westbourne Avenue, New Nangor Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2500  Date 10/12/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0158  Date 27/01/1999	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.	

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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P. 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 0158	Date of Final Grant 27/01/19
Decision Order Number 2500	Date of Decision 10/12/1998
Register Reference S98A/0661	Date 28th October 1998

Applicant P. O'Dwyer,

Development Detached house at side.

Location 2 Westbourne Avenue, New Nangor Road, Clondalkin, Dublin 22.

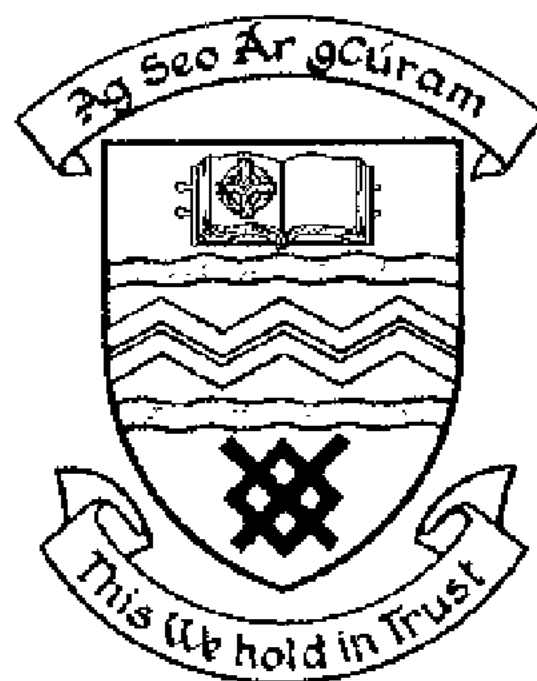
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/10/1998 /28/10/1998

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

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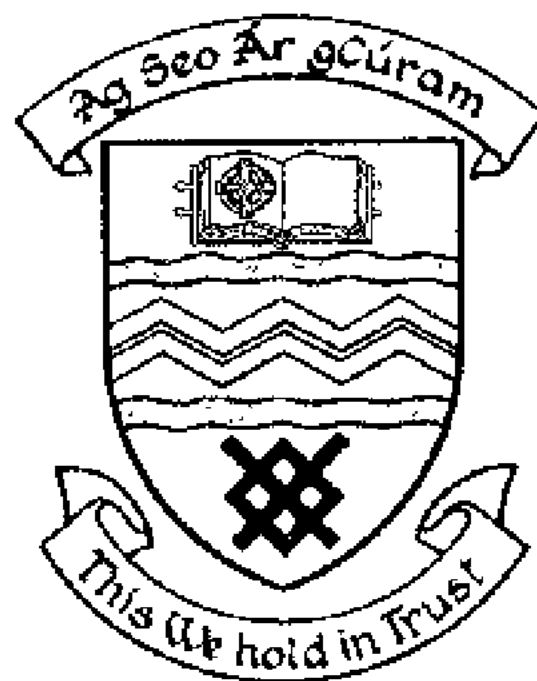
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**Conditions and Reasons**

- 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 to the proposed dwellings, including roof materials and colours, shall be in keeping with finishes on adjoining dwellings.  
REASON:  
In the interests of residential amenity.
- 3 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.  
REASON:  
In the interests of residential amenity.
- 4 The 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 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational and in this regard no development to take place on foot of this permission until such time as the applicant has satisfied

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the Planning Authority as to his right of connection to services which are not yet taken-in-charge.

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.

- 8 The footpath and kerb at the site frontages shall be dished and ramped to the satisfaction of the Planning Authority. A kerb shall be provided at the road edge of the existing grass margin.

REASON:

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

- 9 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:

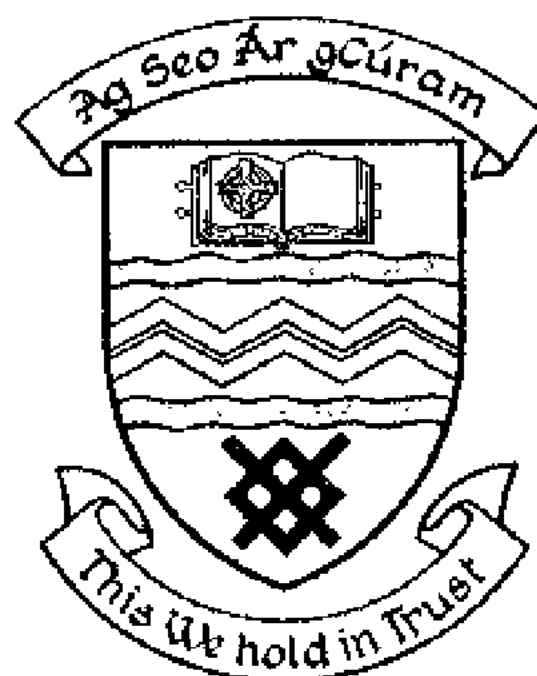
In the interest of the proper planning and development of the area.

- 10 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.

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- 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 further development of Class 1 public open space at Corkagh Park which serves 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 the provision and development of amenity lands in the area which will facilitate the proposed development.

NOTE: The applicant is advised that all necessary measures should be taken to ensure abatement of noise from the adjoining Distributor Road as the proposed house is located within the recommended 15 metre setback from the Road boundary.

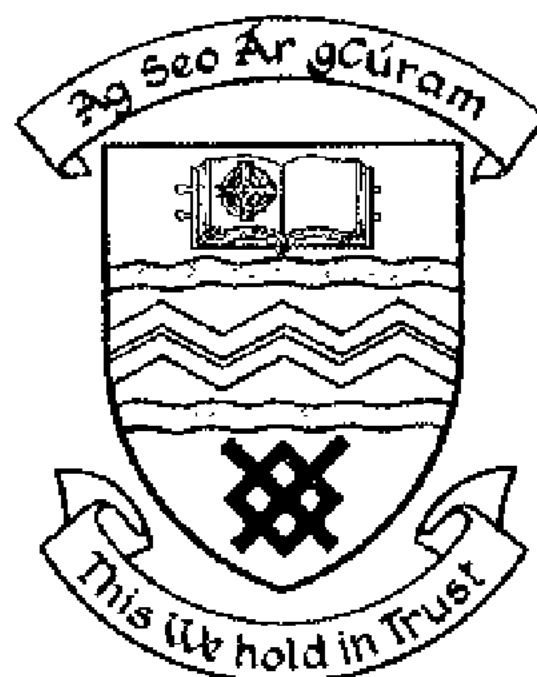
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.

REG. REF. S98A/0661

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- (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.

 ..... 28 January 1999  
for SENIOR ADMINISTRATIVE OFFICER



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Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
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Dublin 24.

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**NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2500	Date of Decision 10/12/98
Register Reference S98A/0661	Date 24th September 1998

**Applicant** P. O'Dwyer,  
**Development** Detached house at side.  
**Location** 2 Westbourne Avenue, New Nangor Road, Clondalkin, Dublin 22.  
**Floor Area** Sq Metres  
**Time extension(s)** up to and including  
**Additional Information Requested/Received** 19/10/98 /28/10/98

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

..... 11/12/98  
for SENIOR ADMINISTRATIVE OFFICER

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

**SOUTH DUBLIN COUNTY COUNCIL  
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Lár an Bhaile, Tamhlacht,  
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Telefon: 01-414 9000  
Facs: 01-414 9104



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REG REF. S98A/0661

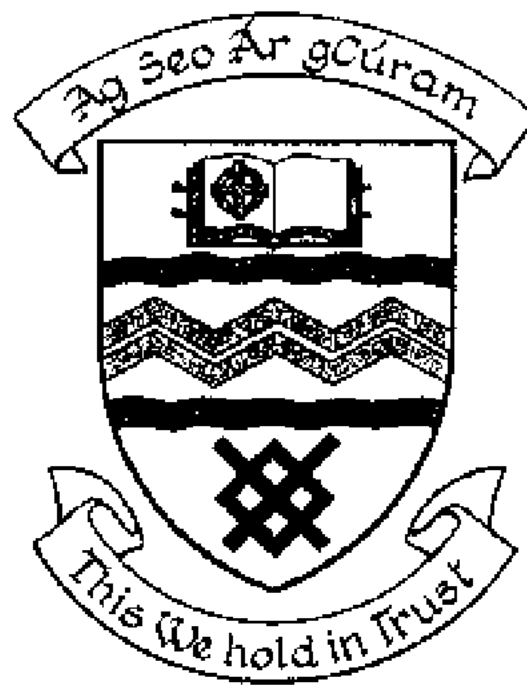
**Conditions and Reasons**

- 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 to the proposed dwellings, including roof materials and colours, shall be in keeping with finishes on adjoining dwellings.  
REASON:  
In the interests of residential amenity.
- 3     All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.  
REASON:  
In the interests of residential amenity.
- 4     The 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.

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REASON:

In the interest of amenity.

- 7 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational and in this regard no development to take place on foot of this permission until such time as the applicant has satisfied the Planning Authority as to his right of connection to services which are not yet taken-in-charge.

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.

- 8 The footpath and kerb at the site frontages shall be dished and ramped to the satisfaction of the Planning Authority. A kerb shall be provided at the road edge of the existing grass margin.

REASON:

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

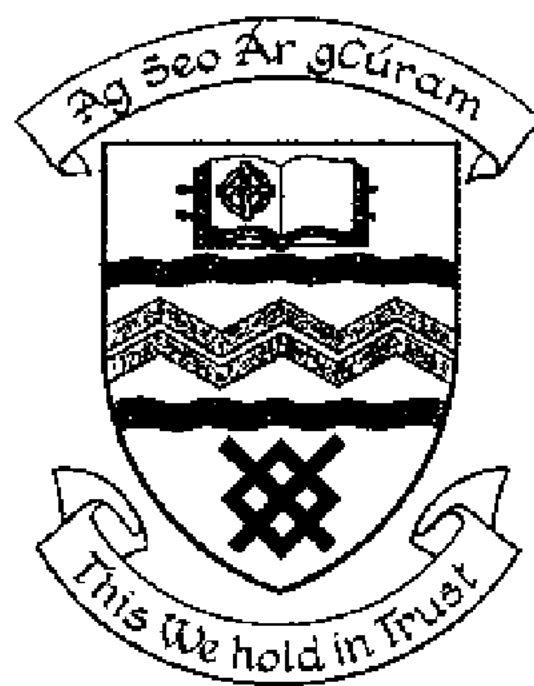
- 9 That an acceptable house number be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.

REASON:

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

- 10 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

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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.

- 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 further development  
of Class 1 public open space at Corkagh Park which serves  
this development; this contribution to be paid before the  
commencement of development on the site.

REASON:

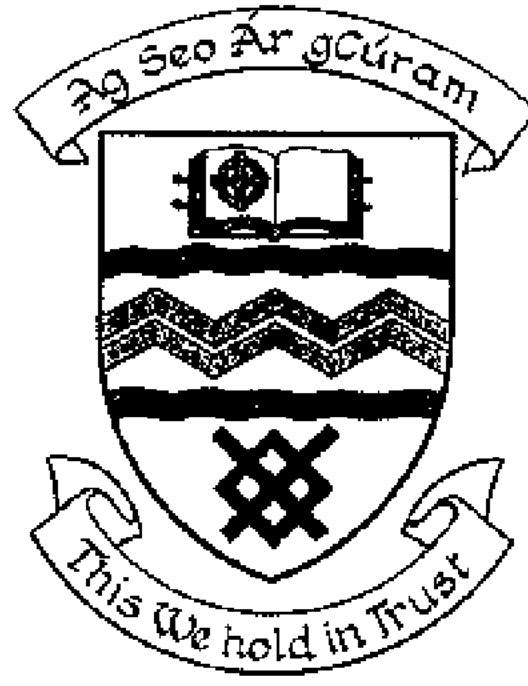
It is considered reasonable that the developer should  
contribute towards the expenditure that was incurred and/or  
that is proposed to be incurred by the Council on the  
provision and development of amenity lands in the area  
which will facilitate the proposed development.

NOTE: The applicant is advised that all necessary measures  
should be taken to ensure abatement of noise <sup>from</sup> ~~form~~

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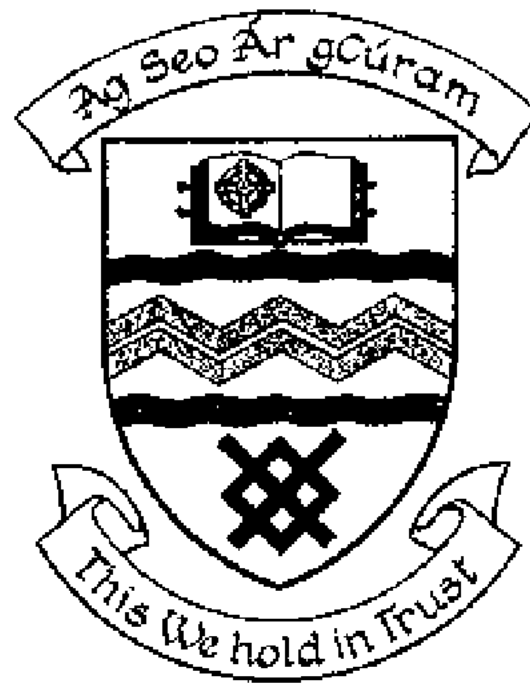
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the adjoining Distributor Road as the proposed house  
is located within the recommended 15 metre setback  
from the Road boundary.

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

<b>Order Number</b> 2122	<b>Date of Order</b> 19/10/98
<b>Register Reference</b> S98A/0661	<b>Date</b> 24th September 1998

**Applicant** P. O'Dwyer,  
**Development** Detached house at side.  
**Location** 2 Westbourne Avenue, New Nangor Road, Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 08/10/98 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the notice erected is not legible from the public roadway. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

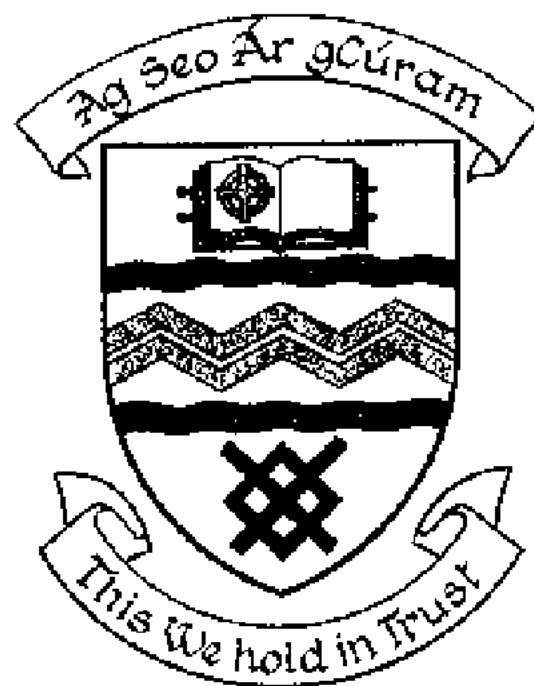
- (a) Applicant's name

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

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- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

*LH*

..... 20/10/98  
for Senior Administrative Officer.