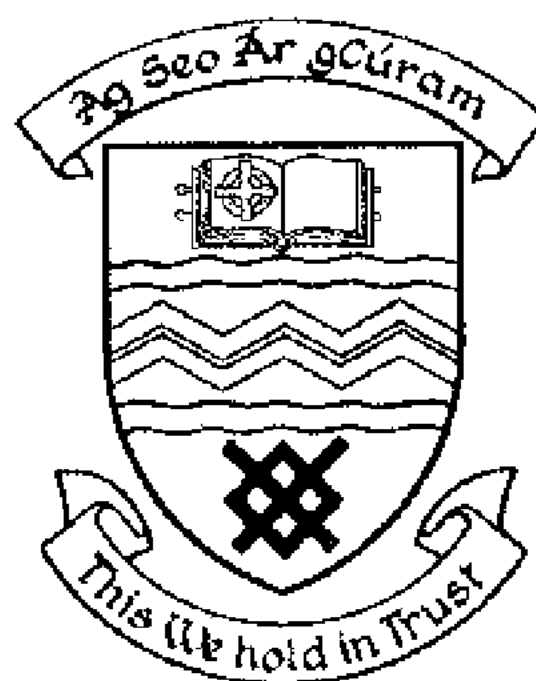


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0544	
1. Location	36 Woodford Crescent, Clondalkin, Dublin 22.		
2. Development	A detached house to side.		
3. Date of Application	06/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: P. Watson, Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: Mr. M. Byrne, Address: 36 Woodford Crescent, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2007 Date 02/10/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2266 Date 12/11/98	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

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**PLANNING
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P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
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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 2266	Date of Final Grant 12/11/98
Decision Order Number 2007	Date of Decision 02/10/98
Register Reference S98A/0544	Date 6th August 1998

Applicant Mr. M. Byrne,

Development A detached house to side.

Location 36 Woodford Crescent, Clondalkin, Dublin 22.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

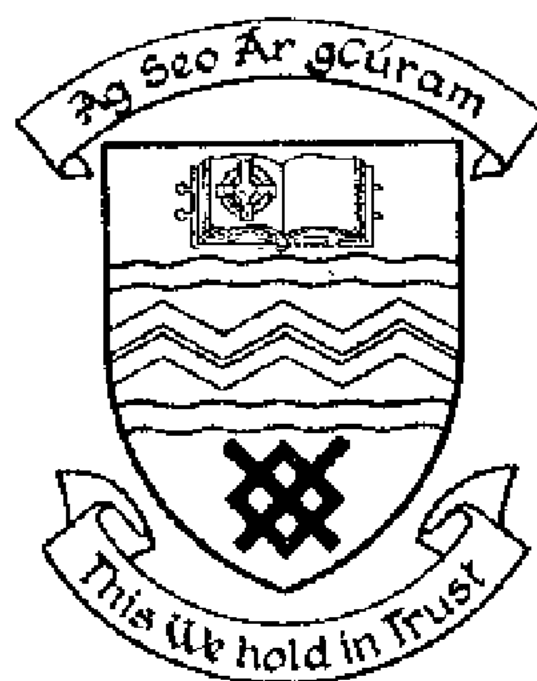
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (10) 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 each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard there must be full and complete separation between foul and surface water systems.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 That the side boundary wall shall be retained and in the event of damage during construction shall be repaired and restored to its original form.
REASON:
In the interest of the proper planning and development of the area.
- 5 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.

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- 6 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.

- 7 There shall be a minimum distance of 2.3 metres between the existing and proposed house and a minimum setback of 2 metres between the house and the road boundary.

REASON:

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

- 8 External finish shall be similar to adjoining houses.

REASON:

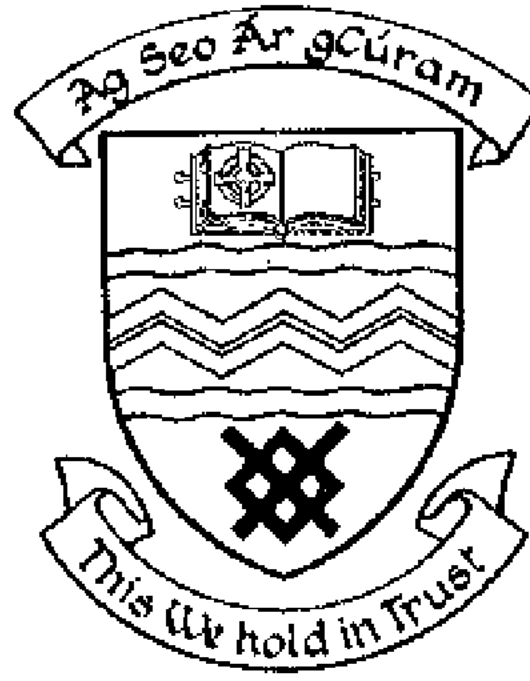
In the interest of visual amenity.

- 9 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 the area of 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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- 10 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.
- REASON:
In the interest of the proper planning and development of the area.
- (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.

 13 November 1998
for SENIOR ADMINISTRATIVE OFFICER