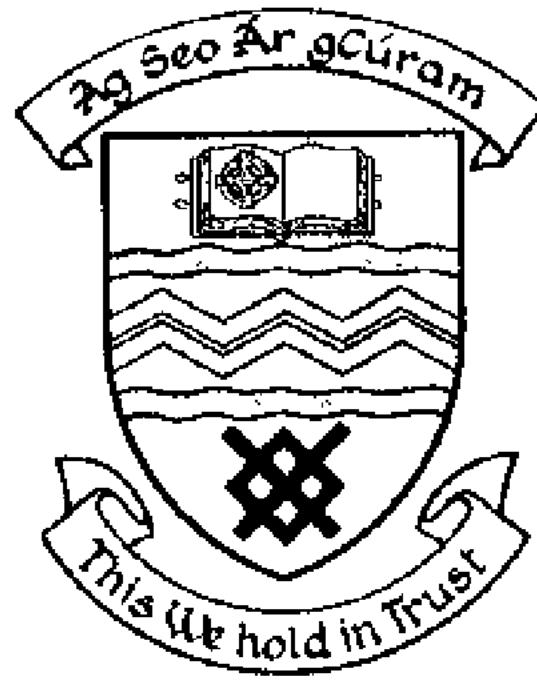


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0509	
1. Location	Beside no. 22 Riversdale Park, Clondalkin, Dublin 22.		
2. Development	A dormer bungalow.		
3. Date of Application	22/07/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/09/1998 2.	1. 07/12/1998 2.
4. Submitted by	Name: Kestrel Homes Limited, Address: Ballymore Eustace, Co. Kildare.		
5. Applicant	Name: Eddie George and Karen Kennedy, Address: 22 Riversdale Park, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0211  Date 04/02/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0537  Date 22/03/1999	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



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Lár an Bhaile, Tamhlacht  
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Town Centre, Tallaght  
Dublin 24

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Kestrel Homes Limited,  
Ballymore Eustace,  
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0537	Date of Final Grant 22/03/1999
Decision Order Number 0211	Date of Decision 04/02/1999
Register Reference S98A/0509	Date 7th December 1998

**Applicant** Eddie George and Karen Kennedy,

**Development** A dormer bungalow.

**Location** Beside no. 22 Riversdale Park, Clondalkin, Dublin 22.

**Floor Area** 118.00 Sq Metres

**Time extension(s) up to and including**

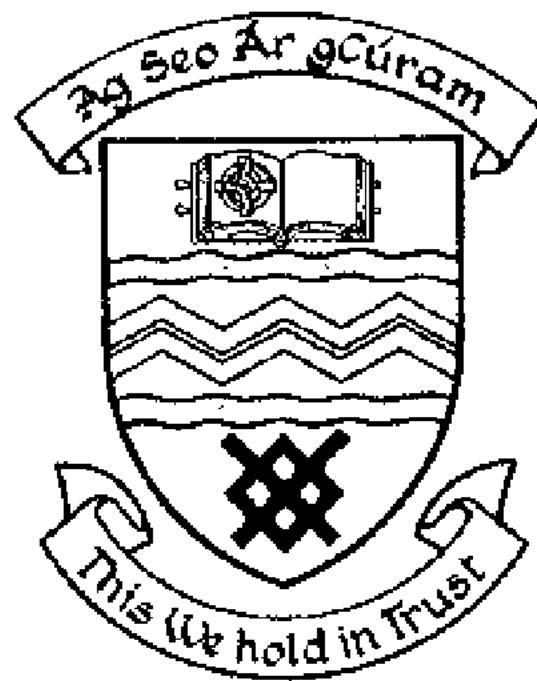
**Additional Information Requested/Received** 18/09/1998 /07/12/1998

A Permission has been granted for the development described above,  
subject to the following (9) Conditions.

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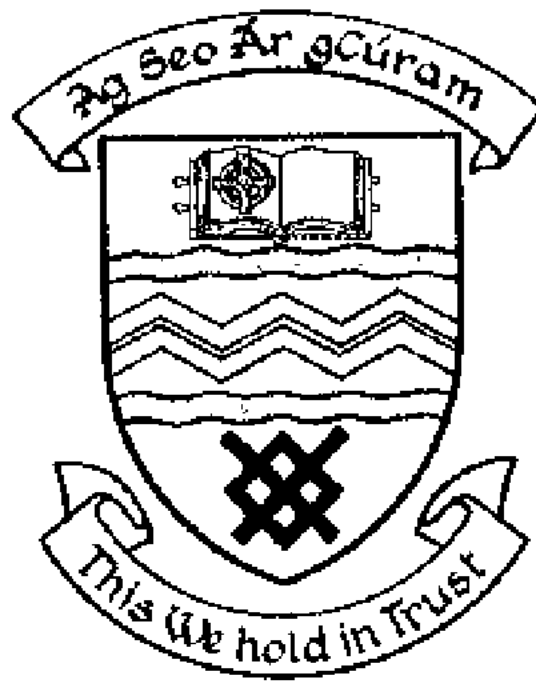
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on 07/12/98, 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 All external finishes shall match those of the adjoining dwelling.  
REASON:  
In the interests of visual amenity.
- 3 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 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) A separate connection is required for the proposed dwelling;
  - c) Connection and tapping of main to be carried out by South Dublin County Council at applicant's prior expense;
  - d) Provide 24 hours storage.REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 The footpath and kerb shall be dished and new driveway constructed to the requirements of the Area Engineer, Road Maintenance Department, at the applicants own expense.  
REASON:  
In the interest of the proper planning and development of the area.
- 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

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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 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 house.

**REASON:**

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

- 8 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.

- 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 Corkagh Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

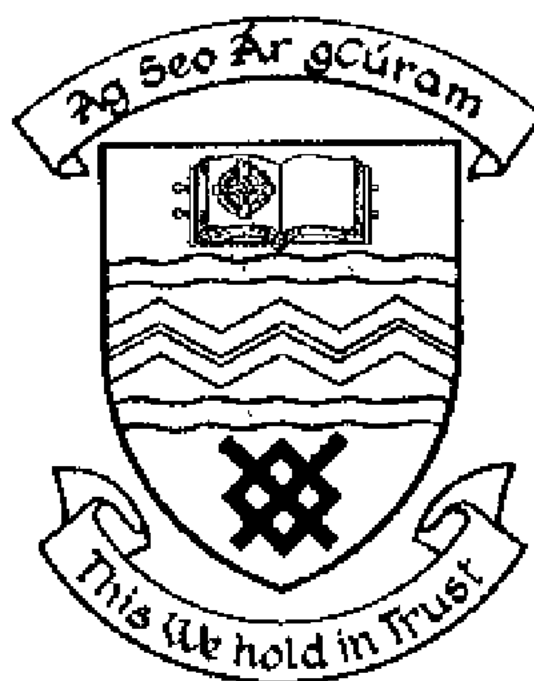
**REASON:**

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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- (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. C. C. ....* March 1999  
for SENIOR ADMINISTRATIVE OFFICER

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

<b>Decision Order Number</b> 1883	<b>Date of Decision</b> 18/09/98
<b>Register Reference</b> S98A/0509	<b>Date</b> 22nd July 1998

**Applicant** Eddie George and Karen Kennedy,  
**Development** A dormer bungalow.

**Location** Beside no. 22 Riversdale Park, Clondalkin, Dublin 22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 22/07/98 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 to submit proposals for draining to the surface water sewer. It should be noted that soakways are not acceptable in developed urban areas and that a surface water sewer is available.
- 2 Please submit an elevation drawing showing the proposed dwelling in relation to the existing house to the east.

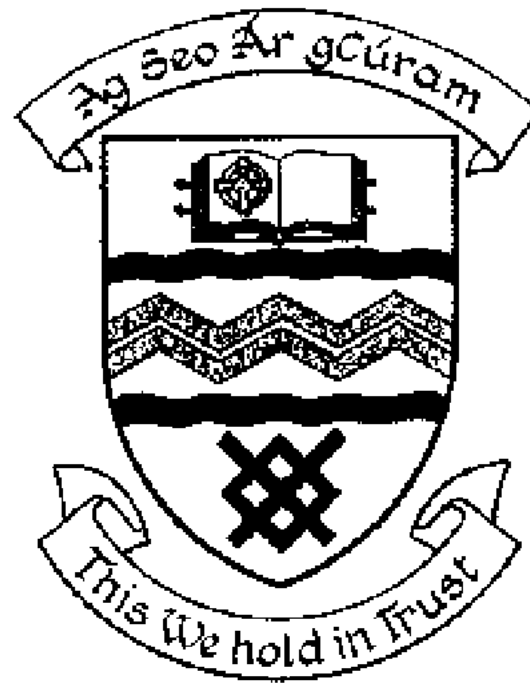
**NOTE:** You are advised that the Planning Authority consider the scale and mass of the proposed dwelling to be too large for the site. The Development Plan standard relating to minimum rear garden size requires an 11m. rear garden length for two storey dwellings). You are advised to consider reorientating the dwelling and scaling it down to a one storey dwelling. You are also advised to contact the planning authority prior to any submission of additional information.

Kestrel Homes Limited,  
Ballymore Eustace,  
Co. Kildare.

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REG REF. S98A/0509

signed on behalf of South Dublin County Council

*LA*  
.....  
for Senior Administrative Officer

18/09/98