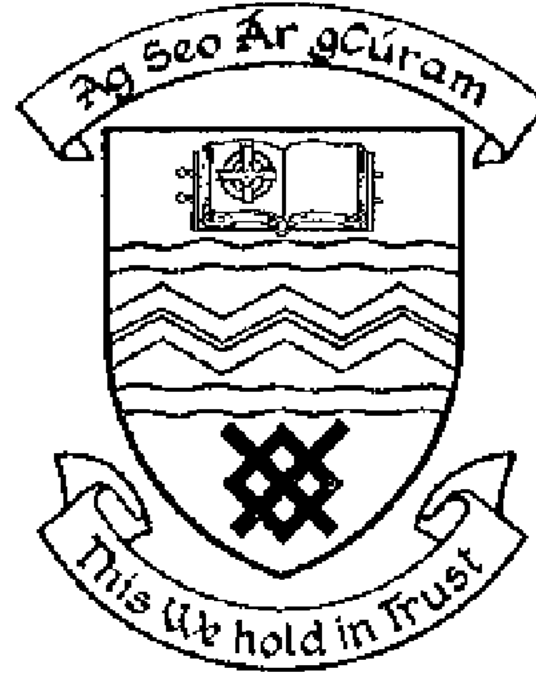


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0314	
1. Location	24 Monastery Crescent, Clondalkin, Dublin 22.		
2. Development	Dormer bungalow.		
3. Date of Application	19/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/07/1998 2. 29/10/19	1. 02/09/1998 2. 20/07/19
4. Submitted by	Name: Michael T. Hyland F.A.S.I. Architect, Address: 58 Larchfield, Dunboyne,		
5. Applicant	Name: Paddy Byrne, Address: 24 Monastery Crescent, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2012  Date 16/09/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2351  Date 28/10/1999	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



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**

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

Telephone: 01-414 9230  
Fax: 01-414 9104

Michael T. Hyland F.A.S.I. Architect,  
58 Larchfield,  
Dunboyne,  
Co. Meath.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2351	Date of Final Grant 28/10/1999
Decision Order Number 2012	Date of Decision 16/09/1999
Register Reference S98A/0314	Date 20/07/99

Applicant Paddy Byrne,

Development Dormer bungalow.

Location 24 Monastery Crescent, Clondalkin, Dublin 22.

Floor Area 117.60 Sq Metres

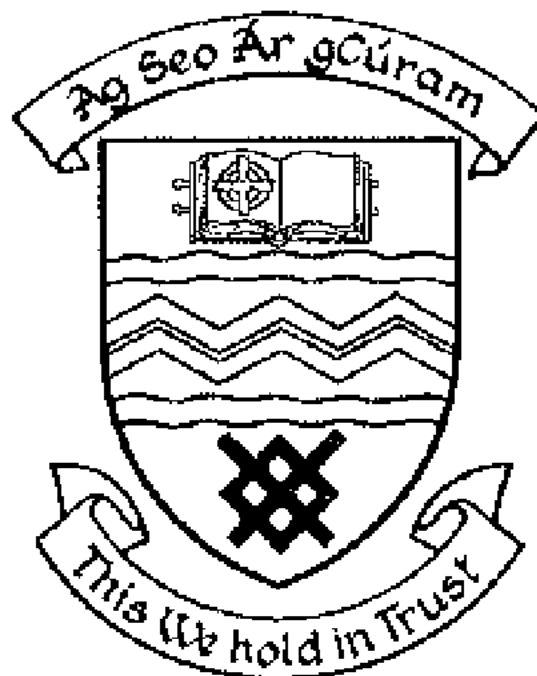
Time extension(s) up to and including

Additional Information Requested/Received 15/07/1998 /02/09/1998

A Permission has been granted for the development described above,  
subject to the following (14) Conditions.

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104



**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

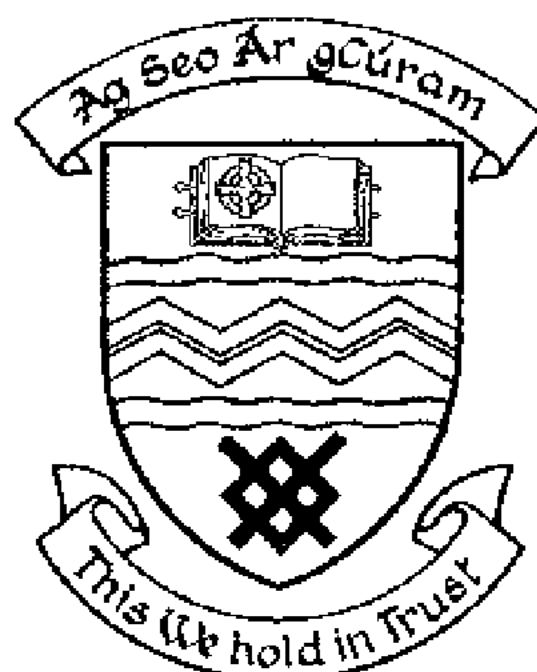
Telephone: 01-414 9230  
Fax: 01-414 9104

#### 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 02/09/98 and clarification of additional information received on 20/07/99, 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 interest of visual amenity.
- 3 Prior to the commencement of development details of any proposed boundary treatment to the site shall be submitted for the written agreement of the Planning Authority.  
REASON:  
In the interests of the proper planning and development of the area and visual amenity.
- 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.

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104



**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

- 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 proposes to connect into a private sewer. Applicant to obtain permission from the owners of the sewer prior to connection;
- b) Prior to commencement of development applicant to identify the number of houses using the existing sewer to which he proposes to connect and to submit details for the written agreement of the Planning Authority;
- c) Applicant to ensure full and complete separation of foul and surface water systems;
- 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 shall be provided.

REASON:

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

- 9 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer Road Maintenance.

REASON:

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

- 10 That an acceptable house numbering scheme 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.

- 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.

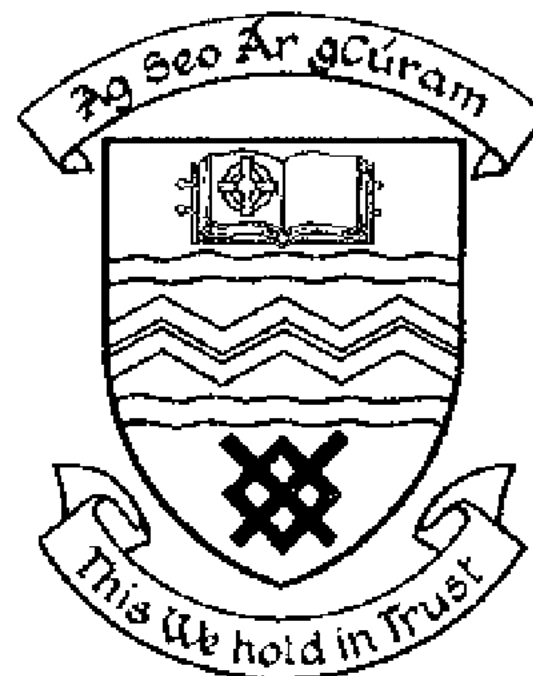
REASON:

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.

SOUTH DUBLIN COUNTY COUNCIL  
COMHATAIRIE CHONTAE ÁTHA CLIATH THIAS

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104



**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**

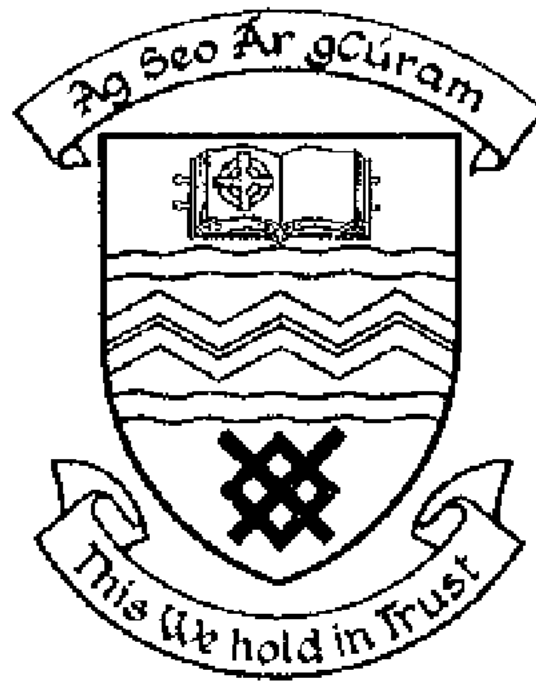
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

- 12 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) 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 facilitates 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.
  - 13 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 development and improvement of public open space in the area of the proposed development 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 development and improvement of amenity lands in the area which will facilitate the proposed development.
  - 14 That a financial contribution in the sum of £200 (two hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
  - (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104



**PLANNING DEPARTMENT  
Applications/Registry/Appeals**

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

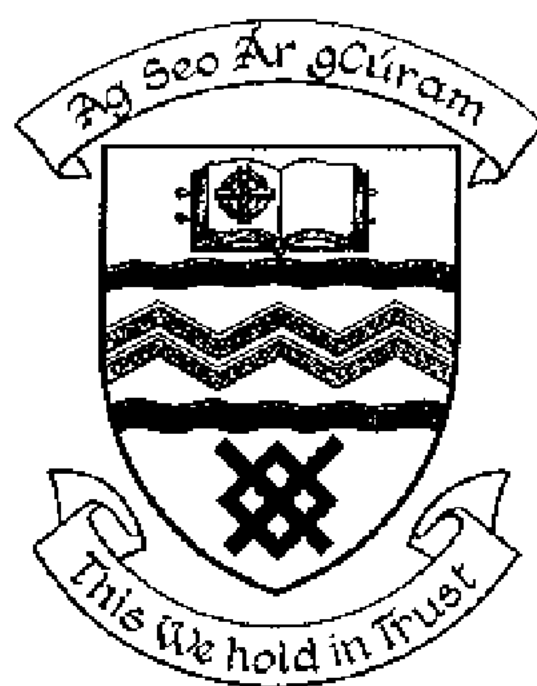
Telephone: 01-414 9230  
Fax: 01-414 9104

- (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. Bowler*  
.....28/10/99  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Telefon: 01-414 9000  
Facs: 01-414 9104

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

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 2012	Date of Decision 16/09/1999 <i>for</i>
Register Reference S98A/0314	Date: 19/05/98

Applicant Paddy Byrne,

Development Dormer bungalow.

Location 24 Monastery Crescent, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/07/1998 /02/09/1998

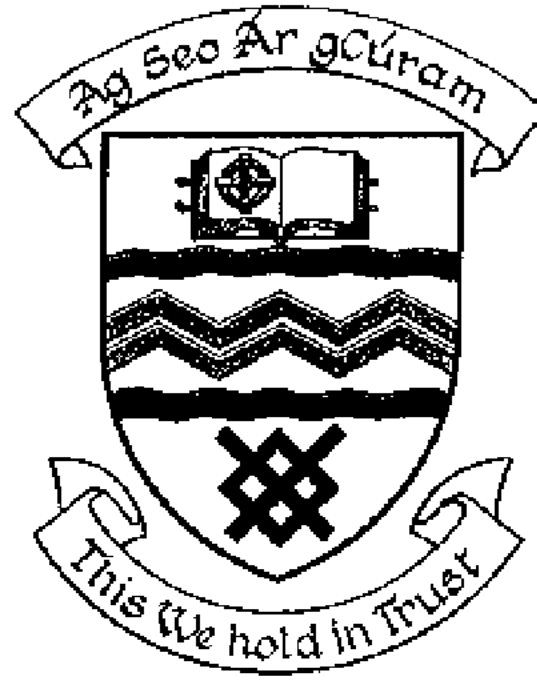
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions ( 14 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

*for*  
..... 16/09/99  
for SENIOR ADMINISTRATIVE OFFICER

Michael T. Hyland F.A.S.I. Architect,  
58 Larchfield,  
Dunboyne,  
Co. Meath.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Telefon: 01-414 9000  
Facs: 01-414 9104

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

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S98A/0314

**Conditions and Reasons**

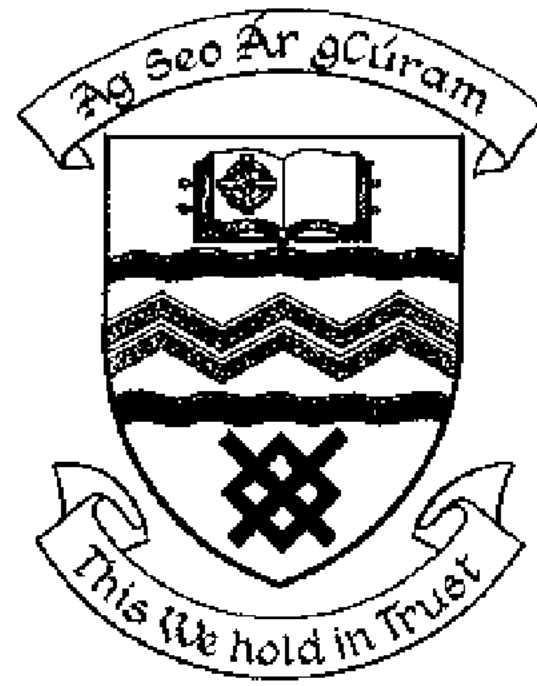
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received on 02/09/98 and clarification of additional information received on 20/07/99, save as may be required by the other 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 interest of visual amenity.
- 3 Prior to the commencement of development details of any proposed boundary treatment to the site shall be submitted for the written agreement of the Planning Authority.  
REASON:  
In the interests of the proper planning and development of the area and visual amenity.
- 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.



**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-414 9000  
Facs: 01-414 9104



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

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S98A/0314

- 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.

- 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 proposes to connect into a private sewer. Applicant to obtain permission from the owners of the sewer prior to connection;
- b) Prior to commencement of development applicant to identify the number of houses using the existing sewer to which he proposes to connect and to submit details for the written agreement of the Planning Authority;
- c) Applicant to ensure full and complete separation of foul and surface water systems;
- 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 shall be provided.

REASON:

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

- 9 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer Road Maintenance.

REASON:

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

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

REASON:

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Telefon: 01-414 9000  
Facs: 01-414 9104

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

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S98A/0314

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.

**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 £2,100 (two thousand one hundred pounds) 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 facilitates 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.

- 13 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 development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

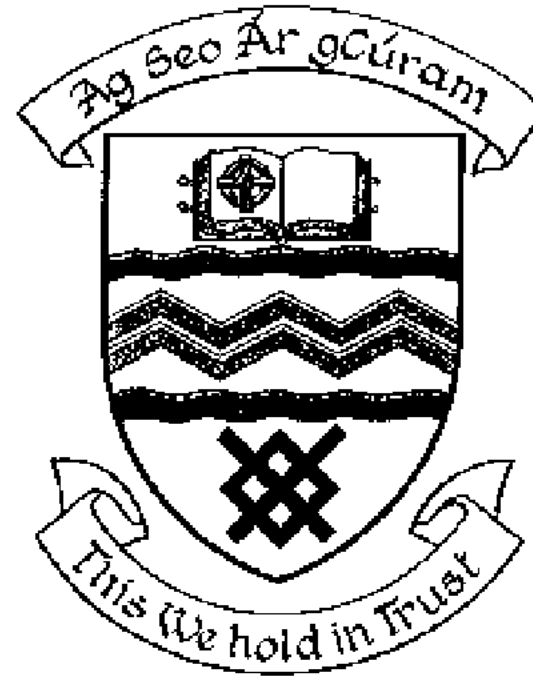
**REASON:**

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 development and improvement of amenity lands in the area which will facilitate the proposed development.

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-414 9000  
Facs: 01-414 9104



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

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S98A/0314

- 14 That a financial contribution in the sum of £200 (two hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Telefon: 01-414 9000  
Facs: 01-414 9104

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

Telephone: 01-414 9000  
Fax: 01-414 9104

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

<b>Decision Order Number</b> 2189	<b>Date of Decision</b> 29/10/98
<b>Register Reference</b> S98A/0314	<b>Date</b> 19th May 1998

**Applicant** Paddy Byrne,  
**App. Type** Permission  
**Development** Dormer bungalow.

**Location** 24 Monastery Crescent, Clondalkin, Dublin 22.

Dear Sir / Madam,

With reference to your planning application, additional information received on 2nd September 1998 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following **Clarification of Additional Information** must be submitted in quadruplicate:

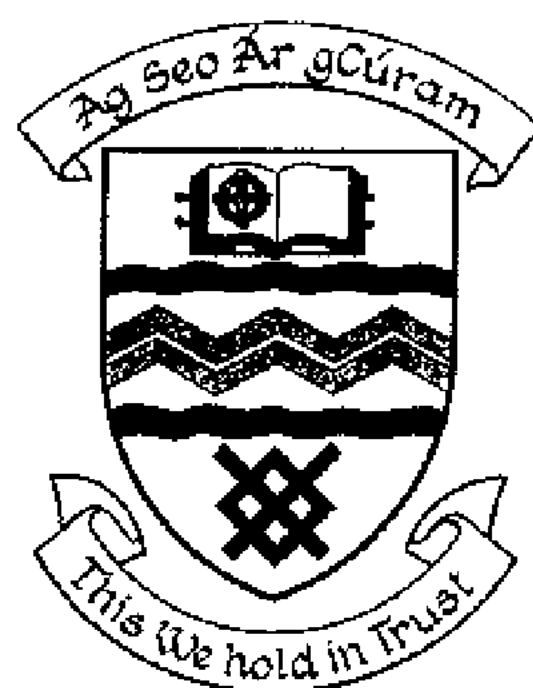
- 1 Details of proposed surface water drainage arrangements, including pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer, and details indicating compliance with the 1997 Building Regulations, TGD-H, with respect to the number of houses on drain to which it is proposed to connect.
- 2 The applicant is also requested to submit a drawing of the rear elevation of the amended dwelling.

Michael T. Hyland F.A.S.I. Architect,  
58 Larchfield,  
Dunboyne,  
Co. Meath.

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-414 9000  
Facs: 01-414 9104



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

Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S98A/0314

Please mark your reply **"CLARIFICATION OF ADDITIONAL INFORMATION"** and quote the Planning Reg Ref. No. given above.

Yours faithfully

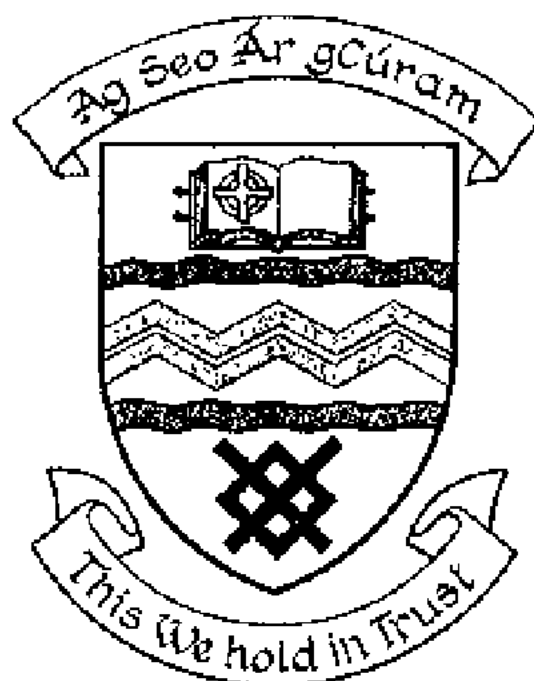
*LA*  
.....  
for **SENIOR ADMINISTRATIVE OFFICER**

29/10/98

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-414 9000  
Facs: 01-414 9104



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

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 1393	Date of Decision 15/07/98
Register Reference S98A/0314	Date 19th May 1998

**Applicant** Paddy Byrne,  
**Development** Dormer bungalow.

**Location** 24 Monastery Crescent, Clondalkin, Dublin 22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/05/98 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 You are requested to clarify whether or not you are in a position to revise the elevational treatment of the proposed dwelling so that it is in keeping with the overall design concept of adjoining dwellings, in this respect you are advised to pay particular attention to the design of the roof, the fenestration and the proposed finish to the front elevation.
- 2 Please submit details of proposed surface water drainage arrangements, including pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer.

Michael T. Hyland F.A.S.I. Architect,  
58 Larchfield,  
Dunboyne,  
Co. Meath.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000  
Facs: 01-414 9104

REG REF. S98A/0314



PLANNING  
DEPARTMENT

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

Telephone: 01-414 9000  
Fax: 01-414 9104

- 3 Please submit details indicating compliance with the 1997  
Building Regulations, TGD-H, with respect to number of  
houses on drain to which it is proposed to connect.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

15/07/98