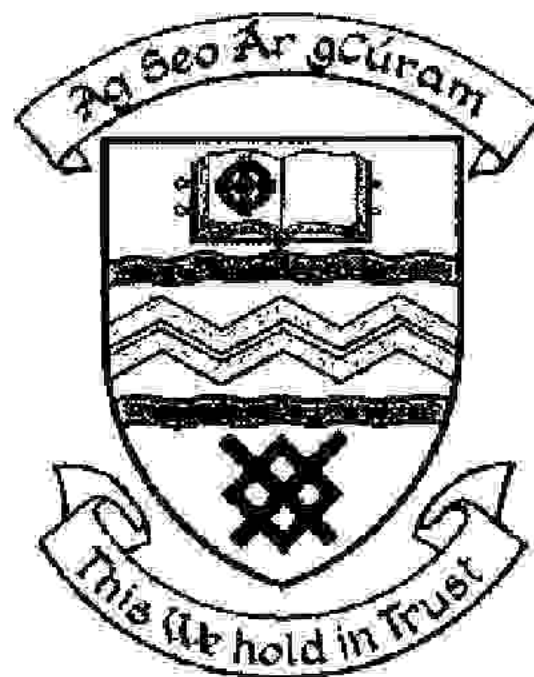


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0661	
1. Location	26 Commons Road, Clondalkin, Dublin 22.		
2. Development	Detached house.		
3. Date of Application	09/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Architectural Construction Technology, Address: "An Tigh", Ballyogan,		
5. Applicant	Name: Fiona and Joe Timmons, Address: 26 Commons Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 4199 Date 05/12/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0949 Date 25/05/98	Effect AP GRANT PERMISSION	
8. Appeal Lodged	02/01/98	Written Representations	
9. Appeal Decision	01/05/98	Attach Con(s), Amend Con(s) & Remove Cons	
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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Architectural Construction Technology,
"An Tigh",
Ballyogan,
Carrickmines,
Dublin 18.

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

Final Grant Order Number 0949	Date of Final Grant 25/05/98
Decision Order Number 4199	Date of Decision 05/12/97
Register Reference S97A/0661	Date 9th October 1997

Applicant Fiona and Joe Timmons,

Development Detached house.

Location 26 Commons Road, Clondalkin, Dublin 22.

Floor Area 45.000 Sq Metres

Time extension(s) up to and including

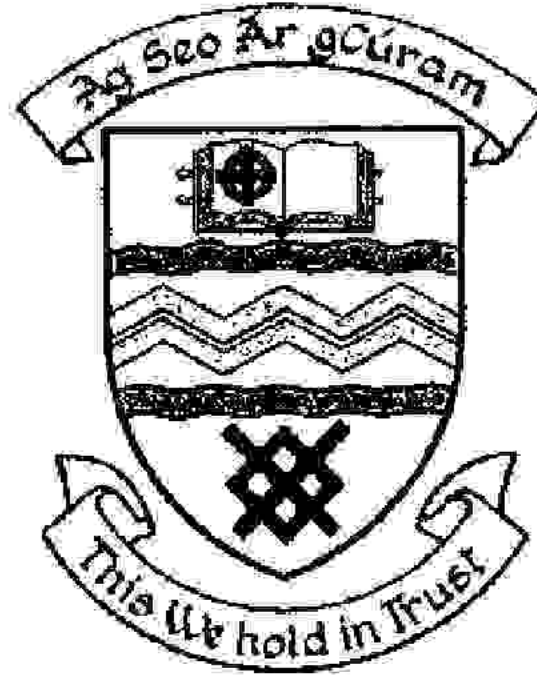
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (17) 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 As attached by Order of An Bord Pleanála dated 01.05.1998 Ref. PL 06S.105210.

The proposed house type shall be amended as follows:

- (a) The ridge line shall be lowered so that it does not exceed existing ridge lines on the dwellings to the east and west of the site.
- (b) External finishes and colours, including roof materials shall be in keeping with adjoining dwellings to the east and west. In this regard external walls shall have a rough cast plaster finish.
- (c) The proposed attic area shall be used for storage incidental to the enjoyment of the dwelling house as such.
- (d) House to have a minimum setback of 1.15 metres from adjoining properties.

REASON:

In the interests of the proper planning and development of the area and visual amenity.

- 3 As attached by order of An Bord Pleanála dated 01.05.1998 Ref. PL 06S.105210.

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.

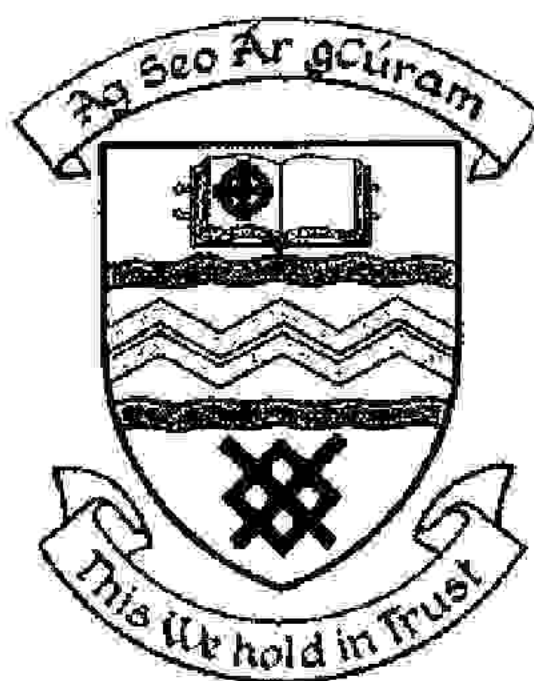
REASON:

In the interests of the proper planning and development of the area and visual amenity.

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- 4 All bathroom and utility room windows shall be fitted with obscure glass. Where openings are provided they shall be of the high level type only.
REASON:
In the interests of residential amenity.
- 5 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.
REASON:
To prevent unauthorised development.
- 6 Prior to the first occupation of the dwelling, front side and rear garden areas shall be provided with sufficient top soil to allow grass and other vegetation to grow and shall be levelled graded and grassed.
REASON:
In the interest of visual amenity.
- 7 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON:
In the interest of reducing air pollution.
- 8 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 9 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.
- 10 As amended by Order of An Bord Pleanála dated 01.05.1998
Ref. PL 06S.105210.

All public services associated with the proposed development, including electrical, telephone cables and equipment, shall be located in accordance with the requirements of the planning authority.

REASON:
In the interest of amenity.

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- 11 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 12 As amended by Order of An Bord Pleanála dated 01.05.1998
Ref. PL 06S.105210.

Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

REASON:

In the interest of public health and to ensure a proper standard of development.

- 13 Details of the proposed entrance including dishing and ramping of the footpath shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development. All works to be carried out at the applicants own expense.

REASON:

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

- 14 As amended by Order of An Bord Pleanála dated 01.05.1998
Ref. PL 06S.105210.

Parking for two cars shall be provided within the curtilage of the site.

REASON:

In the interests of traffic safety and convenience.

- 15 As amended by Order of An Bord Pleanála dated 01.05.1998
Ref. PL 06S.105210.

Prior to the commencement of development, the developer shall pay the sum of £1,550 (one thousand, five hundred and fifty pounds) (updated at the time of payment in accordance with changes in the Wholesale Price Index- Building and Construction (Capital Goods), published by the Central statistics Office) to the planning authority as a

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contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provision of section 26(2)(h) of the Local Government (Planning & Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

REASON:


It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

16 As removed by Order of An Bord Pleanála dated 01.05.1998
Ref. PL 06S.105210.

17 As removed by Order of An Bord Pleanála dated 01.05.1998
Ref. PL 06S.105210.

- (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.


.....6 June 1998
for SENIOR ADMINISTRATIVE OFFICER

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

Planning Register Reference Number: S97A/0661

APPEAL by Fiona and Joe Timmons care of Architectural Construction Technology of 128 Balally Drive, Sandyford, County Dublin against the decision made on the 5th day of December, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission for the erection of a detached house at 26 Commons Road, Clondalkin, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 2, 3, 10, 12, 14, 15, 16 and 17 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to attach the said conditions numbers 2 and 3 and the reasons therefor, to remove the said conditions numbers 16 and 17 and the reasons therefor and to amend the said conditions numbers 10, 12, 14 and 15 so that they shall be as follows for the reasons set out:

10. All public services associated with the proposed development, including electrical and telephone cables and equipment, shall be located in accordance with the requirements of the planning authority.

Reason: In the interest of amenity.

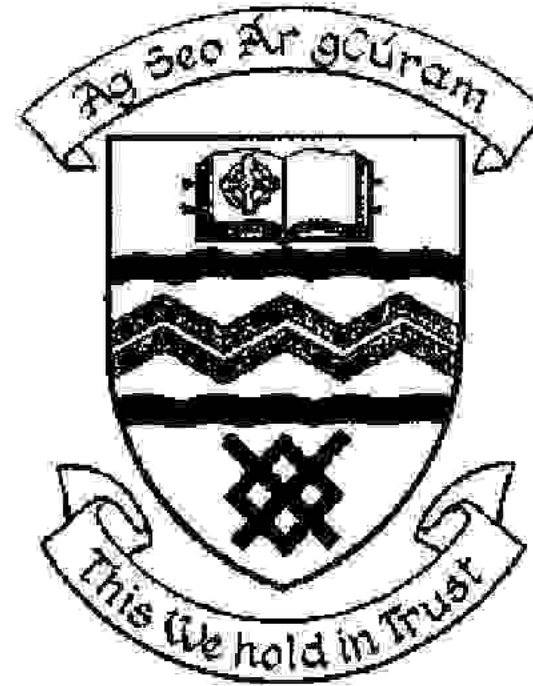
12. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

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

Decision Order Number 4199	Date of Decision 05/12/97
Register Reference S97A/0661	Date 9th October 1997

Applicant Fiona and Joe Timmons,
Development Detached house.
Location 26 Commons Road, Clondalkin, Dublin 22.
Floor Area sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

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

.....
for SENIOR ADMINISTRATIVE OFFICER

05/12/97

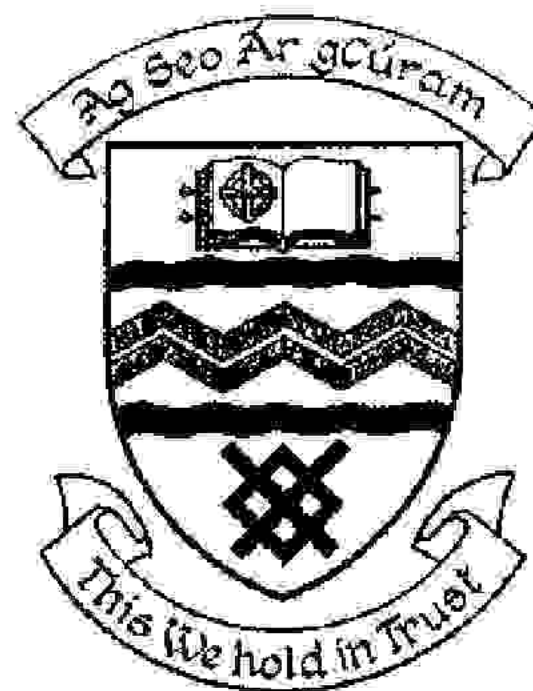
Architectural Construction Technology,
"An Tigh",
Ballyogan,
Carrickmines,
Dublin 18.

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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 The proposed house type shall be amended as follows:

- (a) The ridge line shall be lowered so that it does not exceed existing ridge lines on the dwellings to the east and west of the site.
- (b) External finishes and colours, including roof materials shall be in keeping with adjoining dwellings to the east and west. In this regard external walls shall have a rough cast plaster finish.
- (c) The proposed attic area shall be used for storage incidental to the enjoyment of the dwelling house as such.
- (d) House to have a minimum setback of 1.15 metres from adjoining properties.

REASON:

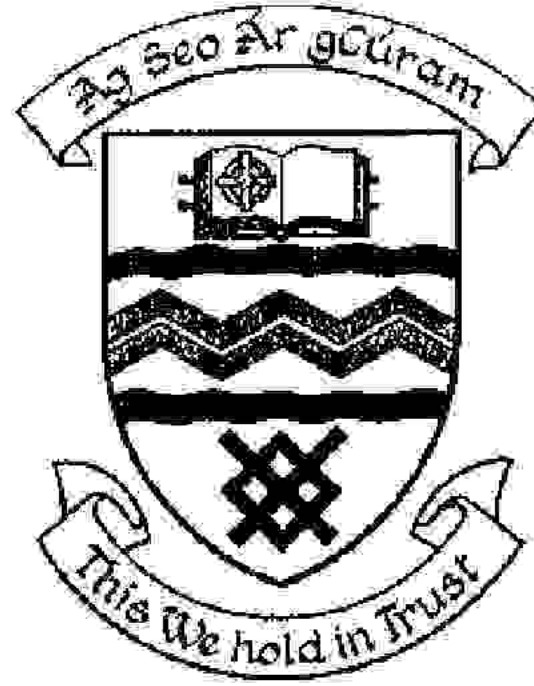
In the interests of the proper planning and development of the area and visual amenity.

- 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 and visual amenity.

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- 4 All bathroom and utility room windows shall be fitted with obscure glass. Where openings are provided they shall be of the high level type only.

REASON:

In the interests of residential amenity.

- 5 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.

REASON:

To prevent unauthorised development.

- 6 Prior to the first occupation of the dwelling, front side and rear garden areas shall be provided with sufficient top soil to allow grass and other vegetation to grow and shall be levelled graded and grassed.

REASON:

In the interest of visual amenity.

- 7 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 8 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 9 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.

- 10 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.

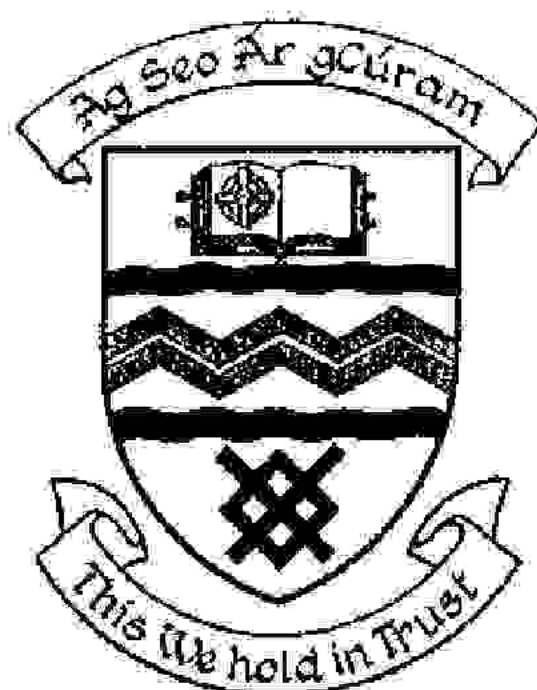
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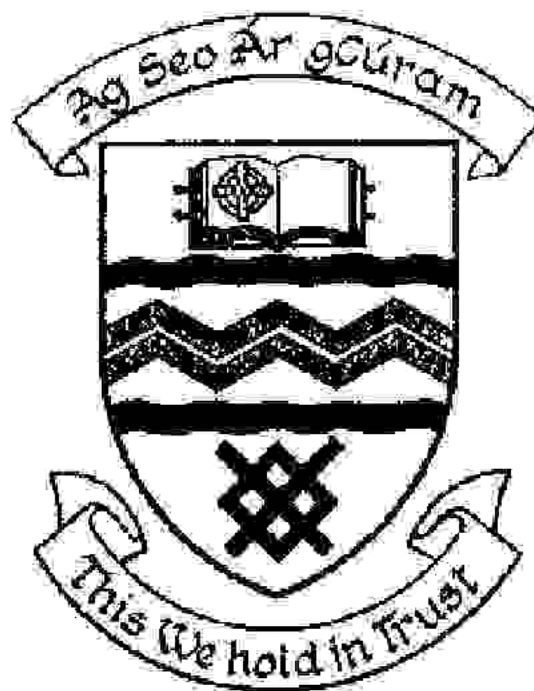
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- 11 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 12 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular the applicant shall submit fully detailed foul and surface water drainage layout including pipe sizes, gradients, cover and invert levels up to and including discharge to public sewer and ensure full and complete separation of foul and surface water systems. Surface water from the site shall be discharged to the public sewer on Commons Road.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 13 Details of the proposed entrance including dishing and ramping of the footpath shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development. All works to be carried out at the applicants own expense.
REASON:
In the interests of the proper planning and development of the area.
- 14 Parking for two cars shall be provided within the curtilage of the site with adequate turning space.
REASON:
In the interests of the prevention of the creation of a traffic hazard.
- 15 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

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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.

- 16 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.

- 17 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 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.

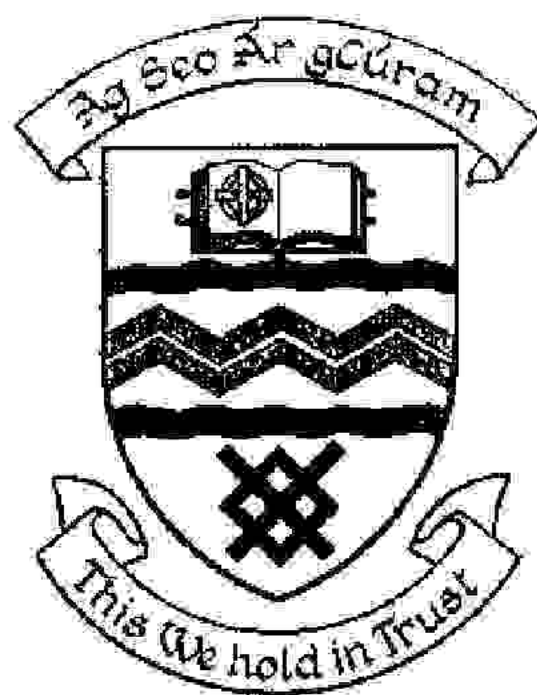
REASON:

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

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