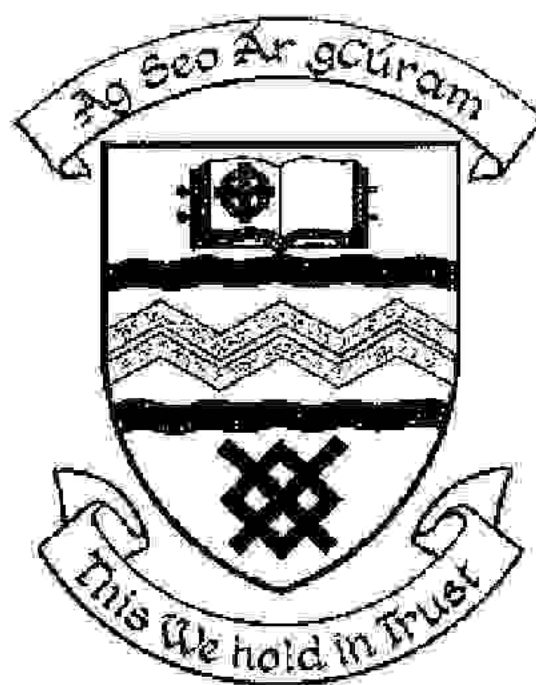


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0535	
1. Location	Adjacent to 103 St. John's Drive, Clondalkin, Dublin 22.		
2. Development	Construction of a 2-storey, 3 bedroom dwelling.		
3. Date of Application	21/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/09/97 2.	1. 25/09/97 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Mr. G. Fox, Address: Brownsbarn, Baldonnell, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2090 Date 22/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4219 Date 08/12/97	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.	

REG. REF. S97A/0535 SOUTH DUBLIN COUNTY COUNCIL
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Bosca 4122,
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D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4219	Date of Final Grant 08/12/97
Decision Order Number 2090	Date of Decision 22/10/97
Register Reference S97A/0535	Date 25th September 1997

Applicant Mr. G. Fox,

Development Construction of a 2-storey, 3 bedroom dwelling.

Location Adjacent to 103 St. John's Drive, Clondalkin, Dublin 22.

Floor Area 96.000 Sq Metres

Time extension(s) up to and including

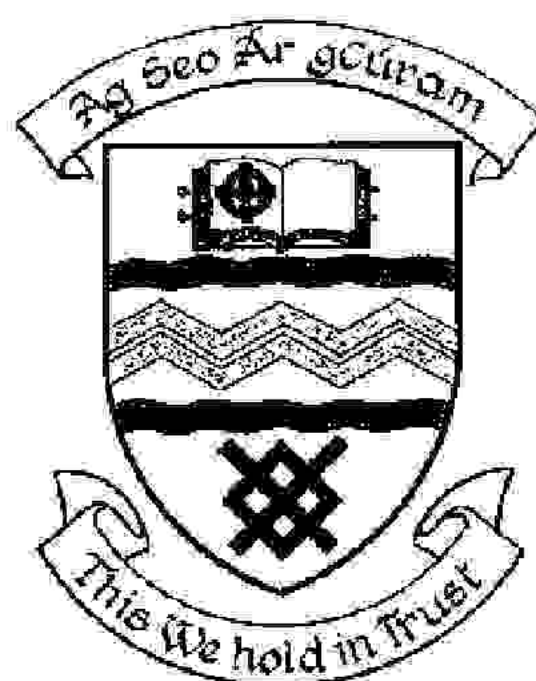
Additional Information Requested/Received 23/09/97 /25/09/97

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

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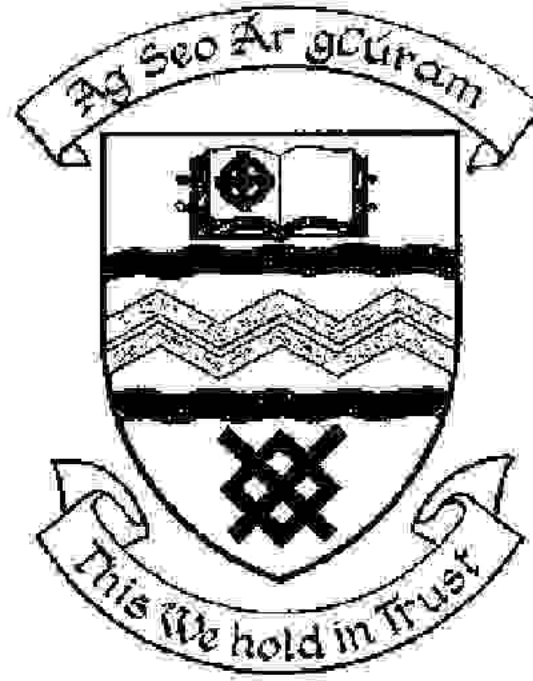
Conditions and Reasons

- 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 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 Boundary treatment forward of the front building line shall be solid block walls plastered or dashed and capped not exceeding an overall height of 1.2 metres. Rear of the front building line boundary treatment shall be 2.0 metre high solid block walls. Where rear boundary walls are open to public view, they shall be 2 metres in height, plastered or dashed on the outside and capped.
REASON:
In the interests of the proper planning and development of the area.
- 4 Prior to the first occupation of the dwelling front side and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.
REASON:
In the interests of the proper planning and development of the area, visual and residential amenity.
- 5 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.

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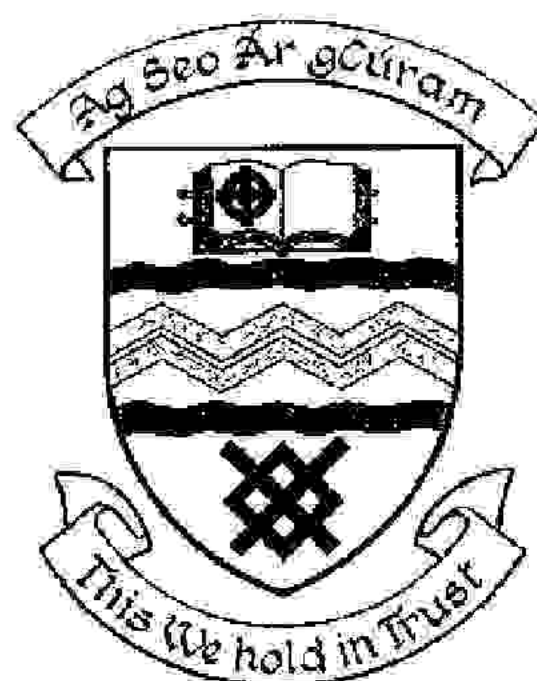
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- 6 That proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 7 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 8 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.
- 9 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.
- 10 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, prior to the commencement of development, submit a 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. Any foundations within 5 metres of a public service pipe(s) shall be brought below the invert level of the affected pipe(s).
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964. In the interests of the proper planning and development of the area and public health.
- 11 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

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grass margin.

REASON:

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

- 12 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.

- 13 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.

- 14 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:

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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.

- (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.

 9 December 1997
for SENIOR ADMINISTRATIVE OFFICER