

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0530	
1. Location	Site adjacent to house no. 34 Woodford Lawn, Clondalkin, D22.		
2. Development	2 no. four-bed semi-detached houses.		
3. Date of Application	19/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: M.T. Hamm Ltd Address: 73 Darglewood, Templeogue,		
5. Applicant	Name: Western Investments Ltd. Address: St Kierans Enterprise Est., Furze Rd., Sandyford Ind. Est.		
6. Decision	O.C.M. No. 2005 Date 07/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4124 Date 24/11/97	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.			

SOUTH DUBLIN COUNTY COUNCIL
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M.T. Hamm Ltd
73 Darglewood,
Templeogue,
Dublin 16

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

Final Grant Order Number 4124	Date of Final Grant 24/11/97
Decision Order Number 2005	Date of Decision 07/10/97
Register Reference S97A/0530	Date 19th August 1997

Applicant Western Investments Ltd.

Development 2 no. four-bed semi-detached houses.

Location site adjacent to house no. 34 Woodford Lawn, Clondalkin, D22.

Floor Area 218.700 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 (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 interest of residential amenity.
- 3 Boundary treatment to the site shall provide for the retention of the existing random stone wall on the rear (western) boundary. Boundary treatment forward of the front building line shall be dry dash walls with brick capping not exceeding an overall height of 1.2 metres.
REASON:
In the interests of the proper planning and development of the area.
- 4 Prior to the first occupation of each 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. Details for tree planting in the front gardens of dwellings, including specifications, shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
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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- 6 That each 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 no dwellinghouse 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 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. No development to take place on foot of this permission until such time as the applicant has satisfied the Planning Authority of his rights to connect to existing services.
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

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kerb shall be provided at the road edge of the existing 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 £1,600 (one thousand six 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 £1,500 (one thousand five hundred 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 £2,000 (two thousand pounds) be paid to the South Dublin County Council to assist the Council in the acquisition and/or development of lands for public open space purposes which will be available to the residents of the proposed development. This contribution to be paid before the commencement of

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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 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.

..... November 1997
for SENIOR ADMINISTRATIVE OFFICER