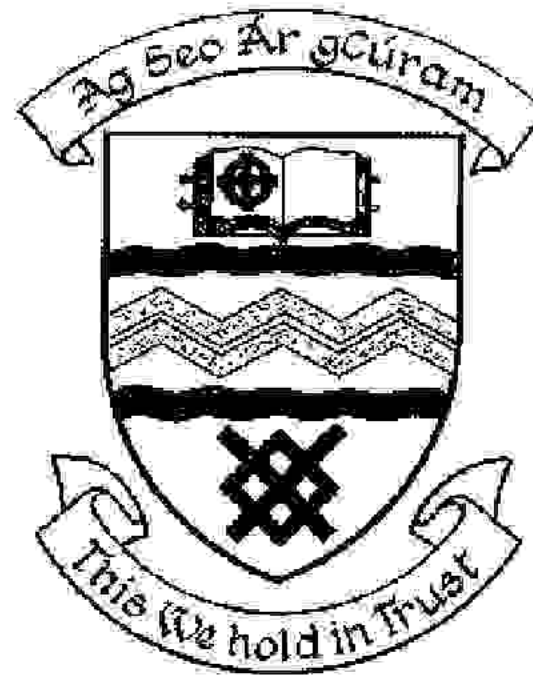


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0465	
1. Location	7 The Court, Westbourne Castle, Clondalkin, Dublin 22.		
2. Development	An additional 4 bed terraced house to the side.		
3. Date of Application	16/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 06/08/97 2.	1. 02/09/97 2.
4. Submitted by	Name: Patrick Taaffe, Address: 187 Belgard Heights, Tallaght,		
5. Applicant	Name: Mr. Mark Sweeney, Address: 7 The Court, Westbourne Castle, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 3035 Date 29/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4269 Date 15/12/97	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.			

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24,

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Dublin 24.

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Patrick Taaffe,
187 Belgard Heights,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4269	Date of Final Grant 15/12/97
Decision Order Number 3035	Date of Decision 29/10/97
Register Reference S97A/0465	Date 2nd September 1997

Applicant Mr. Mark Sweeney,

Development An additional 4 bed terraced house to the side.

Location 7 The Court, Westbourne Castle, Clondalkin, Dublin 22.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 06/08/97 /02/09/97

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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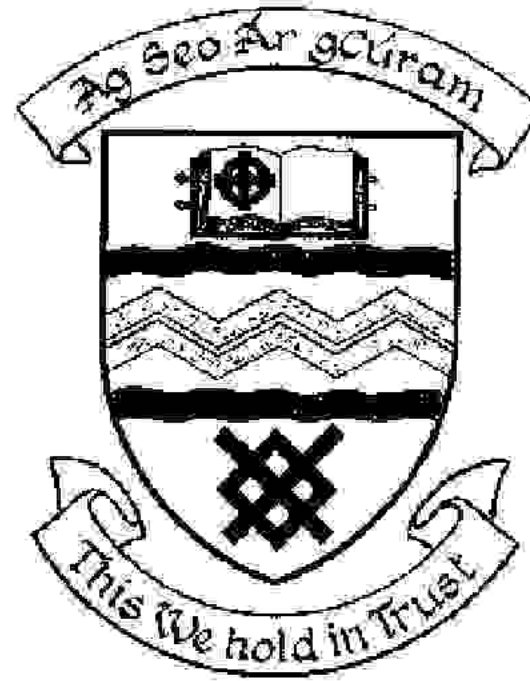
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Conditions and Reasons

- 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 and rear of the dwelling shall be in keeping with adjacent dwellings to the north. The proposed 2 metre high boundary wall on the southern site boundary shall only be constructed from the front to the rear building line. The wall shall be 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 the 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. One tree to be provided in front of house.
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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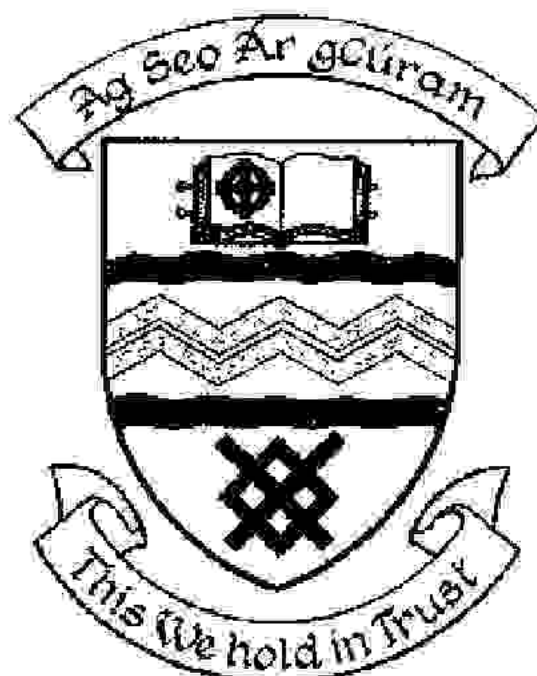
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- 6 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 7 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads 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 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. Any foundation within 5 metres of a public service pipe(s) or a service pipe(s) with potential to be taken in charge shall be brought below the invert level of the 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 interest of the proper planning and development of the area.

- 12 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.

- 13 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.

- 14 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.

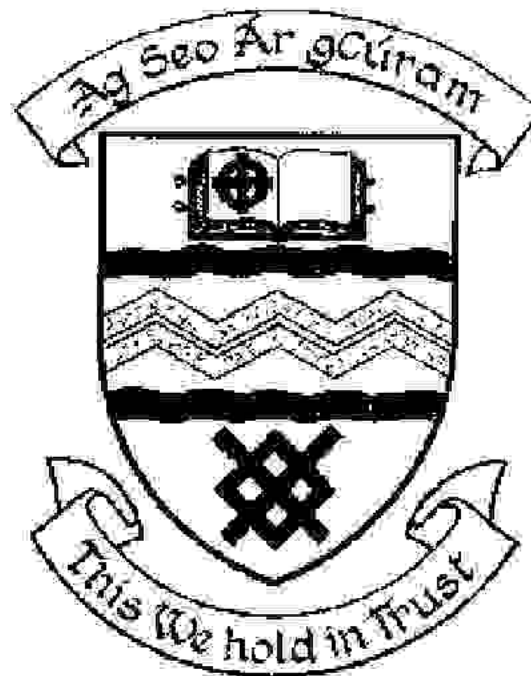
REASON:

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.

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- 15 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:

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.

NOTE: The applicant is advised that all necessary measures should be taken to ensure abatement of noise from the adjoining Distributor Road as the proposed house is located within the recommended 15 metre setback from the Road boundary.

- (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.

 15 December 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 1568	Date of Order 06/08/97
Register Reference S97A/0465	Date 16th July 1997

Applicant Mr. Mark Sweeney,
Development An additional 4 bed terraced house to the side.
Location 7 The Court, Westbourne Castle, Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 31/7/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

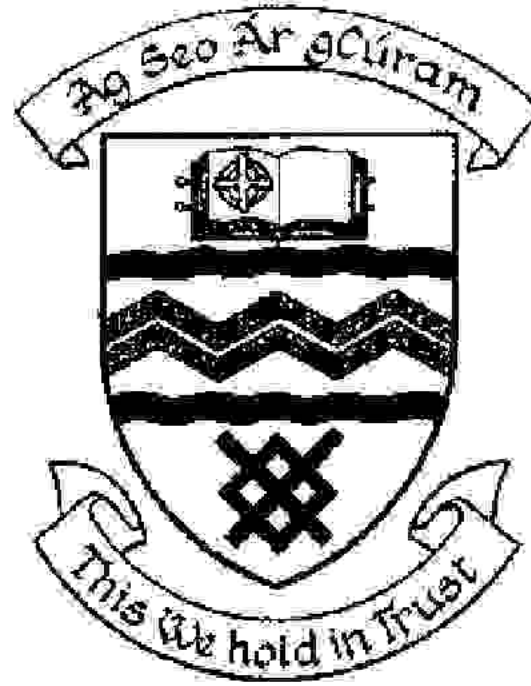
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

Patrick Taaffe,
187 Belgard Heights,
Tallaght,
Dublin 24.

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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

07/08/97