

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0461	
1. Location	61 New Road, Clondalkin, Dublin 22.		
2. Development	Demolition of fire damage house and to re-build with new structure to match, front elevation, two storey extension to front, side and rear with internal alteration and new front vehicular access.		
3. Date of Application	15/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Desmond J. Halpin, Address: 15 Carriglea Drive, Firhouse,		
5. Applicant	Name: Gerard Berry, Address: 61 New Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1690  Date 22/08/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1983  Date 01/10/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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/0461 SOUTH DUBLIN COUNTY COUNCIL  
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Desmond J. Halpin,  
15 Carriglea Drive,  
Firhouse,  
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1983	Date of Final Grant 01/10/97
Decision Order Number 1690	Date of Decision 22/08/97
Register Reference S97A/0461	Date 15th July 1997

Applicant Gerard Berry,

Development Demolition of fire damage house and to re-build with new structure to match, front elevation, two storey extension to front, side and rear with internal alteration and new front vehicular access.

Location 61 New Road, Clondalkin, Dublin 22.

Floor Area 179.000 Sq Metres

Time extension(s) up to and including

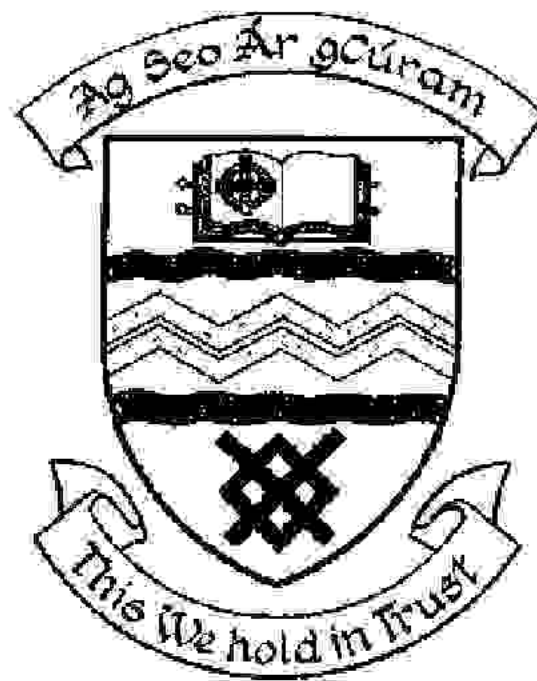
Additional Information Requested/Received /

A Permission has been granted for the development described above,  
subject to the following (11) Conditions.

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**Conditions and Reasons**

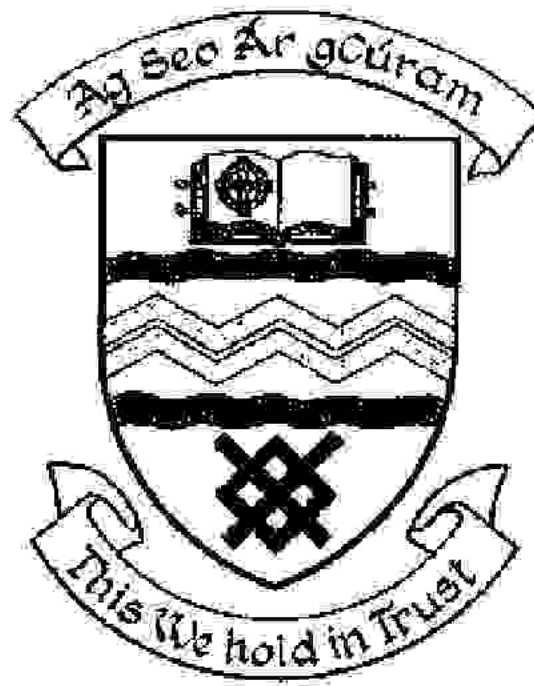
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 First floor windows on the front elevation to the dwelling shall be reduced so as not to exceed 1.8 metres in width. The first floor windows shall be centred over the ground floor bay windows.  
REASON:  
In the interest of visual amenity.
- 4 External finishes and colours, including the ground floor to the front elevation and roof materials shall be in keeping with the adjoining dwelling to the north of the site (no. 63 New Road).  
REASON:  
In the interests of visual amenity.
- 5 The columns to the proposed entrance porch shall be omitted and replaced with square support structures finished to match external finishes to the front elevation.  
REASON:  
In the interests of visual amenity.
- 6 The existing mobile home structure shall be permanently removed from the site prior to the first occupation of the dwelling.



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REASON:

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

- 7 Existing hard-core fill material shall be removed from the rear garden area and front, side and rear garden areas shall be levelled, graded and grassed and provided with sufficient top soil to allow grass and other vegetation to grow prior to the first occupation of the dwelling.

REASON:

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

- 8 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.

- 9 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.

- 10 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.

- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

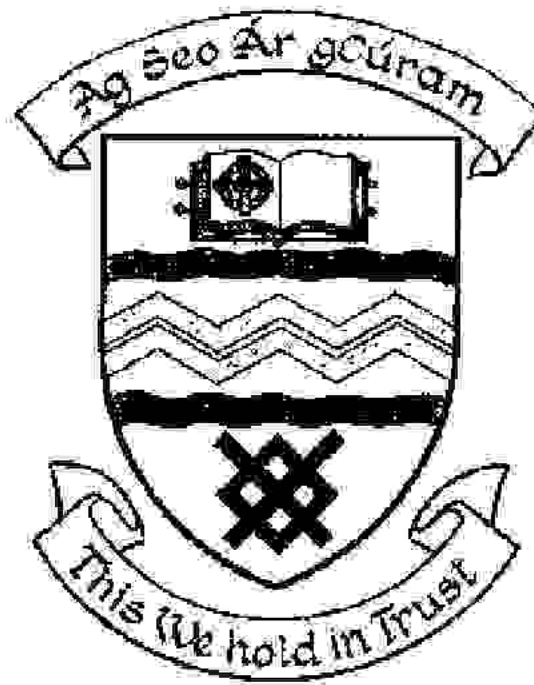
REASON:

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

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- (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.

.......... 2 October 1997  
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1690	Date of Decision 22/08/97
Register Reference S97A/0461	Date 15th July 1997

**Applicant** Gerard Berry,

**Development** Demolition of fire damage house and to re-build with new structure to match, front elevation, two storey extension to front, side and rear with internal alteration and new front vehicular access.

**Location** 61 New 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 ( 11 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

22/08/97

Desmond J. Halpin,  
15 Carriglea Drive,  
Firhouse,  
Dublin 24.



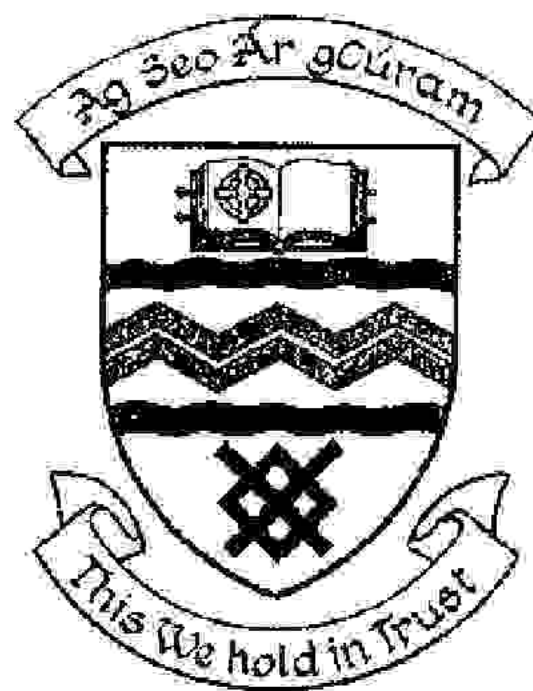
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