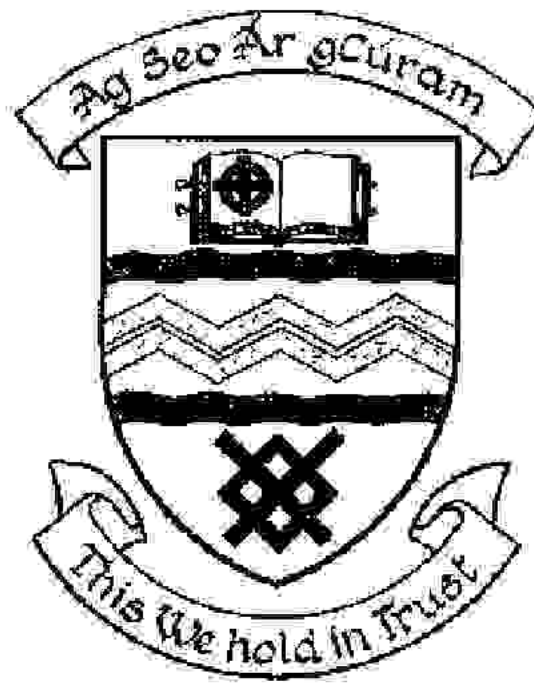


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0136	
1. Location	26 Commons Road, Clondalkin, Dublin 22.		
2. Development	Detached house.		
3. Date of Application	12/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/05/97 2.	1. 31/07/97 2.
4. Submitted by	Name: Architectural Construction Technology, Address: "An Tigh", Ballyogan, Carrickmines,		
5. Applicant	Name: F. & J. Timmons, Address: 26 Commons Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1935 Date 26/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3096 Date 06/11/97	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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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 3096	Date of Final Grant 06/11/97
Decision Order Number 1935	Date of Decision 26/09/97
Register Reference S97A/0136	Date 31st July 1997

Applicant F. & J. Timmons,

Development Detached house.

Location 26 Commons Road, Clondalkin, Dublin 22.

Floor Area 45.000 Sq Metres

Time extension(s) up to and including

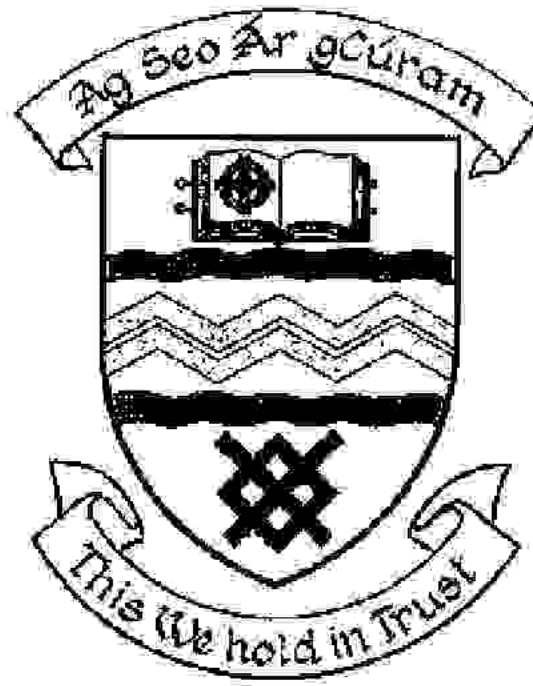
Additional Information Requested/Received 08/05/97 /31/07/97

A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority by way of further information on the 31st July 1997.

REASON:

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

- 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 interest 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 interest 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 interests of visual and residential 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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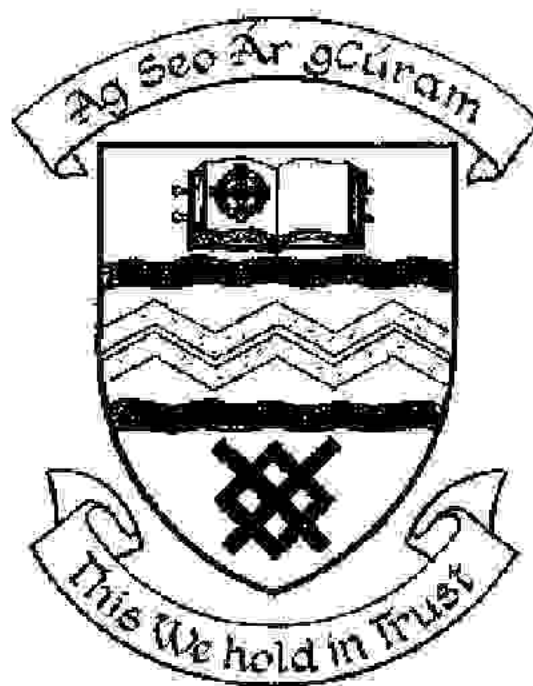
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-
- 11 That the dwelling house be not occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 12 That the water supply and drainage arrangements, 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 applicant's 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 proper planning and development of the area.
- 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 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.

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

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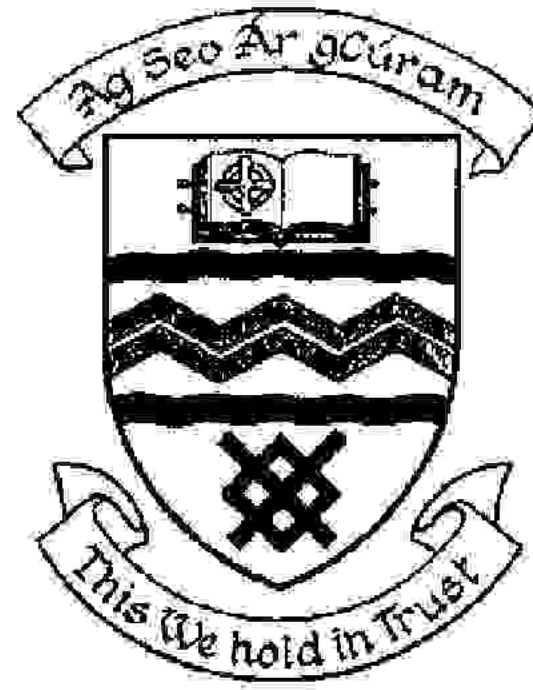
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety 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.

.......... 7 November 1997
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Decision Order Number 1935	Date of Decision 26/09/97
Register Reference S97A/0136	Date 12th March 1997

Applicant F. & J. 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 08/05/97 /31/07/97

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.

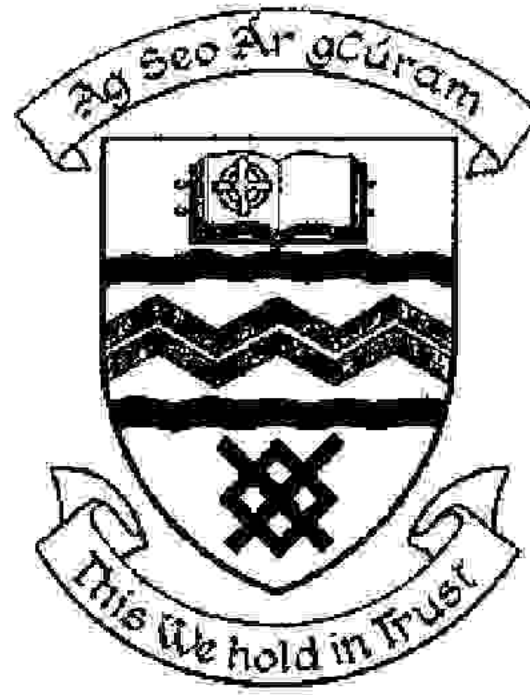
Subject to the conditions (~~14~~ 17) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

26/09/97

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

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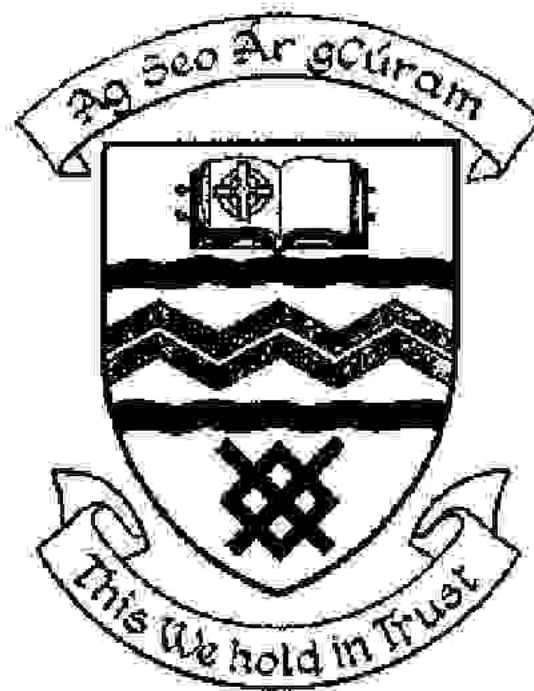
Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority by way of further information on the 31st July 1997.
REASON:
In the interest of the proper planning and development of the area.

- 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 interest 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

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to the satisfaction of the Planning Authority.

REASON:

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

- 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 interests of visual and residential 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:

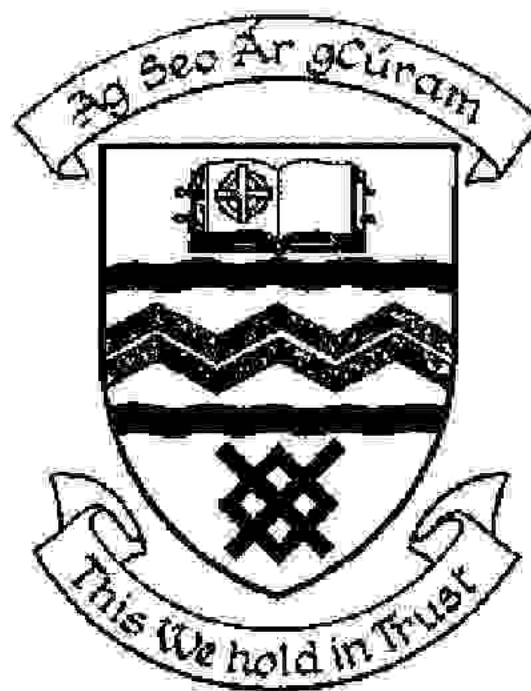
In the interest of reducing air pollution.

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

REASON:

To prevent unauthorised development.

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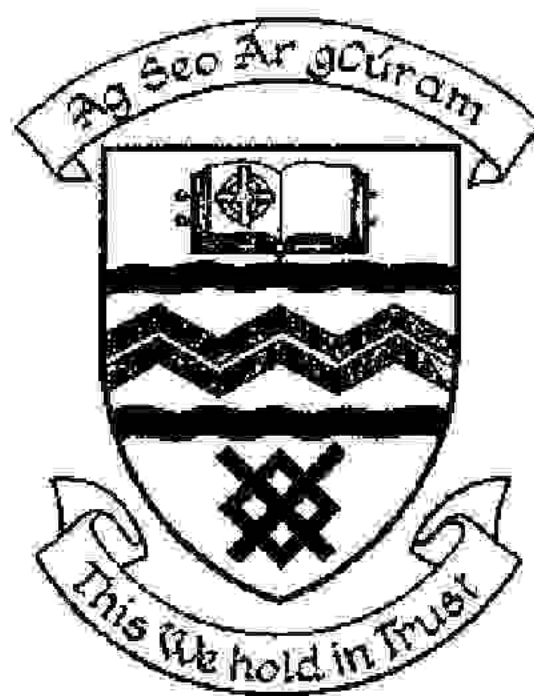
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REG REF. S97A/0136

- 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.
- 11 That the dwelling house be not 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 applicant's own expense.
REASON:

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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 proper planning and development of the area.

- 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 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:

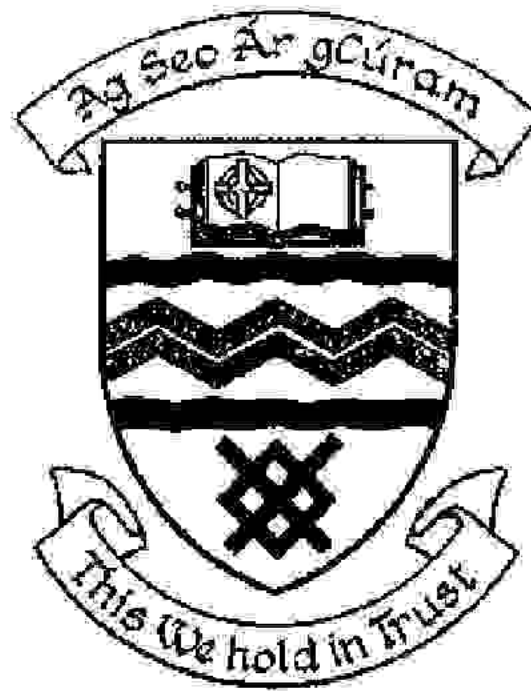
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 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

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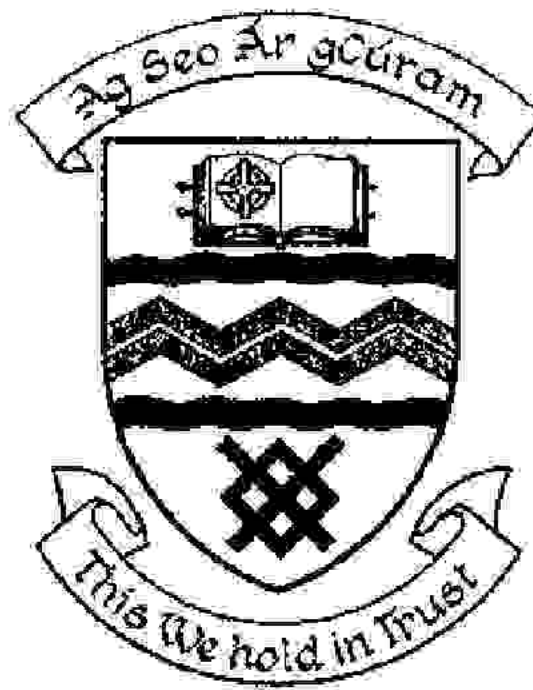
improvement works and traffic management schemes
facilitating the proposed development.

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

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

Decision Order Number 0842	Date of Decision 08/05/97
Register Reference S97A/0136	Date 12th March 1997

Applicant F. & J. Timmons,
Development Detached house.

Location 26 Commons Road, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 12/03/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant to submit details of proposed foul and surface water drainage systems to serve the proposed development.
- 2 The applicant to submit elevational details of the proposed development relative to existing adjoining dwellings. In this regard, the applicant is advised that the proposed elevational treatment in terms of design, ridge heights, position of ridge relative to adjoining dwellings, eaves levels and external finishes, including roof materials should be in keeping with adjoining dwellings.
- 3 The applicant to submit details for proper boundary definition between the existing dwelling on the site and the proposed dwelling, including front and rear garden areas.

Architectural Construction Technology,
"An Tigh",
Ballyogan,
Carrickmines,
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- 4 The applicant to submit details of proposed access and entrance area to the site.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

08/05/97