

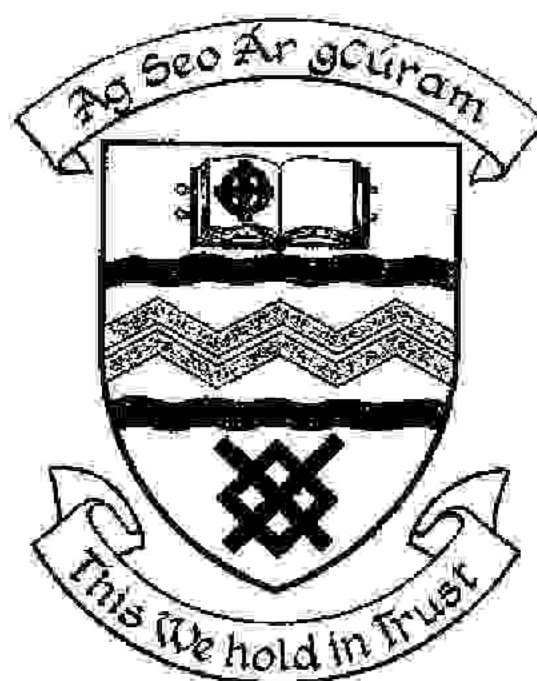
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0605	
1. Location	25 Cherrywood Park, Clondalkin, Dublin 22.		
2. Development	2 bedroom bungalow attached to side gable.		
3. Date of Application	13/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/01/97 2.	1. 03/03/97 2.
4. Submitted by	Name: Domus Design, Address: 53 Bayview Avenue, North Strand, Dublin 3.		
5. Applicant	Name: D. Brooks, Address: 25 Cherrywood Park, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0822 Date 01/05/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1165 Date 16/06/97	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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Domus Design,
53 Bayview Avenue,
North Strand,
Dublin 3.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1165	Date of Final Grant 16/06/97
Decision Order Number 0822	Date of Decision 01/05/97
Register Reference S96A/0605	Date 3rd March 1997

Applicant D. Brooks,

Development 2 bedroom bungalow attached to side gable.

Location 25 Cherrywood Park, Clondalkin, Dublin 22.

Floor Area 59.860 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/01/97 /03/03/97

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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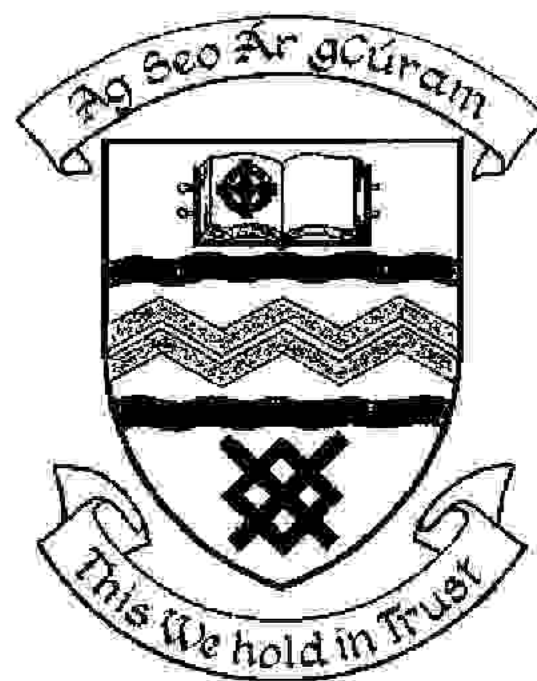
Conditions and Reasons

- 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 on the 3rd March 1997,
 REASON:
 In the interests of the proper planning and development of the area.
- 2 External finishes and colours, including roof materials and boundary treatment shall be in keeping with the adjoining dwelling to the south.
 REASON:
 In the interest of residential and visual amenity.
- 3 That THE proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 4 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.
- 5 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.
- 6 That the proposed dwelling house be not occupied until all services have been connected thereto and are operational.
 REASON:
 In the interests of the proper planning and development of the area.
- 7 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

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vegetation to grow.

REASON:

In the interests of the proper planning and development of the area, visual and residential amenity.

- 8 Full details of the proposed access and entrance area, including dishing and ramping of footpaths at the site frontage shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

REASON:

In the interests of a proper standard of development and the prevention of the creation of a traffic hazard.

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. Foundations located within 5 metres of any public service pipe shall be brought below the invert level of the affected pipe and re-enforced.

REASON:

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

- 10 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:

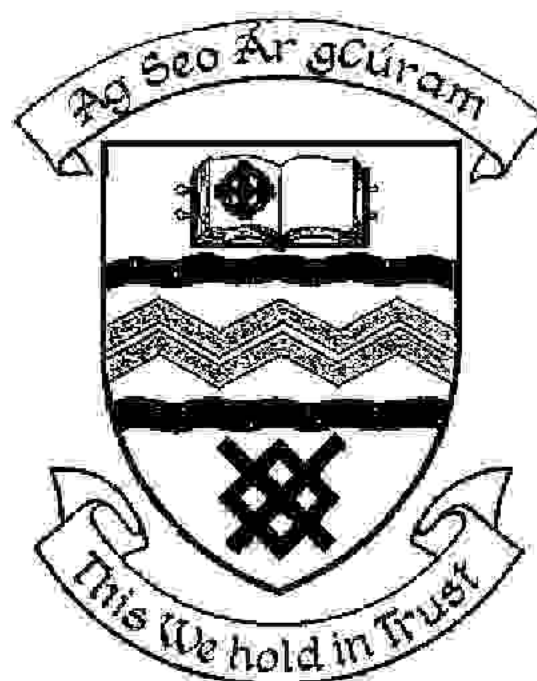
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 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

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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.

- 12 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 will facilitate this 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.

- 13 That where any part of the proposed building is located less than 2 metres from the edge of the road reservation the foundation shall be 1.8m deep.

REASON:

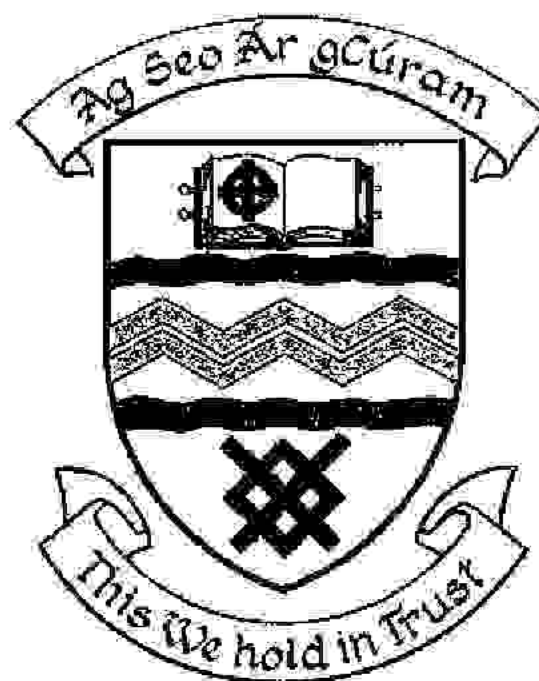
To protect the integrity of any public services that may be located in the public roadway in the interest of public health.

- (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.

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- (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.

 16th June 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0822	Date of Decision 01/05/97
Register Reference S96A/0605	Date 13th November 1996

Applicant D. Brooks,
Development 2 bedroom bungalow attached to side gable.
Location 25 Cherrywood Park, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/01/97 /03/03/97

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 (13) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....
for **SENIOR ADMINISTRATIVE OFFICER** 01/05/97

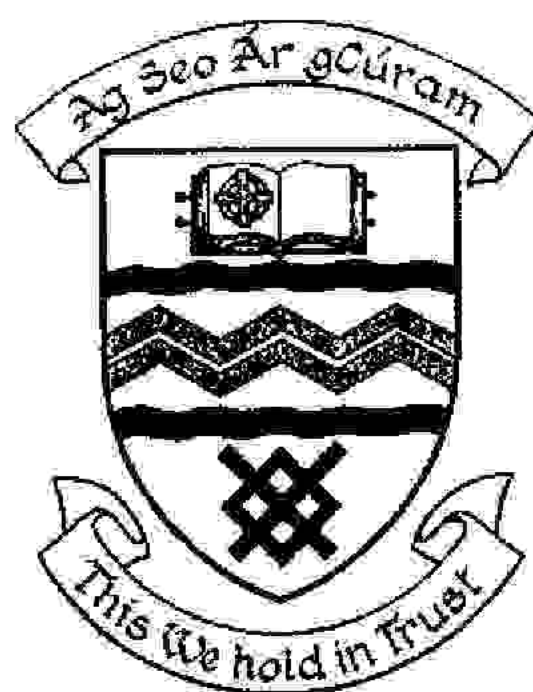
Domus Design,
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REASON:
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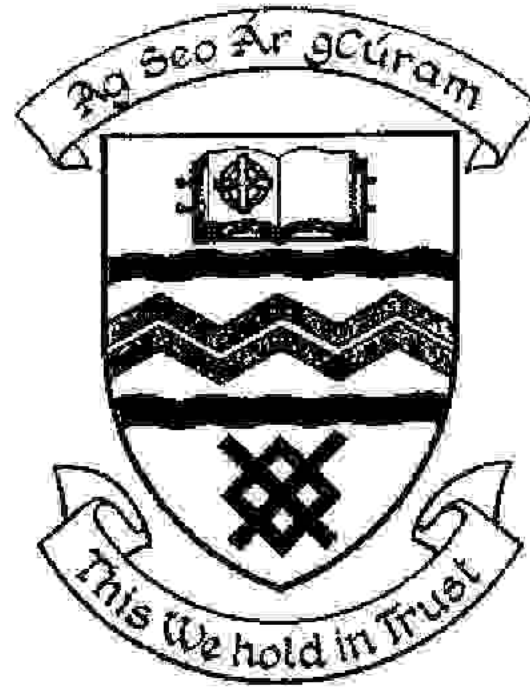
- 3 That THE proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.

- 4 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.
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- 5 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
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- 6 That the proposed dwelling house be not occupied until all services have been connected thereto and are operational.
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In the interests of the proper planning and development of the area.

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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.

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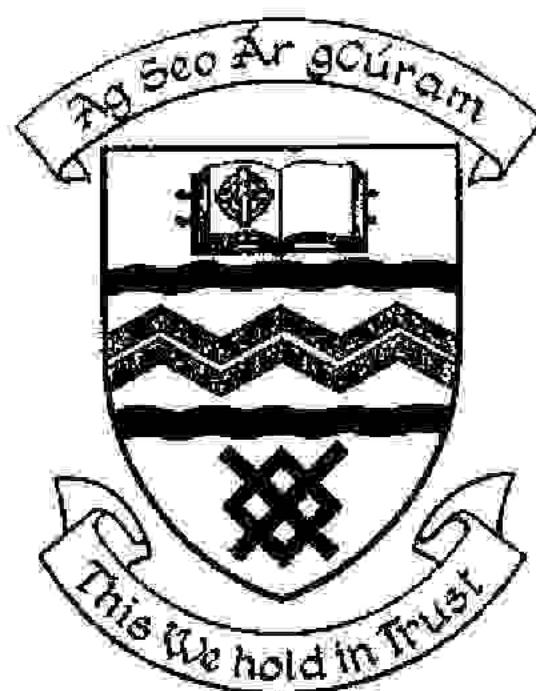
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- 13 That where any part of the proposed building is located less than 2 metres from the edge of the road reservation the foundation shall be 1.8m deep.

REASON:

To protect the integrity of any public services that may be located in the public roadway in the interest of public health.

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

Decision Order Number 0019	Date of Decision 09/01/97
Register Reference S96A/0605	Date 13th November 1996

Applicant D. Brooks,
Development 2 bedroom bungalow attached to side gable.
Location 25 Cherrywood Park, Clondalkin, Dublin 22.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 13/11/96 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 Foul Drainage:

The applicant is requested to submit the following:-

- (a) Written evidence of permission to connect to private foul sewer to rear of property.
- (b) Details of distance of the nearest part of the proposed dwelling to existing 225mm diameter foul sewer which is located in the road to the north of the site and submit proposals for the protection of this sewer.

2 Surface Water Drainage:

Planning Authority records show no surface water sewer where it is proposed on the submitted drawings that surface
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water will connect. Proposals for surface
water disposal from the site are required.

3 Water supply:

The applicant is requested to submit details of distance of the nearest part of the proposed dwelling to existing 100mm diameter water main which skirts the site and submit details for the protection of this water main. The normal set back requirement from such mains is 5 metres.

4 Roads:

It is Council policy that no building be positioned within 2 metres of any public road. The applicant is requested to clarify whether or not he can submit revised proposals to comply with this policy.

NOTE: The applicant is advised to contact the appropriate departments of the Council before submitting the further information as set out above.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

09/01/97