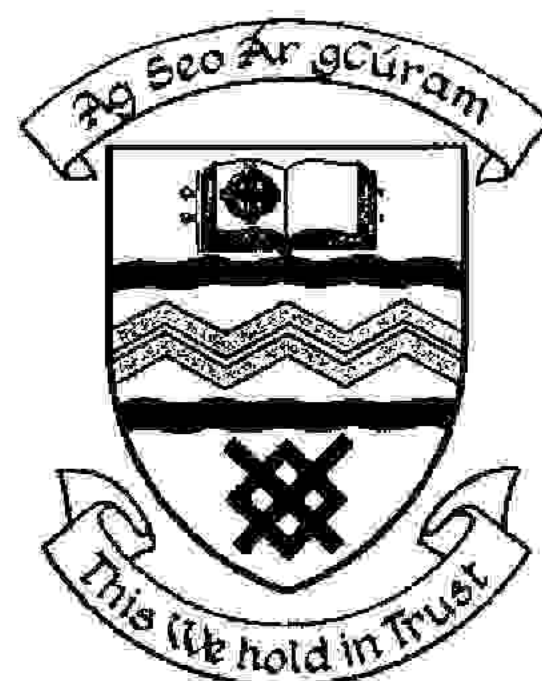


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0526	
1. Location	No. 1 Woodford Park Road, Clondalkin.		
2. Development	Pair of two storey semi-detached houses in side garden.		
3. Date of Application	04/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Gerry Brennan. Address: 1, Woodford Park Road, Clondalkin,		
5. Applicant	Name: Gerry Brennan. Address: 1, Woodford Park Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2305 Date 02/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0111 Date 20/01/97	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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Gerry Brennan.
1, Woodford Park Road,
Clondalkin,
Dublin 22

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0111	Date of Final Grant 20/01/97
Decision Order Number 2305	Date of Decision 02/12/96
Register Reference S96A/0526	Date 4th October 1996

Applicant Gerry Brennan.

Development Pair of two storey semi-detached houses in side garden.

Location No. 1 Woodford Park Road, Clondalkin.

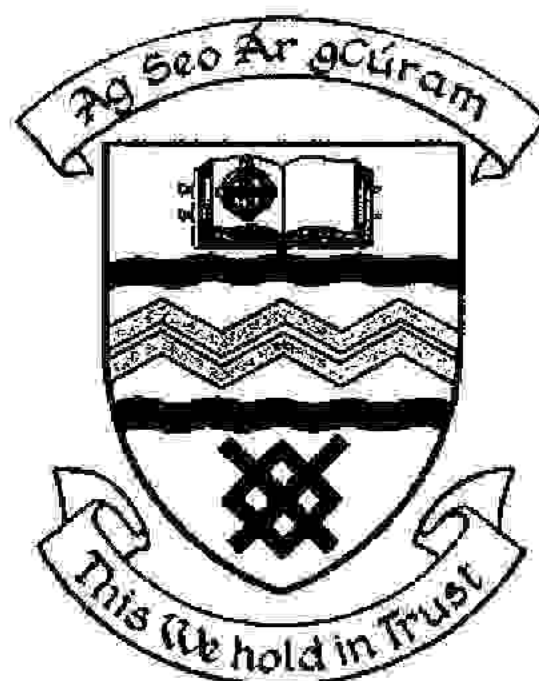
Floor Area 167.750 Sq Metres

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 including roof materials shall be in keeping with the existing dwellings to the west of the site.
REASON:
 In the interests of visual and residential amenities.

- 3 Front, side and rear gardens areas shall be provided with sufficient top soil to allow grass and other vegetation to grow. The gardens areas shall be levelled, graded and planted prior to the first occupation of either dwellinghouse.
REASON:
 In the interests of visual and residential amenity.

- 4 The kerb at the Woodford Park Road frontage to the site, at the applicant's own expense shall be dishd to the satisfaction of the Planning Authority. Details 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.

- 5 The proposed ground floor gable-end kitchen windows shall be omitted. Bathroom and landing windows shall be fitted with obscure glass and openings, if provided, shall be of the high level type only.
REASON:
 In the interests of residential amenity.

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- 6 The screen wall to Yellow Meadow Road shall be 2.2 metres in height and shall be plastered on the outside and capped.
REASON:
In the interests of residential amenity.
- 7 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 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.
- 12 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:

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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.

- 13 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.

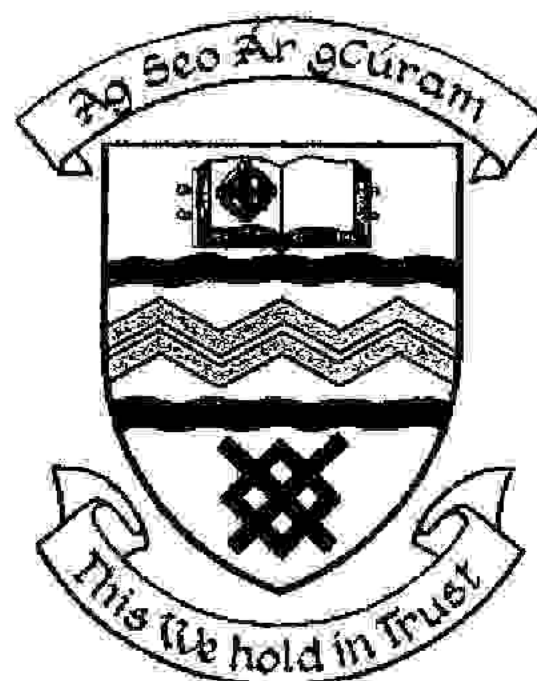
- 14 That a financial contribution in the sum of £2,000 (two thousand pounds) be paid by the applicant to South Dublin County Council to assist the Council towards the cost of provision and development of lands for public open space purposes in the area of the proposed development and which will facilitate the proposed 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.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must

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be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

 9 January 1997
for SENIOR ADMINISTRATIVE OFFICER