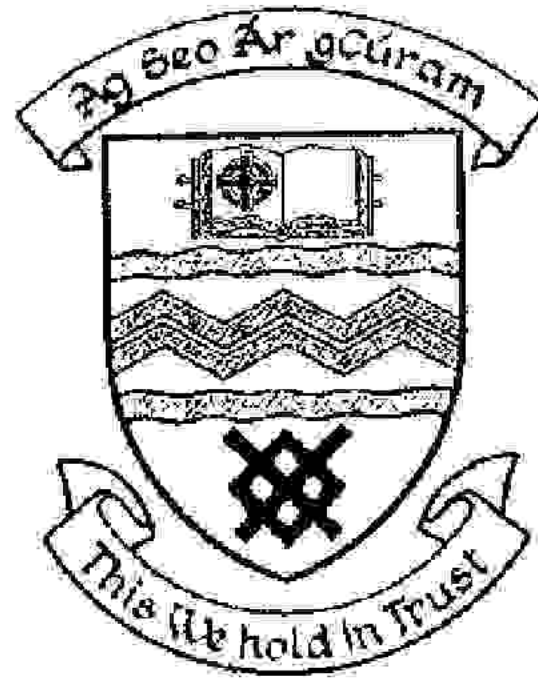


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0840	
1. Location	25 The Green, Westbourne Avenue, Clondalkin, Dublin 22.		
2. Development	Dwellinghouse.		
3. Date of Application	13/12/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/03/2002 2.	1. 30/04/2002 2.
4. Submitted by	Name: Mr John Dunne, Address: c/o Liam Ryan Architectural Services, Heritage House,		
5. Applicant	Name: Mr John Dunne, Address: 5 Kilcronan Crescent, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2291 Date 25/06/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2617 Date 07/08/2002	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



**PLANNING
DEPARTMENT**
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

Halla an Chontae, Lár an Bhaile,
Tamblacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104

E-Mail: planning.dept@sducoco.ie

Mr John Dunne,
C/o Liam Ryan Architectural Services,
Heritage House,
Abbeylax,
Co. Loais

Date: 09/08/02

Reg. Ref. No. S01A/0840

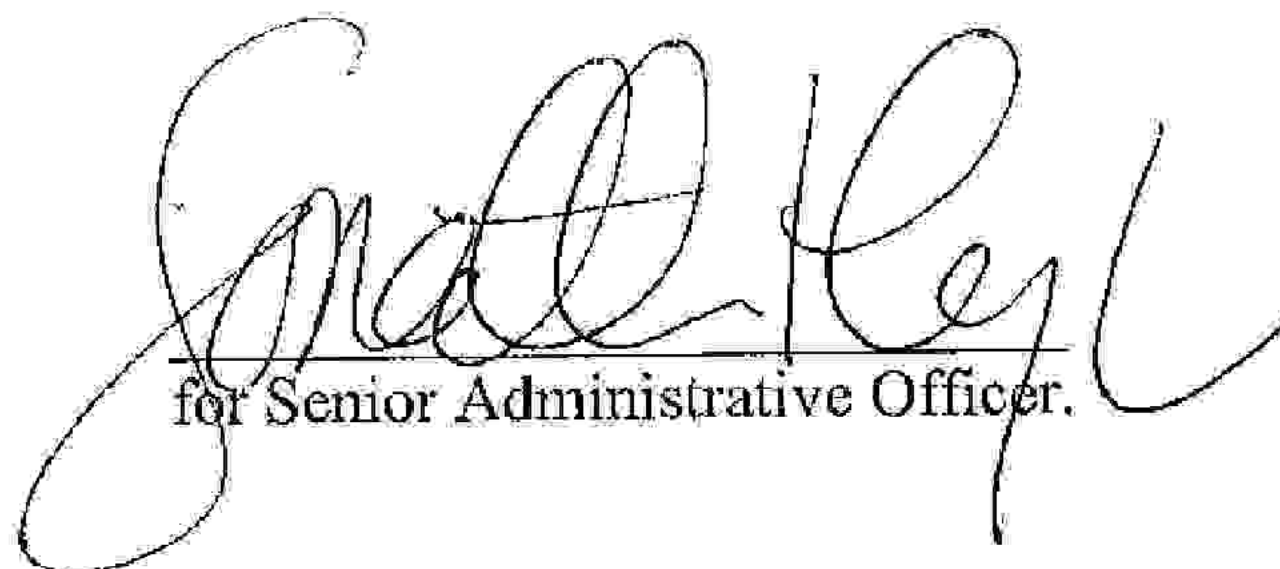
RE: 25 The Green, Westbourne Avenue, Clondalkin, Dublin 22.

Dear Sir,

Please be advised that due to a typographical error the Final Grant Order Number for the above application appeared as 2617. The Final Grant Order Number should read 2717. This letter should be read in conjunction with the original Notification of Grant of Permission.

I apologise for any inconvenience caused.

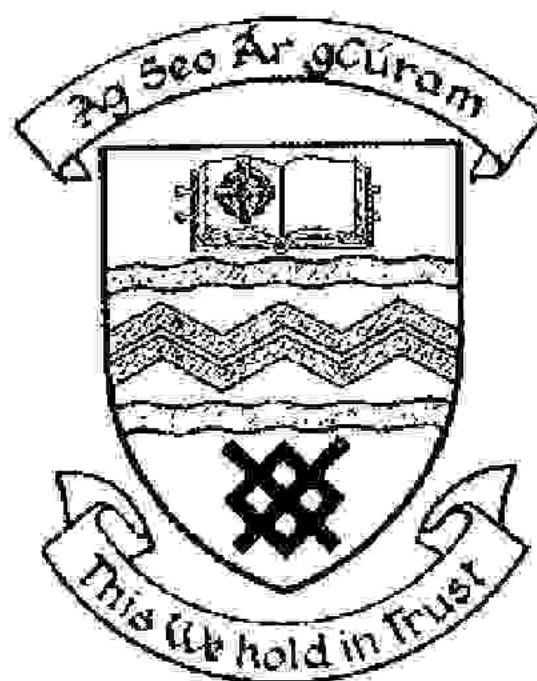
Yours sincerely,


for Senior Administrative Officer.

SOUTH DUBLIN COUNTY COUNCIL
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Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
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Fax: 01-414 9104

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Mr John Dunne,
c/o Liam Ryan Architectural Services,
Heritage House,
Abbeylax,
Co. Laois.

NOTIFICATION OF GRANT OF Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 2617	Date of Final Grant 07/08/2002
Decision Order Number 2291	Date of Decision 25/06/2002
Register Reference S01A/0840	Date 30/04/02

Applicant Mr John Dunne,

Development Dwellinghouse.

Location 25 The Green, Westbourne Avenue, Clondalkin, Dublin 22.

Floor Area 83.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/03/2002 /30/04/2002

A Permission has been granted for the development described above,
subject to the following (12) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

REG REF.

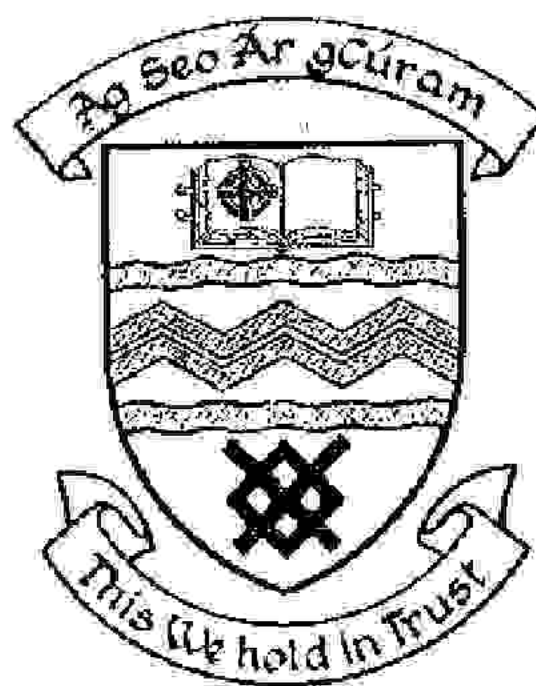
SOLA/001/00

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Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104



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DEPARTMENT
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Fax: 01-414 9104

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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 and as amended by additional information lodged on the 30/04/2002, 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 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.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 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.
- 5 All external finishes shall match those of no. 25 The Green Westbourne Avenue.
Reason: In the interest of proper planning and development of the area.
- 6 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.
- 7 The proposed dwelling shall be called 25A The Green Westbourne Avenue unless otherwise agreed with the Planning Authority.
Reason: In the interest of the proper planning and development of the area.

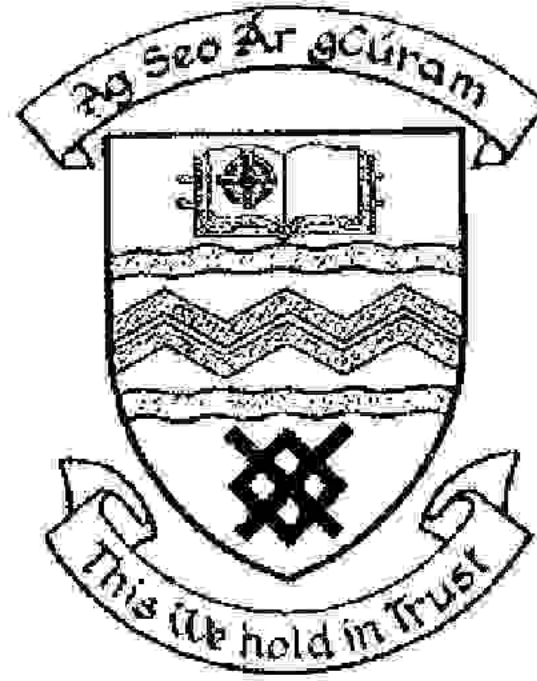
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. SOLA/08140

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Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104



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- 8 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
- No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- Applicant to ensure full and complete separation of foul and surface water systems.
- The property shall have its own individual separation service connection to the public watermain and 24hour storage.
- The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
- REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 9 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) 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.
- 10 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) 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 facilitates 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.
- 11 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate

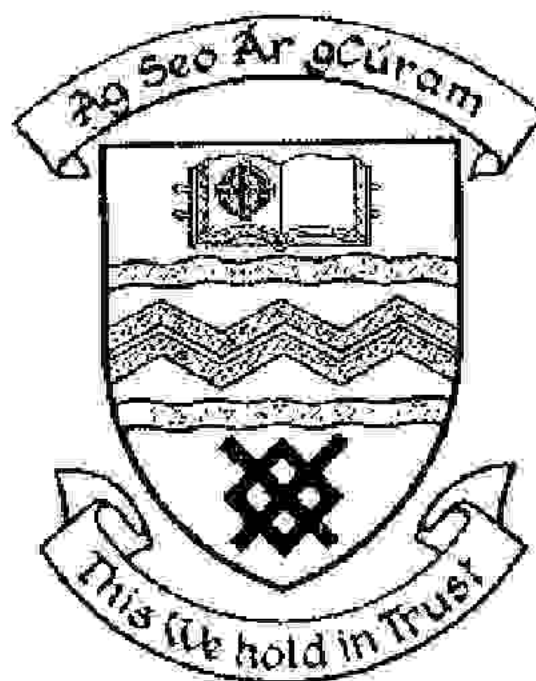
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/08/02

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Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

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Facs: 01-414 9104



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

- 12 That a financial contribution in the sum of EUR 211 (two hundred and eleven euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

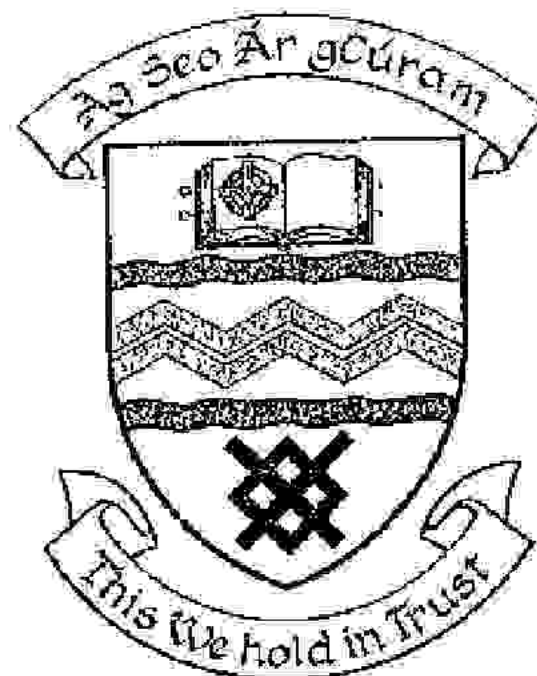
Signed on behalf of South Dublin County Council.

.....08/08/02
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2291	Date of Decision 25/06/2002
Register Reference S01A/0840	Date: 13/12/01

Applicant Mr John Dunne,

Development Dwellinghouse.

Location 25 The Green, Westbourne Avenue, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/03/2002 /30/04/2002

Clarification of 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 of South Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

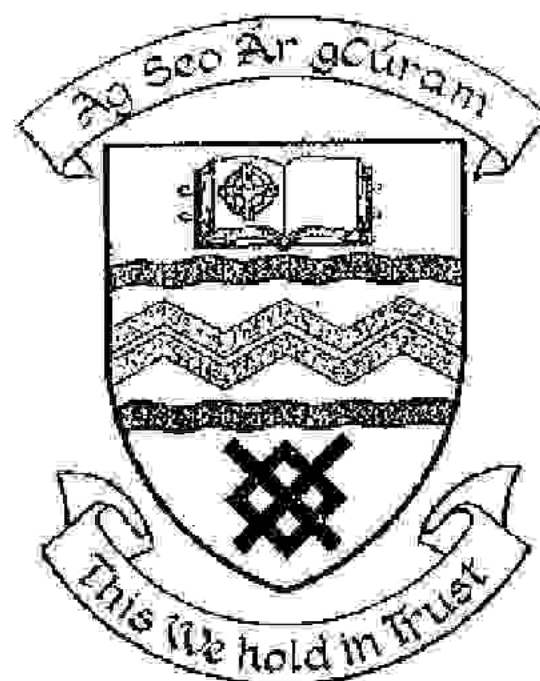

..... 25/06/02
for SENIOR EXECUTIVE OFFICER

Mr John Dunne,
c/o Liam Ryan Architectural Services,
Heritage House,
Abbeylax,
Co. Laois.

SOUTH DUBLIN COUNTY COUNCIL
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Halla an Chontae,
Lár an Bhaile, Tamhlacht,
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Telefon: 01-414 9000
Facs: 01-414 9104



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REG REF. S01A/0840

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 and as amended by additional information lodged on the 30/04/2002, 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 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.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 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.
- 5 All external finishes shall match those of no. 25 The Green Westbourne Avenue.
Reason: In the interest of proper planning and development of the area.
- 6 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.

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DEPARTMENT**
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Telephone: 01-414 9000
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REG. REF. S01A/0840

- 7 The proposed dwelling shall be called 25A The Green Westbourne Avenue unless otherwise agreed with the Planning Authority.

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

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

No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

Applicant to ensure full and complete separation of foul and surface water systems.

The property shall have its own individual separation service connection to the public watermain and 24hour storage.

The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

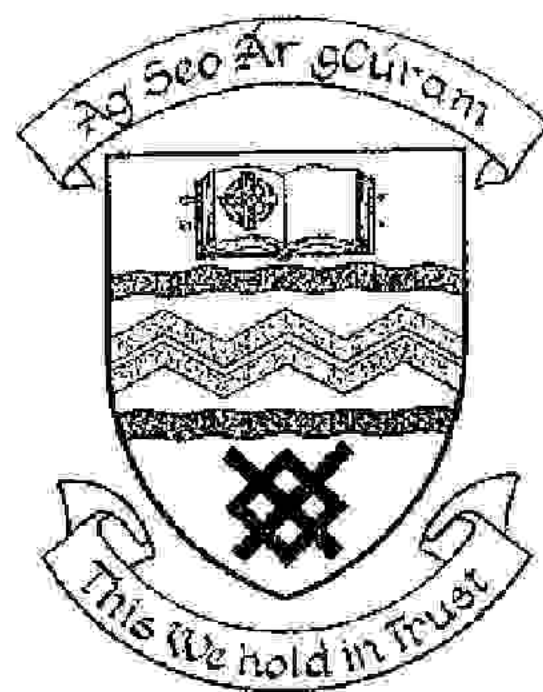
- 9 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid 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.

- 10 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) 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 facilitates this development; this contribution to be paid before the commencement of development on the site.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
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Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

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DEPARTMENT**
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REG REF. S01A/0840

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.

- 11 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

- 12 That a financial contribution in the sum of EUR 211 (two hundred and eleven euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

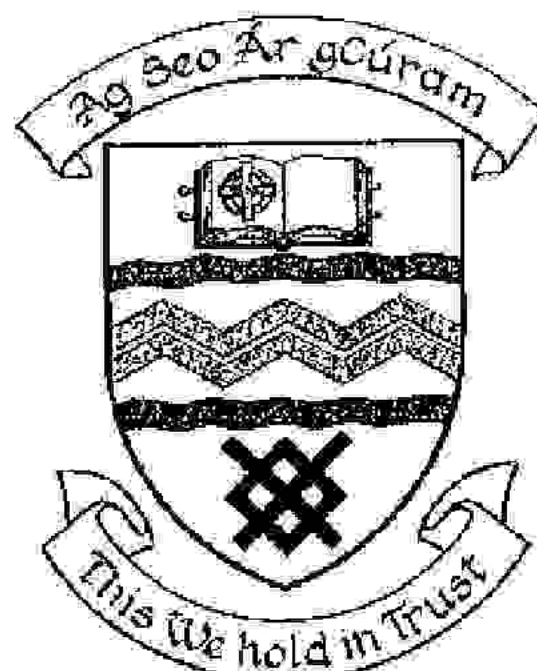
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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DEPARTMENT**
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Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0556	Date of Decision 12/03/2002
Register Reference S01A/0840	Date: 13/12/01

Applicant Mr John Dunne,
Development Dwellinghouse.

Location 25 The Green, Westbourne Avenue, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 13/12/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

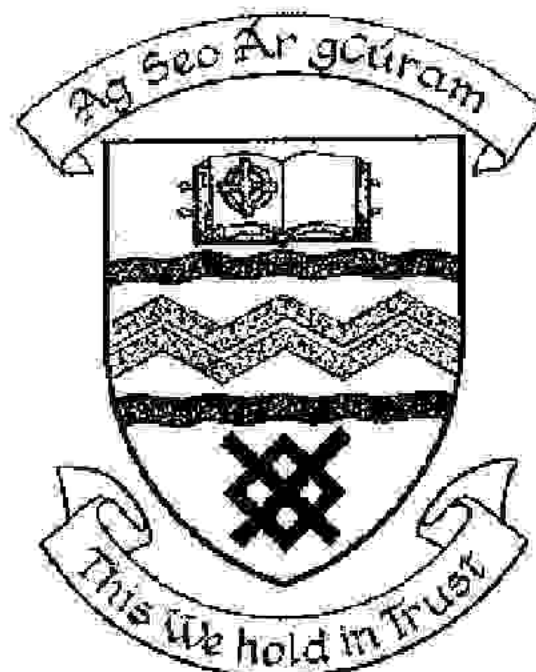
- 1 The applicant has included no surface water drainage information with the application. The following details are therefore required:

The applicant shall submit house surface water drainage plans showing the exact location of all drains, manholes, AJs etc. located within the site boundary. This layout shall be in accordance with the Building Regulations and shall clearly show full and complete separation of foul and surface water systems. Applicant shall note that no buildings shall be erected within 5 metres of a public sewer, watercourse or any sewer with the potential to be taken in charge.

- 2 Roads standards normally require a setback of 9 metres from District Distributor Routes. However, in the case of Westbourne this setback has been eroded by precedents and Roads now require.

Mr John Dunne,
c/o Liam Ryan Architectural Services,
Heritage House,
Abbeylax,
Co. Laois.

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



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DEPARTMENT**
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Town Centre, Tallaght,
Dublin 24.

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Fax: 01-414 9104

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Lár an Bhaile, Tamhlacht,
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REG REF. S01A/0840

A minimum setback of 2m between gable of houses must be provided as the setback in this case varies between 0.8m and 1.5m only, the applicant shall submit revised proposal (including all relevant drawings) to address this issue. The applicant should note that a proposed development in this location must reflect the design and scale of development which it is adjoined to. In relation to the above the applicant may contact Ms. Hazel McCarthy, Executive Planner 01- 4149000 ext 2335.

- 3 The application is deficient in that the site map shows a scale of 1/500 but the dimensions of road/house suggest a scale of 1/200. The applicant shall submit a site layout which is to scale.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

12/03/02