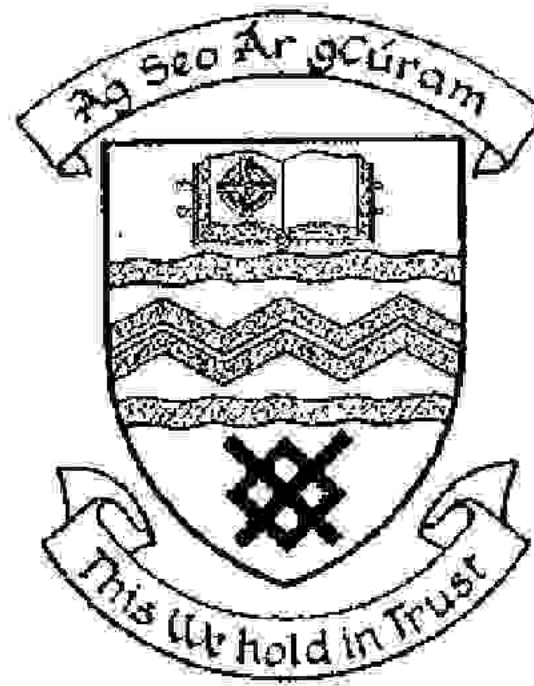


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0720	
1. Location	1 Woodford Villas, Clondalkin, Dublin 22.		
2. Development	2 storey detached dwelling with off street parking to side.		
3. Date of Application	30/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/12/2001 2.	1. 21/12/2001 2.
4. Submitted by	Name: Stephen Molloy Architects, Address: 12 Castleknock Green, Dublin 15.		
5. Applicant	Name: Mario Borza, Address: 1 Woodford Villas, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0308 Date 08/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0476 Date 21/03/2002	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



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Stephen Molloy Arch
12 Castleknock Green
Dublin 15.

Date: 03/04/02

Reg. Ref. no. S01A/0720

RE : 2 storey detached dwelling with off street parking to side.

Dear Sir,

Please be advised that due to a typographical error the Final Grant Order Number for the above application appeared as 0476. The Final Grant Order Number should read 0476a. This letter should be read in conjunction with the original Notification of Grant of Permission.

I apologise for any inconvenience caused.

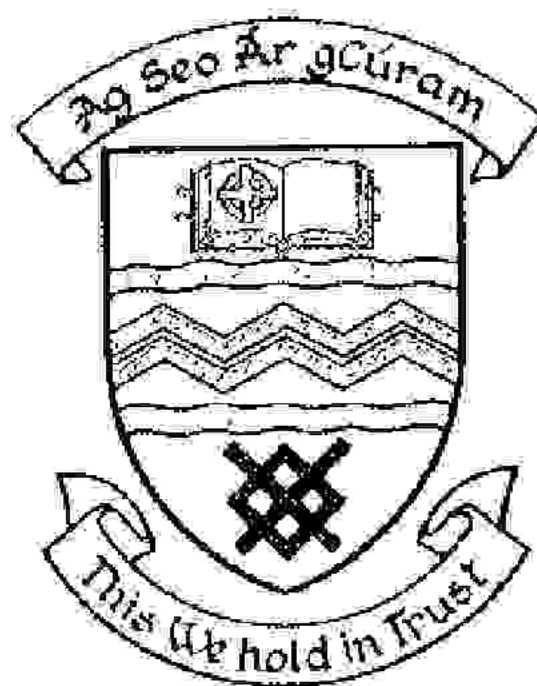
Yours sincerely,


for Senior Administrative Officer.

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Stephen Molloy Architects,
12 Castleknock Green,
Dublin 15.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0476	Date of Final Grant 21/03/2002
Decision Order Number 0308	Date of Decision 08/02/2002
Register Reference S01A/0720	Date 21/12/01

Applicant Mario Borza,

Development 2 storey detached dwelling with off street parking to side.

Location 1 Woodford Villas, Clondalkin, Dublin 22.

Floor Area 113.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/12/2001 /21/12/2001

A Permission has been granted for the development described above.

subject to the following (12) Conditions.

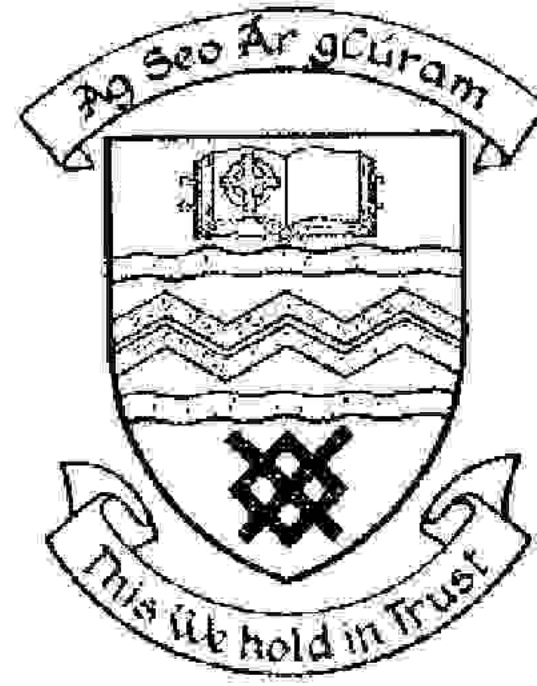
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S012/0780

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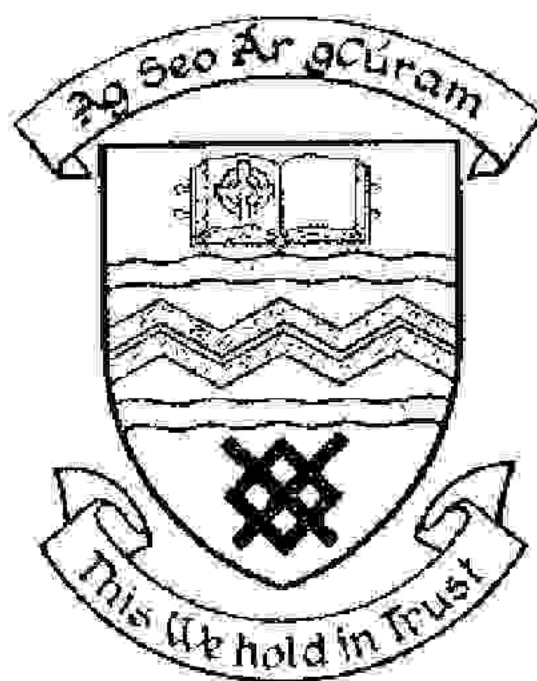
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 21/12/01, 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 entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 The applicant shall meet the following requirements of the Environmental Services Department of South Dublin County Council:
 - a) The applicant is to ensure that there is a full and complete separation of the foul and surface water systems.
 - b) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - c) The property shall have its own individual service connection to the public watermain and individual 24hr storage.
 - d) The connection to and tapping of Council 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.
- 5 The applicant shall ensure that provision is made for 2 number off street parking spaces.
REASON:
In the interest of traffic safety.
- 6 The applicant shall ensure that the access to the driveway consists of the following:
 - a) Brick pillars suitably capped with wooden or wrought

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0720

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iron gates that are inward opening only should be used.

REASON:

In the interest of residential amenity, public safety and in the interest of the proper planning and development of the area.

- 7 The house shall be numbered 1A unless there is another 1A in Woodford Villas. In that event an acceptable house number shall be submitted to and approved by the County Council before any constructional work takes place on the proposed house.

REASON:

In the interest 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 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:

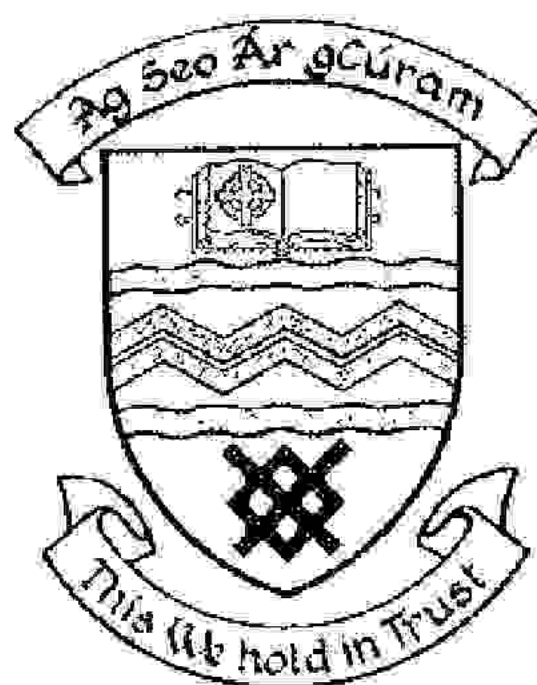
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S014/0001 CHOMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 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.

- (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.

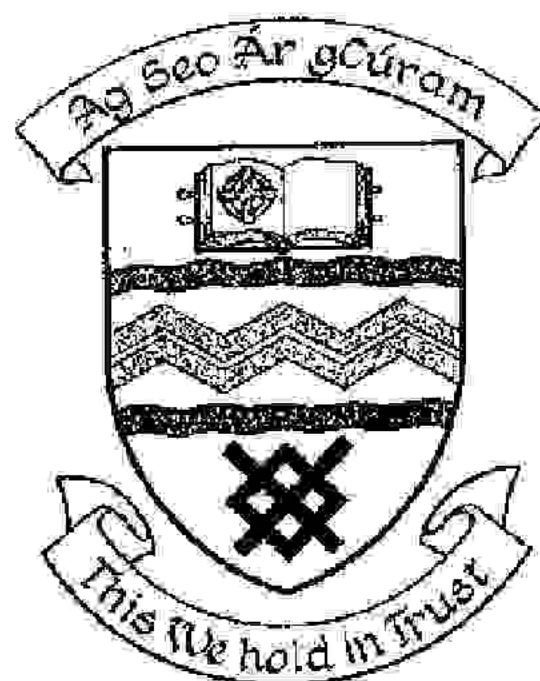
Signed on behalf of South Dublin County Council,

.....22/03/02
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 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0308	Date of Decision 08/02/2002
Register Reference S01A/0720	Date: 30/10/01

Applicant Mario Borza,
Development 2 storey detached dwelling with off street parking to side.
Location 1 Woodford Villas, Clondalkin, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 14/12/2001 /21/12/2001
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 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 (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

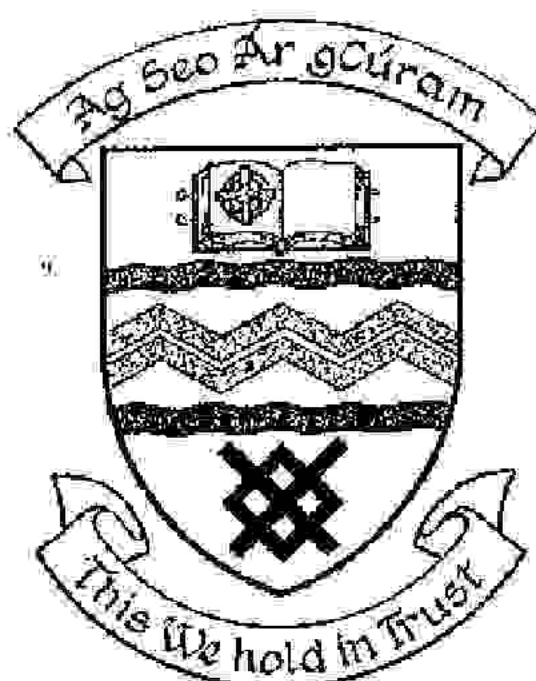
..... 08/02/02
for SENIOR ADMINISTRATIVE OFFICER

Stephen Molloy Architects,
12 Castleknock Green,
Dublin 15.

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REG REF. S01A/0720

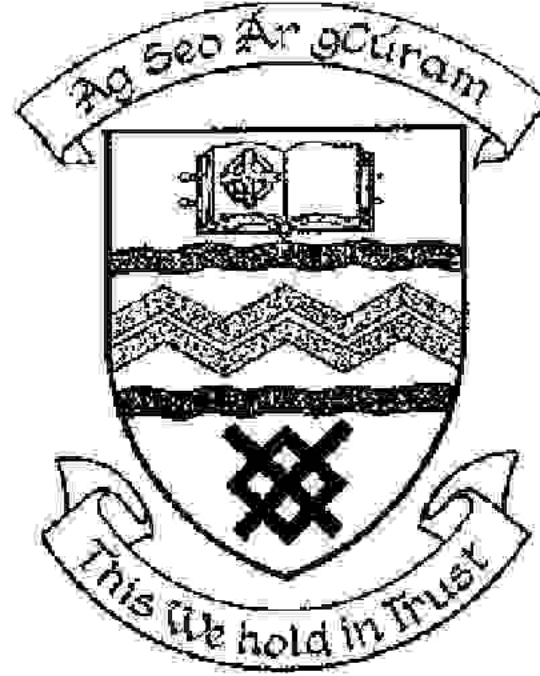
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 21/12/01, save as may be required by the other conditions attached hereto.
REASON:
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- 2 That the entire premises be used as a single dwelling unit.
REASON:
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REASON:
In the interest of visual amenity.
- 4 The applicant shall meet the following requirements of the Environmental Services Department of South Dublin County Council:
 - a) The applicant is to ensure that there is a full and complete separation of the foul and surface water systems.
 - b) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
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 - d) The connection to and tapping of Council 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.

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REG. REF. S01A/0720

- 5 The applicant shall ensure that provision is made for 2 number off street parking spaces.

REASON:

In the interest of traffic safety.

- 6 The applicant shall ensure that the access to the driveway consists of the following:

- a) Brick pillars suitably capped with wooden or wrought iron gates that are inward opening only should be used.

REASON:

In the interest of residential amenity, public safety and in the interest of the proper planning and development of the area.

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REASON:

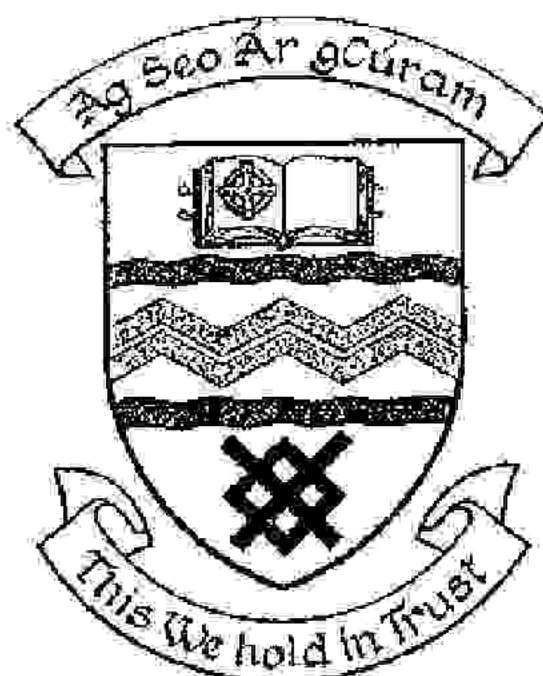
To protect the amenities of the area.

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REASON:

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- 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:

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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 the works.