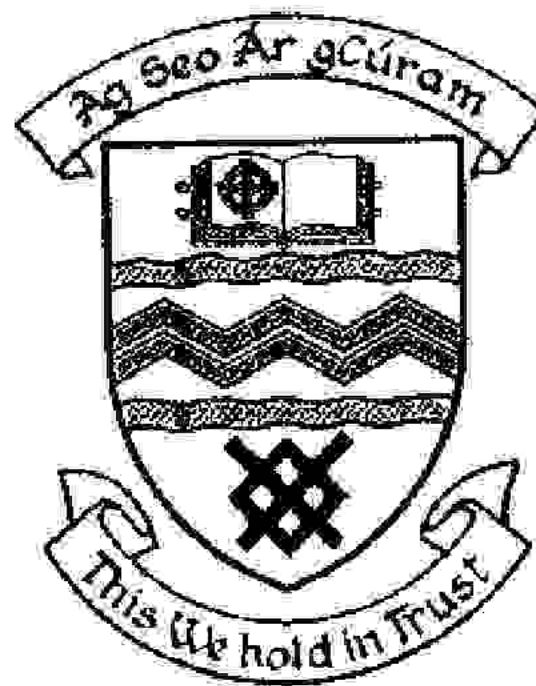


	<b>South Dublin County Council</b> <b>Local Government</b> <b>(Planning &amp; Development) Acts 1963 to 1993</b> <b>and Planning &amp; Development Act 2000</b> <b>and Planning Regulations Thereunder</b> <b>Planning Register (Part 1)</b>		Plan Register No. <b>S01A/0580</b>
<b>1. Location</b>	52 Rowlagh Crescent, Clondalkin, Dublin 22.		
<b>2. Development</b>	2 storey, 4 bed detached house to side.		
<b>3. Date of Application</b>	10-Jul-2002	Date of further particulars (a) Requested (b) Received	
<b>3a. Type of Application</b>	Permission	1. 02-Nov-2001, 2. 02-Nov-2001,	1. 2.
<b>4. Submitted by</b>	<b>Name:</b> Architect & Planning Service, <b>Address:</b> 10 The Close,, Temple Manor,, Celbridge,, Co.Kildare.		
<b>5. Applicant</b>	<b>Name:</b> Christy Greenhalgh, <b>Address:</b> 52 Rowlagh Crescent, Clondalkin, Dublin 22.		
<b>6. Decision</b>	<b>O.C.M. No.:</b> 3001 <b>Date:</b> 02-Sep-2002	<b>Effect:</b> GRANT PERMISSION	
<b>7. Grant</b>	<b>O.C.M. No.:</b> 3406 <b>Date:</b> 21-Oct-2002	<b>Effect:</b> GRANT PERMISSION	
<b>8. Appeal Lodged</b>	<b>Date:</b>	<b>Appeal Type</b>	
<b>9. Appeal Decision</b>	<b>Date:</b>	<b>Appeal Decision</b>	
<b>10. Material Contravention</b>			
<b>11. Enforcement:</b>	<b>Compensation:</b>	<b>Purchase Notice:</b>	
<b>12. Revocation or Amendment</b>			
<b>13. E.I.S. Requested</b>	<b>E.I.S. Received</b>	<b>E.I.S. Appeal</b>	
<b>14. Registrar</b>	<b>Date</b>	<b>Receipt No.</b>	

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

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Architect & Planning Service,  
10 The Close,  
Temple Manor,  
Celbridge,  
Co.Kildare.

**NOTIFICATION TO GRANT PERMISSION**

**PLANNING & DEVELOPMENT ACT, 2000 AND PLANNING REGULATIONS  
THEREUNDER**

Final Grant Order No.:	3406	Date of Final Grant:	21-Oct-2002
Decision Order No.:	3001	Date of Decision:	02-Sep-2002
Register Reference:	S01A/0580	Date:	10-Jul-2002

**Applicant:** Christy Greenhalgh,

**Development:** 2 storey, 4 bed detached house to side.

**Location:** 52 Rowlagh Crescent, Clondalkin, Dublin 22.

**Floor Area:**

**Time extension(s) up to and including**  
**Additional Information Requested/Received** 02-Nov-2001, /

A Permission has been granted for the development described above, subject to the following (14) conditions.

**Conditions and Reasons:**

1. That an acceptable house number be submitted to and approved by the County Council before any constructional work takes place on the proposed house. Reason: In the interests of the proper planning and development of the area.
2. The applicant is requested to adhere to the requirements of the Environmental Services Department, South Dublin County Council regarding the following:



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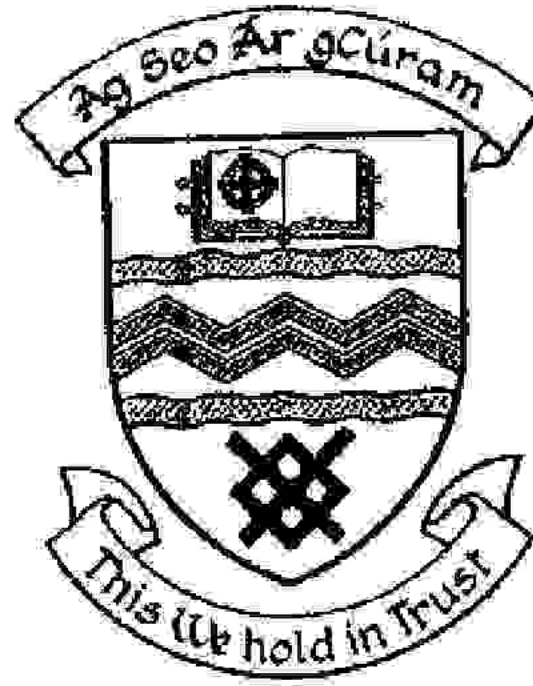
- (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. (b) Applicant to ensure full and complete separation of foul and surface water systems. (c) The property shall have its own individual service connection to the public watermain and 24 hour storage. (d) 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 the interests of public health and in order to comply with the Sanitary Services Acts 1878-1964.
3. The applicant is requested to adhere to the requirements of the Roads Department, South Dublin County Council regarding the following:
1. Footpath and kerb to be dished and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance. 2. Relocation/replacement of tree to be at applicant's own expense. Reason: In the interests of the proper planning and development of the area.
4. The proposed development shall meet the following requirements:
- (a) The new vehicular entrance width shall be between 2.3m 3.0m (maximum width of 3 metres) (b) The front gates shall be of wrought iron and shall not open onto public footpath (c) front garden boundary wall shall be similar to existing garden boundary walls of adjacent dwellings with capped garden gate pillars (d) at least one third of the front garden area shall be either grassed or landscaped. Reason: In the interest of the protection of residential amenity and the maintenance of visual amenity and in the interest of public safety
5. That the first floor bathroom window on the rear (north) elevation, and the ground floor window on the west elevation of the proposed building shall be fitted and permanently maintained with obscure glass. Reason: To protect the amenities of residents.
6. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information lodged 10/07/2002, 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.
7. 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.



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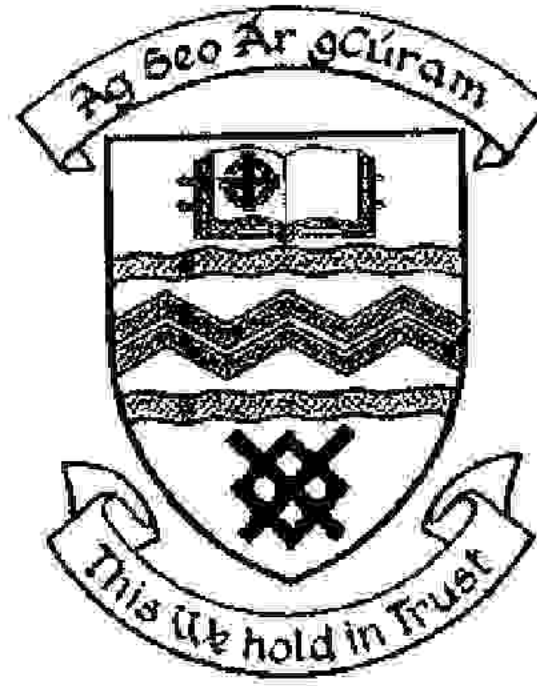
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8. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works. REASON: To protect the amenities of the area.
9. That the entire premises be used as a single dwelling unit. REASON: To prevent unauthorised development.
10. That all external finishes harmonise in colour and texture with the existing premises. REASON: In the interest of visual amenity.
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 an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house. REASON: In the interest of the proper planning and development of the area.
13. 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.
14. That a financial contribution in the sum of EUR 750 (seven hundred and fifty euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply Enhancement and Extension Scheme which will 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

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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 reinforced 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.

21-Oct-2002

for SENIOR EXECUTIVE OFFICER.



C

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

Decision Order Number 3395	Date of Decision 02/11/2001
Register Reference S01A/0580	Date: 03/09/01

Applicant Christy Greenhalgh,  
Development 2 storey, 4 bed detached house to side.  
  
Location 52 Rowlagh Crescent, Clondalkin, Dublin 22.  
  
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 03/09/01 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:

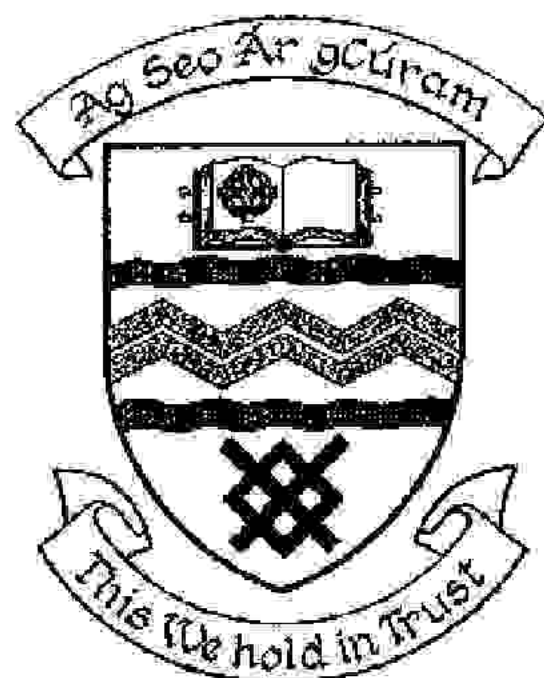
- 1 The provision of vehicular entrances and driveways is required to consider residential amenity and visual amenity as set out in the South Dublin County Development Plan 1998. In this regard the applicant is requested to submit plans particulars and details which meet the following requirements:
  - (a) retain at least one third of the front garden area as landscaped or grassed area.
  - (b) the provision of vehicular entrance of a maximum of 3 metres and maintenance of existing garden walls
  - (c) provision of front garden gates of cast iron/ metal which open inwards
  - (d) provision of capped garden gate pillars
- 2 The proposed development should integrate with the style, scale and design of adjoining development and reflect the prevailing pattern of development in the vicinity. In this regard the applicant is requested to submit plans particulars and details of a revised proposal that meets the

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REG REF. S01A/0580

following requirements:

- (a) The proposed development should be attached to the existing dwelling to form part of a terrace.
  - (b) The width of the proposed structure shall reflect the width of existing dwellings in the vicinity.  
i.e. 5.3-5.6 metres approx.
  - (c) the proposed chimney shall be repositioned so as not to protrude through the gable end wall of the proposed structure. The proposed chimney shall be positioned within the walls of the proposed structure and in a similar manner to chimneys on dwellings in the vicinity
- 3 Front elevation and plan drawings (1:250) do not correspond. No. 52 on plan is 5m wide yet 7m wide on the 1:00 elevation. Please submit revised connected drawings.

Signed on behalf of South Dublin County Council

  
.....  
For Senior Administrative Officer

02/11/01