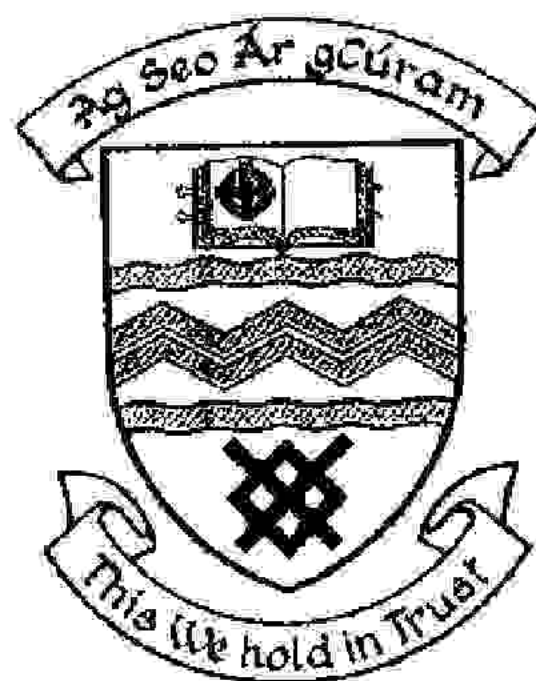


| | | | |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1) | Plan Register No. S01A/0542 | |
| 1. Location | Site adjoining No. 11 Westbourne Manor, Clondalkin, Dublin 22. | | |
| 2. Development | Two storey detached house | | |
| 3. Date of Application | 15/08/01 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Pierce Fitzpatrick M.T.Archs Architect, Address: 7 Adelaide Street, Dun Laoghaire, | | |
| 5. Applicant | Name: Padraig Judge Esq., Address: Glebe Lodge, Moyglare, Maynooth, Co. Kildare. | | |
| 6. Decision | O.C.M. No. 3125 Date 10/10/2001 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 3469 Date 26/11/2001 | 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

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

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County Hall, Town Centre,
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E-Mail: planning-dept@sdblincoco.ie

Pierce Fitzpatrick M.I.Archs Architect,
7 Adelaide Street,
Dun Laoghaire,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|--------------------------------|
| Final Grant Order Number 3469 | Date of Final Grant 26/11/2001 |
| Decision Order Number 3125 | Date of Decision 10/10/2001 |
| Register Reference S01A/0542 | Date 15/08/01 |

Applicant Padraig Judge Esq.,

Development Two storey detached house

Location Site adjoining No. 11 Westbourne Manor, Clondalkin, Dublin 22.

Floor Area 97.20 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

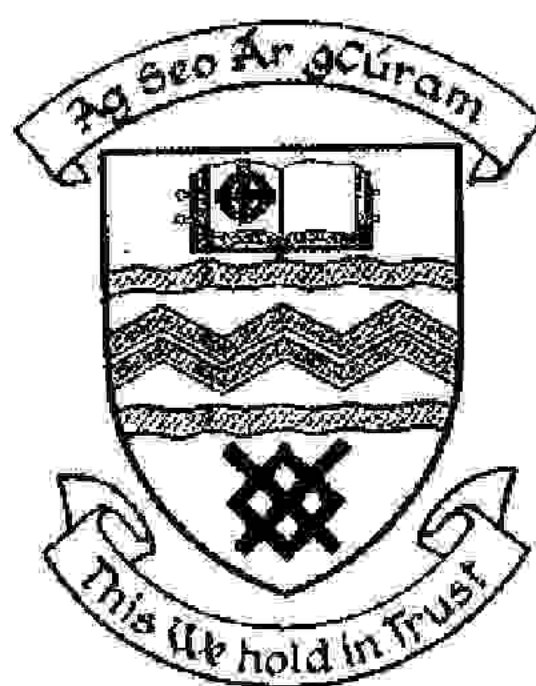
A Permission has been granted for the development described above,
subject to the following (12) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

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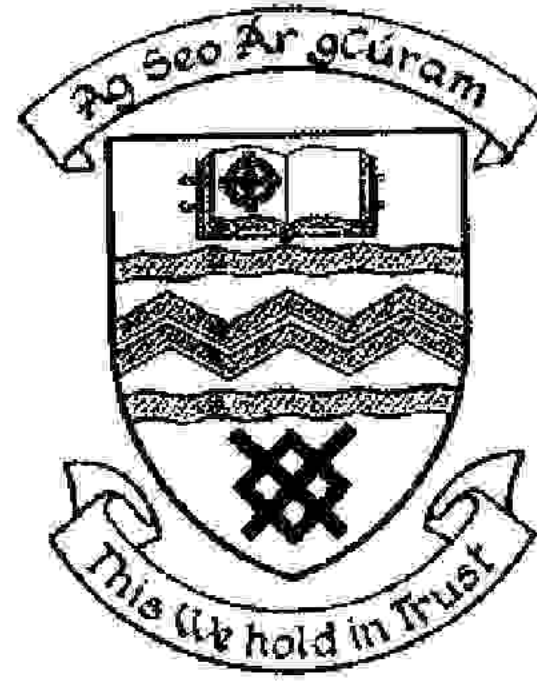
E-Mail: planning.dept@sdublincoco.ie

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 That the existing and proposed houses be used as a single dwelling units.
REASON:
To prevent unauthorised development.
- 3 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.
- 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 That the dwellinghouse not 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.
- 6 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.
- 7 That an acceptable house number be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.
REASON:

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A0001 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

- 8 The applicant shall submit a revised layout for the written agreement of the Planning Authority prior to commencement of development which allows for a separate vehicular entrance for both the existing and proposed development. This layout shall also show the provision of two off-street car-parking spaces for both the proposed and existing dwelling. The applicant shall note that a portion of the landscaped area must be retained to the front of each dwelling.

REASON:

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

- 9 The footpath and kerb shall be dished and the new driveway constructed for both the existing and proposed house to the satisfaction of the Area Engineer, Roads Maintenance and at the applicant's own expense.

REASON:

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

- 10 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) 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 £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) 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

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S016/01M

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improvement works and traffic management schemes
facilitating the proposed development.

- 12 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) 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.

- (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.

......26/11/01
for SENIOR ADMINISTRATIVE OFFICER

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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 3125 | Date of Decision 10/10/2001 |
| Register Reference S01A/0542 | Date: 15/08/01 |

| | |
|-------------|-------------------------------------------------------------------|
| Applicant | Padraig Judge Esq., |
| Development | Two storey detached house |
| Location | Site adjoining No. 11 Westbourne Manor, Clondalkin, Dublin 22. |

| Floor Area | Sq Metres |
|------------|-----------|
|------------|-----------|

Time extension(s) up to and including

Additional Information Requested/Received /

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.

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

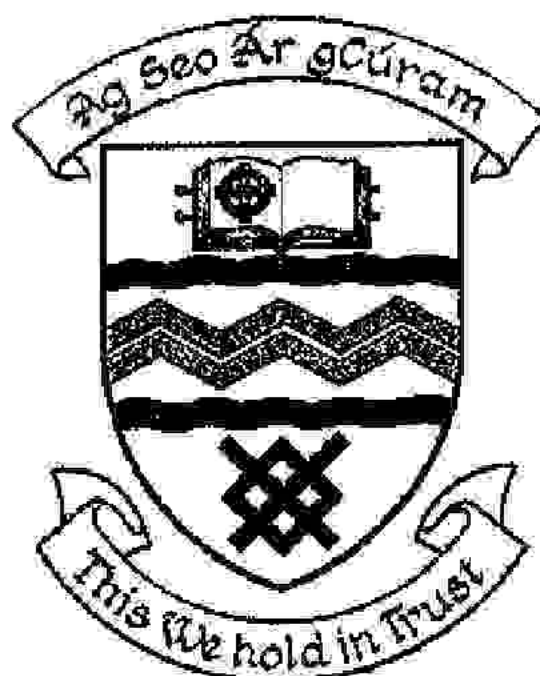
..... 11/10/01
for SENIOR ADMINISTRATIVE OFFICER

Pierce Fitzpatrick M.I.Archs Architect,
7 Adelaide Street,
Dun Laoghaire,
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0542

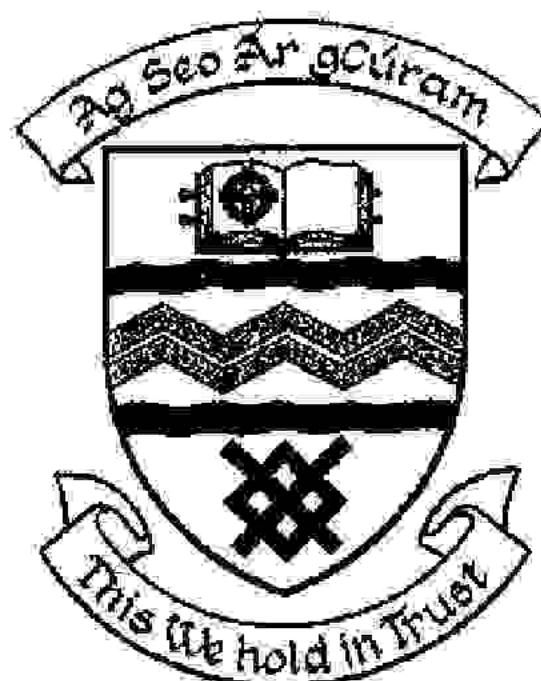
Conditions and Reasons

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To protect the amenities of the area.
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REASON:
In the interest of amenity.
- 5 That the dwellinghouse not 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.
- 6 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.

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REG. REF. S01A/0542

- 7 That an acceptable house number be submitted to and approved by the South Dublin 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 The applicant shall submit a revised layout for the written agreement of the Planning Authority prior to commencement of development which allows for a separate vehicular entrance for both the existing and proposed development. This layout shall also show the provision of two off-street car-parking spaces for both the proposed and existing dwelling. The applicant shall note that a portion of the landscaped area must be retained to the front of each dwelling.

REASON:

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

- 9 The footpath and kerb shall be dished and the new driveway constructed for both the existing and proposed house to the satisfaction of the Area Engineer, Roads Maintenance and at the applicant's own expense.

REASON:

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

- 10 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) 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.

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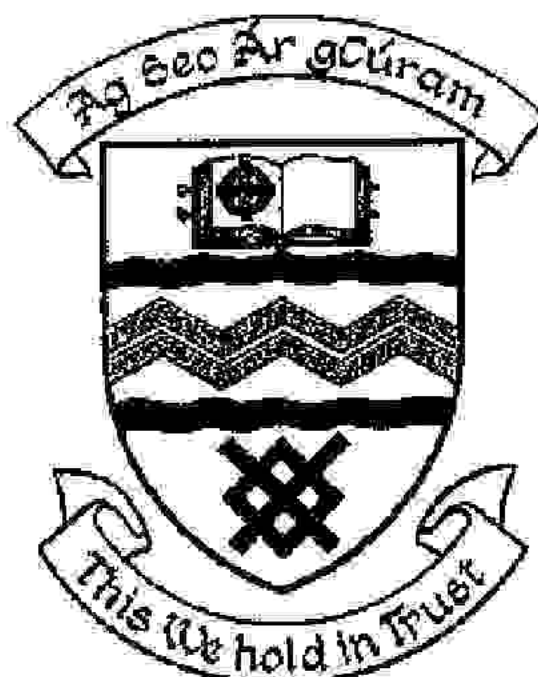
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) shall be paid by the proposer

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REG REF. S01A/0542

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.

- 1.2 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) 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.

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