

	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/0527	
1. Location	At the side of 132 Cappaghmore Estate, Clondalkin, Dublin 20		
2. Development	Subdivide the existing site; to erect a new four bedroom dwelling house to the side of the existing dwelling house; to demolish a single storey extension and garage to the side of the existing house; to remove one tree and to form a new vehicular entrance off Cappaghmore Estate; to replace the side boundary wall.		
3. Date of Application	09/08/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Michael J. Lucey Architect Address: 257 Orwell Park, Templeogue,		
5. Applicant	Name: Mrs. Susan Evans Address: 132 Cappaghmore Estate, Clondalkin, Dublin 20.		
6. Decision	O.C.M. No. 3086 Date 05/10/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3360 Date 16/11/2001	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



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Tamhlacht, Baile Átha Cliath 24.

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Michael J. Lucey Architect
257 Orwell Park,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3360	Date of Final Grant 16/11/2001
Decision Order Number 3086	Date of Decision 05/10/2001
Register Reference S01A/0527	Date 09/08/01

Applicant Mrs. Susan Evans

Development Subdivide the existing site; to erect a new four bedroom dwelling house to the side of the existing dwelling house; to demolish a single storey extension and garage to the side of the existing house; to remove one tree and to form a new vehicular entrance off Cappaghmore Estate; to replace the side boundary wall.

Location At the side of 132 Cappaghmore Estate, Clondalkin, Dublin 20

Floor Area 0.00 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 (13) Conditions.

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Conditions and Reasons

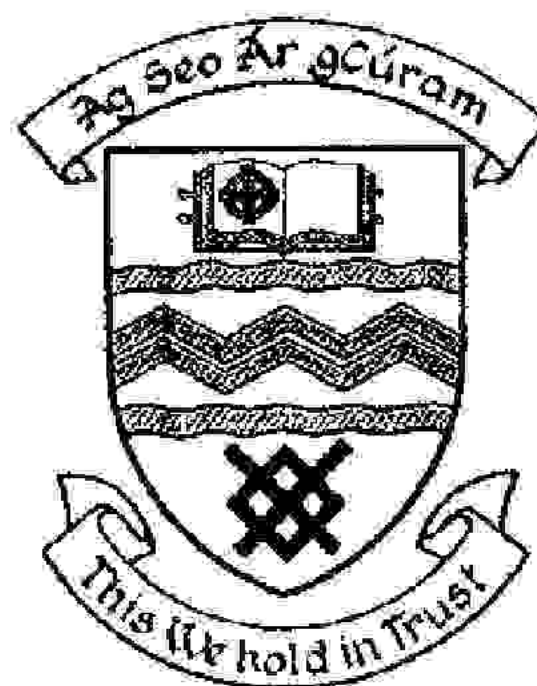
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 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 area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
REASON:
In the interest of the proper planning and development of the area.
- 4 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.
- 5 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

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REG. REF. S0117001

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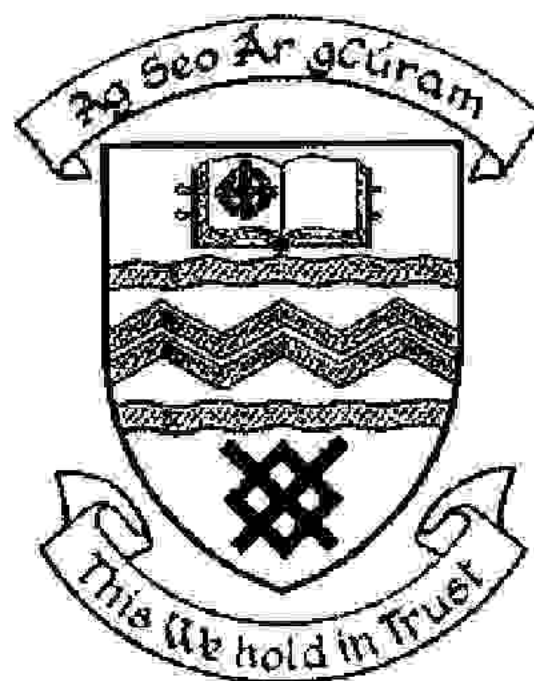
- 6 That an acceptable house number be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed houses.
REASON:
In the interest of the proper planning and development of the area.
- 7 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 8 The applicant prior to the commencement of development shall submit revised designs for the written approval of the Planning Authority, which show alterations to the proposed design to one which is more in keeping with the existing dwelling in terms of roof design, pitch and height, the use of the brick on the front elevation and fenestration detail.
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 to the satisfaction of the Area Engineer, Roads Maintenance Department.
REASON:
In the interest of the proper planning and development of the area.
- 10 The replacement/relocation of the tree to be at the applicant's own expense.
REASON:
In the interest of the proper planning and development of the area.
- 11 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.

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- 12 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 improvement works and traffic management schemes facilitating the proposed development.

- 13 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.

SOUTH DUBLIN COUNTY COUNCIL

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19/11/01
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 3086	Date of Decision 05/10/2001
Register Reference S01A/0527	Date: 09/08/01

Applicant Mrs. Susan Evans

Development Subdivide the existing site; to erect a new four bedroom dwelling house to the side of the existing dwelling house; to demolish a single storey extension and garage to the side of the existing house; to remove one tree and to form a new vehicular entrance off Cappaghmore Estate; to replace the side boundary wall.

Location At the side of 132 Cappaghmore Estate, Clondalkin, Dublin 20

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.

Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

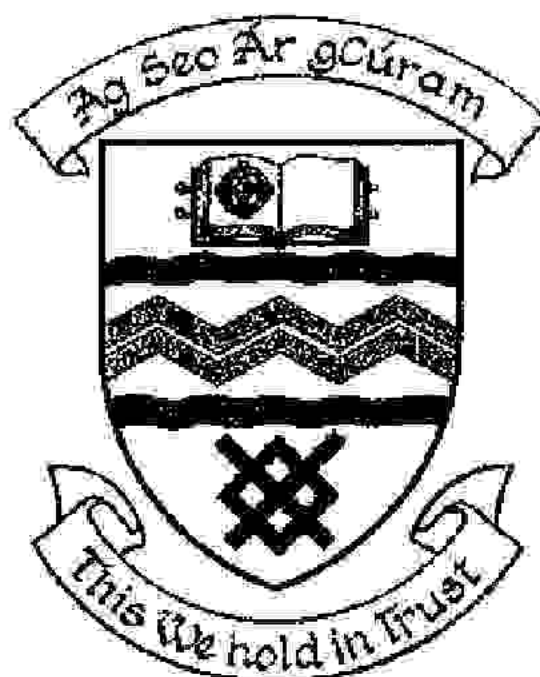
..... 05/10/01
for SENIOR ADMINISTRATIVE OFFICER

Michael J. Lucey Architect
257 Orwell Park,
Templeogue,
Dublin 6W.

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REG REF. S01A/0527

Conditions and Reasons

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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 area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
REASON:
In the interest of the proper planning and development of the area.
- 4 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.
- 5 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure

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adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 6 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 houses.

REASON:

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

- 7 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 8 The applicant prior to the commencement of development shall submit revised designs for the written approval of the Planning Authority, which show alterations to the proposed design to one which is more in keeping with the existing dwelling in terms of roof design, pitch and height, the use of the brick on the front elevation and fenestration detail.

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 to the satisfaction of the Area Engineer, Roads Maintenance Department.

REASON:

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

- 10 The replacement/relocation of the tree to be at the applicant's own expense.

REASON:

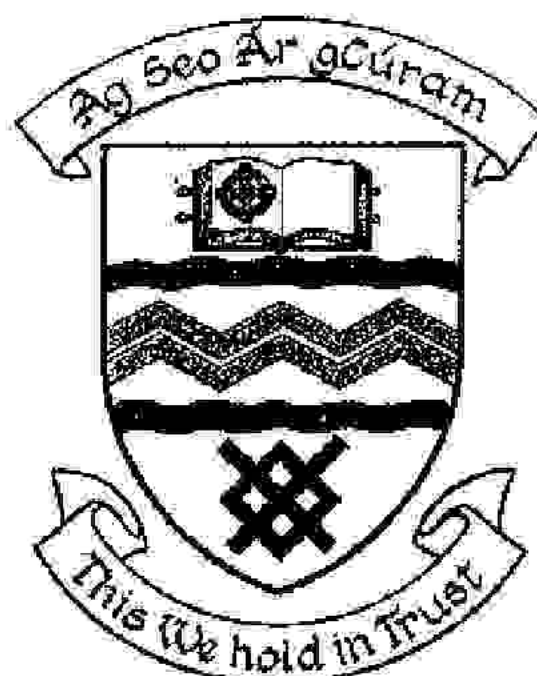
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REASON:

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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.

- 13 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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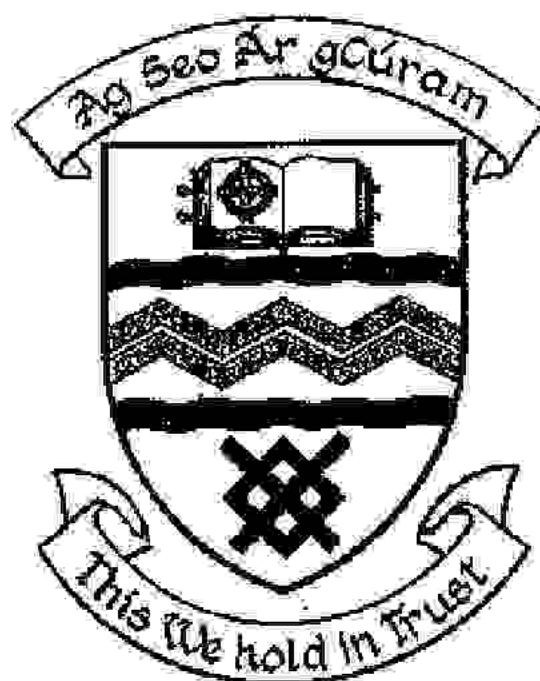
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C

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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 3086	Date of Decision 05/10/2001
Register Reference S01A/0527	Date: 09/08/01

Applicant Mrs. Susan Evans

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Subject to the conditions (13) on the attached Numbered Pages.
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..... 05/10/01
for SENIOR ADMINISTRATIVE OFFICER

Michael J. Lucey Architect
257 Orwell Park,
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