

	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/0452	
1. Location	No. 1 Oak Downs, Clondalkin, Dublin 22.		
2. Development	Construction of a two-storey, three-bedroom end of terrace house to side and for a new vehicular access to front.		
3. Date of Application	13/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Terry & O'Flanagan Ltd. Address: Unit 10f, Riverview Business Park,		
5. Applicant	Name: Ms A Neylon Address: No. 1 Oak Downs, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2894  Date 10/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3230  Date 25/10/2001	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.	

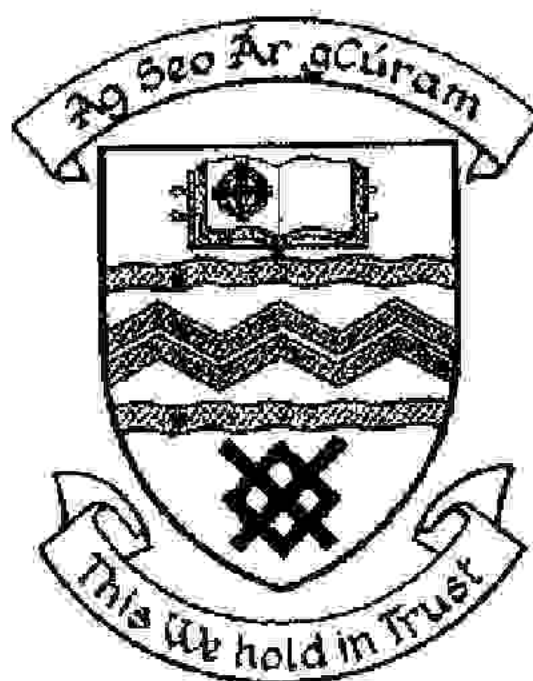
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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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Baile Átha Cliath 24

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Terry & O'Flanagan Ltd.  
Unit 10F,  
Riverview Business Park,  
New Nangor Road,  
Dublin 12.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 3230	Date of Final Grant 25/10/2001
Decision Order Number 2894	Date of Decision 10/09/2001
Register Reference S01A/0452	Date 13/07/01

Applicant Ms A Neylon

Development Construction of a two-storey, three-bedroom end of terrace house to side and for a new vehicular access to front.

Location No. 1 Oak Downs, Clondalkin, Dublin 22.

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 (16) Conditions.

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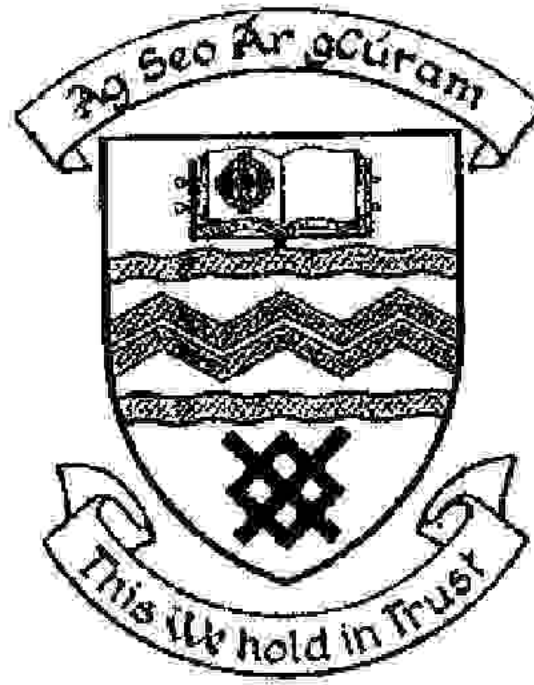
REG REF. S017/01/1

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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 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.
- 4 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.
- 5 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.
- 6 That an acceptable house numbering scheme 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 Whilst providing a driveway and parking space, the applicant shall retain one third of the existing front garden area as a green surfaced/landscaped open area.



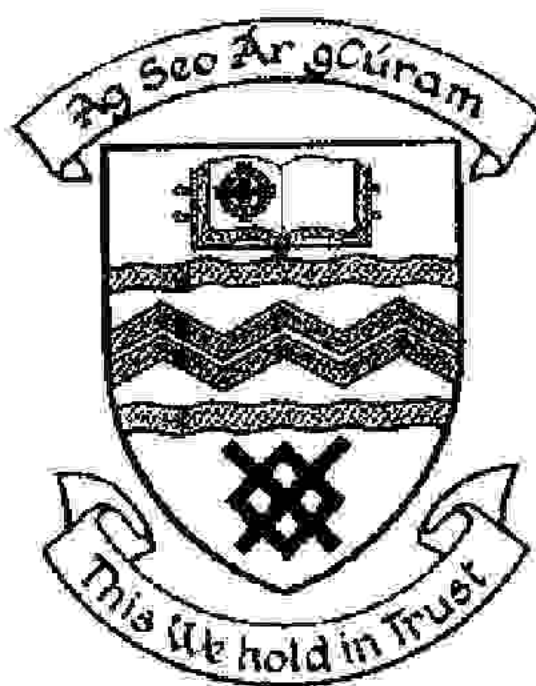
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S0127/04 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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## REASON:

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

- 8 The footpath and kerb for both the existing and proposed dwelling shall be dished to the requirements of the Area Engineer, Roads Maintenance Department, at the applicant's own expense. Any such dishing shall not exceed the width of the vehicular entrance.

## REASON:

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

- 9 The provision of 2 off street car parking spaces shall be provided for both the existing and proposed dwellings.

## REASON:

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

- 10 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes of the existing buildings along Kilmashogue Drive.

## REASON:

In the interest of visual amenity.

- 11 Prior to the first occupation of the dwelling, the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

## REASON:

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

- 12 Prior to any work commencing the applicant shall consult with and receive the written agreement of the Parks Department, South Dublin County Council with regard to terms for access across the adjoining public open space during the course of construction works.

## REASON:

In the interest of amenity.

- 13 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.

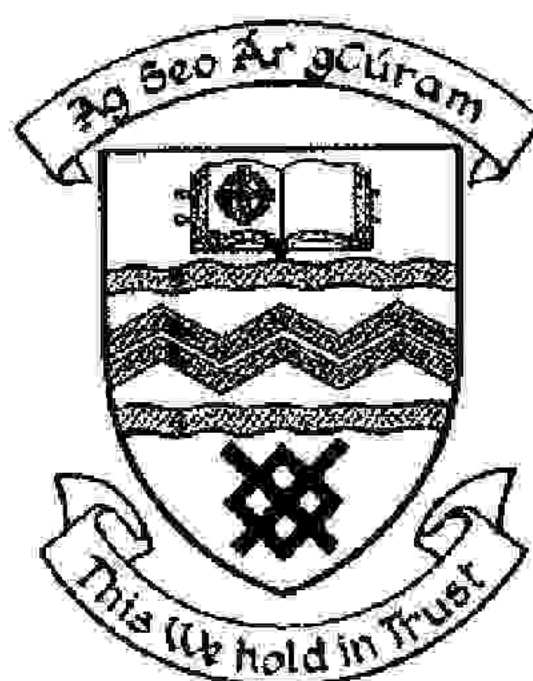
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S011701 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 14 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.

- 15 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.

- 16 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.



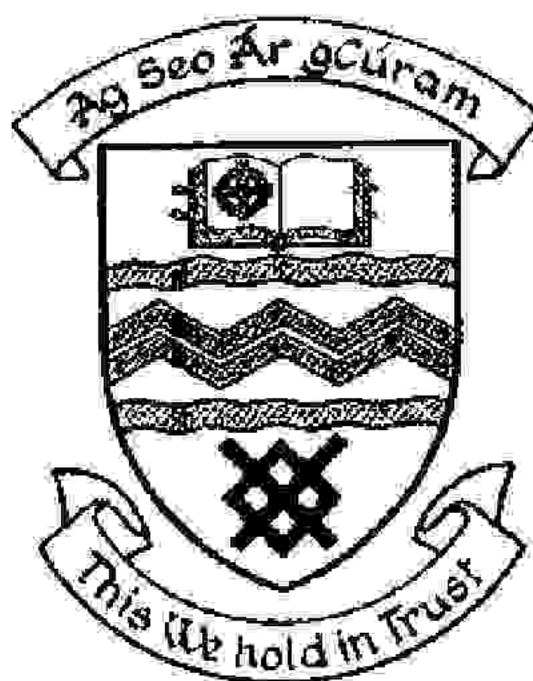
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REG. REF. S0112011 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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- (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.

*[Signature]* .....25/10/01  
for SENIOR ADMINISTRATIVE OFFICER

	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/0452	
1. Location	No. 1 Oak Downs, Clondalkin, Dublin 22.		
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3. Date of Application	13/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Terry & O'Flanagan Ltd. Address: Unit 10f, Riverview Business Park,		
5. Applicant	Name: Ms A Neylon Address: No. 1 Oak Downs, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2894  Date 10/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
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14.                      Registrar                      Date                      Receipt No.			

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**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 2894	Date of Decision 10/08/2001
Register Reference S01A/0452	Date: 13/07/01

Applicant Ms A Neylon

Development Construction of a two-storey, three-bedroom end of terrace house to side and for a new vehicular access to front.

Location No. 1 Oak Downs, 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.

Subject to the conditions ( 16 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 11/09/01  
for SENIOR ADMINISTRATIVE OFFICER

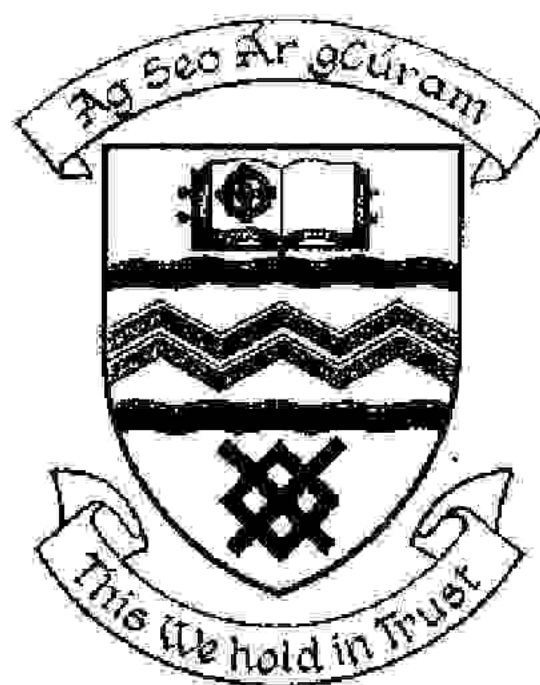
Terry & O'Flanagan Ltd.  
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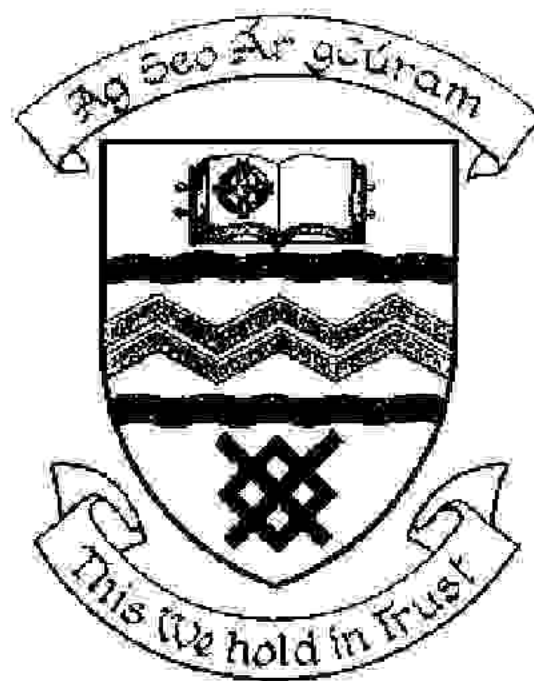
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- 2 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
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To protect the amenities of the area.
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**REASON:**

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

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**REASON:**

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

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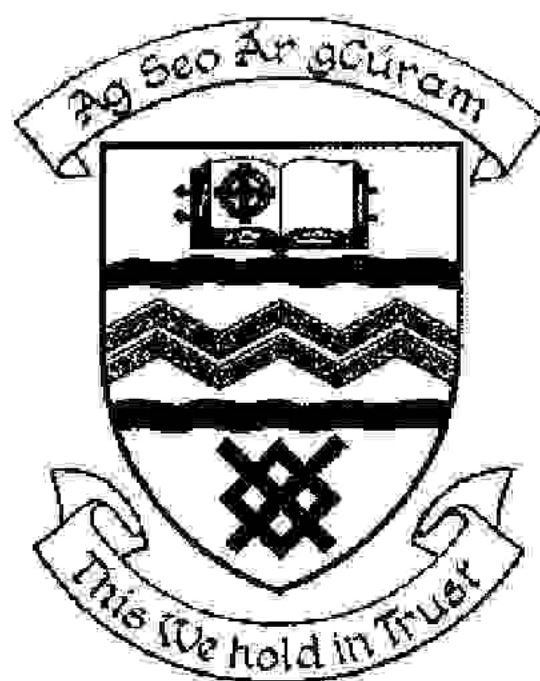
- 12 Prior to any work commencing the applicant shall consult with and receive the written agreement of the Parks Department, South Dublin County Council with regard to terms



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REG REF. S01A/0452

for access across the adjoining public open space during the course of construction works.

REASON:

In the interest of amenity.

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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 providing the services.

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REASON:

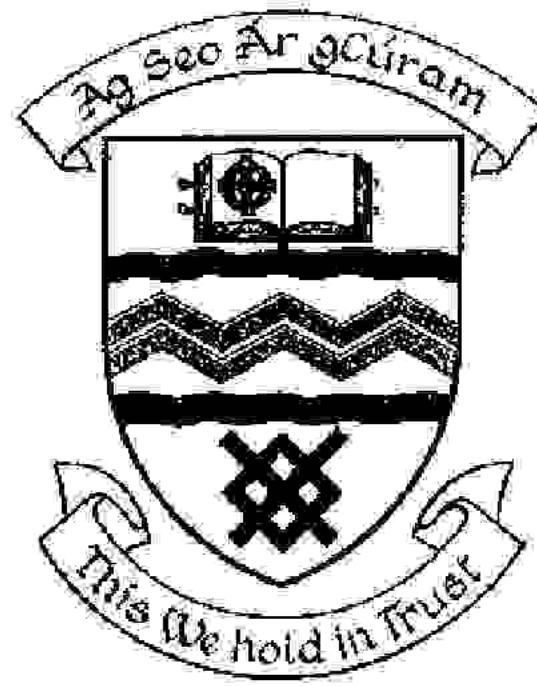
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.



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