

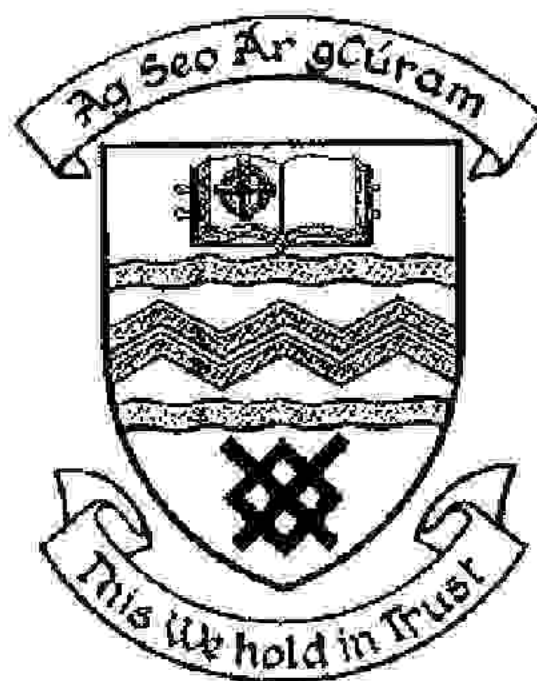
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0430	
1. Location	92 St Johns Park East, Clondalkin, Dublin 22.		
2. Development	Extension (37.4 sq.m) and change of use of existing creche (56.8 sq.m) to residential use as a seperate dwelling to side of existing dwelling (92.8 sq.m).		
3. Date of Application	06/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/10/2001 2.	1. 30/11/2001 2.
4. Submitted by	Name: PS Design Address: 63 Watermeadow Drive, Old Bawn,		
5. Applicant	Name: Ms Brid Keegan Address: 92 St Johns Park East, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0183 Date 24/01/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0551 Date 08/03/2002	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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Tamhlacht, Baile Átha Cliath 24.

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PS Design
63 Watermeadow Drive,
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Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0551	Date of Final Grant 08/03/2002
Decision Order Number 0183	Date of Decision 24/01/2002
Register Reference S01A/0430	Date 30/11/01

Applicant Ms Brid Keegan

Development Extension (37.4 sq.m) and change of use of existing creche (56.8 sq.m) to residential use as a separate dwelling to side of existing dwelling (92.8 sq.m).

Location 92 St Johns Park East, Clondalkin, Dublin 22.

Floor Area 37.40 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/10/2001 /30/11/2001

A Permission has been granted for the development described above,
subject to the following (8) Conditions.

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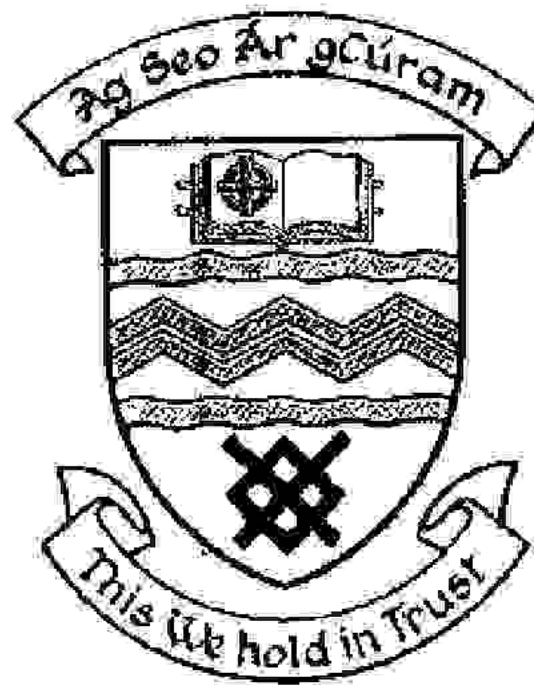
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Conditions and Reasons

- 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 30/11/01, 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The proposed development shall be subject to the following conditions:-
 - (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) Prior to the commencement of development the applicant shall submit house surface water drainage plans showing the exact location of all drains, manholes, AJs etc. located within the site boundary. This layout shall be in accordance with the Building Regulations and shall ensure full and complete separation of foul and surface water systems. Applicant shall note that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (d) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - (e) The property shall have its own individual service connection to the public watermain and 24hour storage.
 - (f) 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 order to comply with the Sanitary Services Acts, 1878-1964.

- 3 The proposed vehicular entrance shall meet the following requirements.
 - (a) Vehicular entrance between 2.3 -3.0m in width

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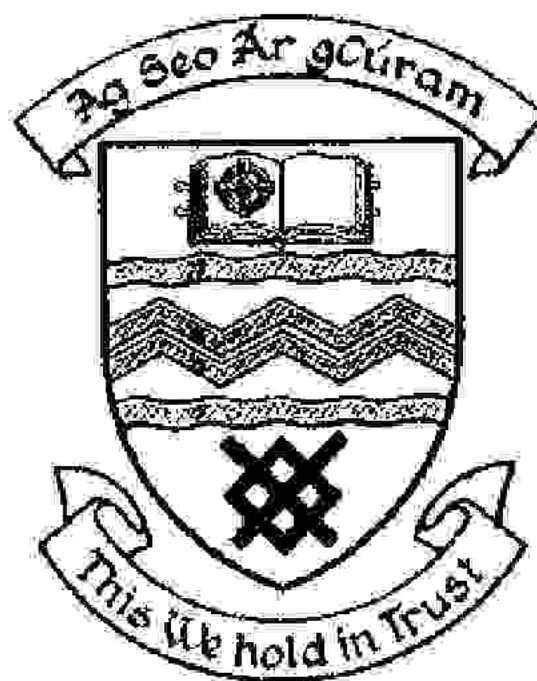
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- (b) (maximum width of 3 metres)
fixed gate piers/ pillars of similar design and material as to existing gate piers in the immediate vicinity
- (c) cast iron/ metal gates of railing design which open inwards (not onto public footpath)
- (d) separate driveways,
- (e) front garden boundary walls of similar materials to existing boundary walls in the vicinity.
- (f) At least one third of the front garden areas of both the proposed and existing dwellings to be either grass or landscaping.

REASON:

In the interest of the protection of residential and visual amenity

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

REASON:

In the interest of visual amenity.

- 5 That an acceptable 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.

- 6 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.

- 7 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

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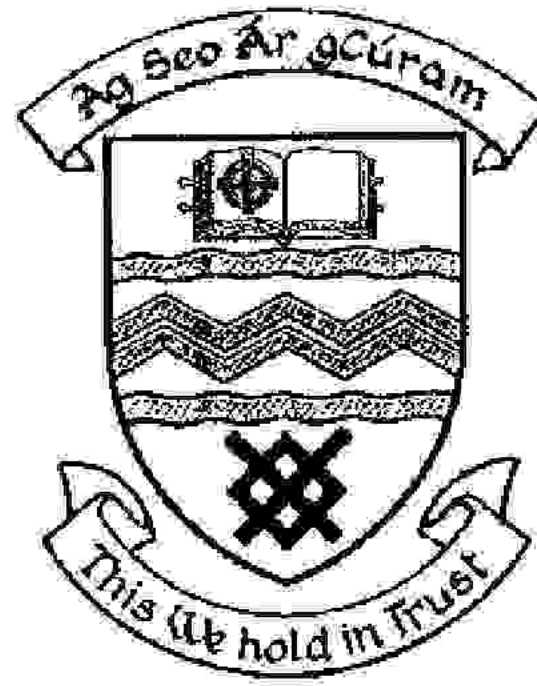
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contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 8 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.

- (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.

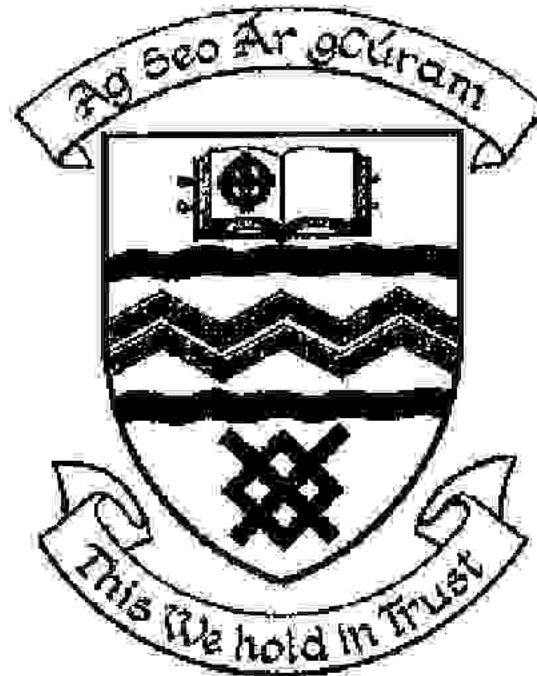
Signed on behalf of South Dublin County Council,

.....11/03/02
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 0183	Date of Decision 24/01/2002
Register Reference S01A/0430	Date: 06/07/01

Applicant Ms Brid Keegan

Development Extension (37.4 sq.m) and change of use of existing creche (56.8 sq.m) to residential use as a seperate dwelling to side of existing dwelling (92.8 sq.m).

Location 92 St Johns Park East, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/10/2001 /30/11/2001

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 (8) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

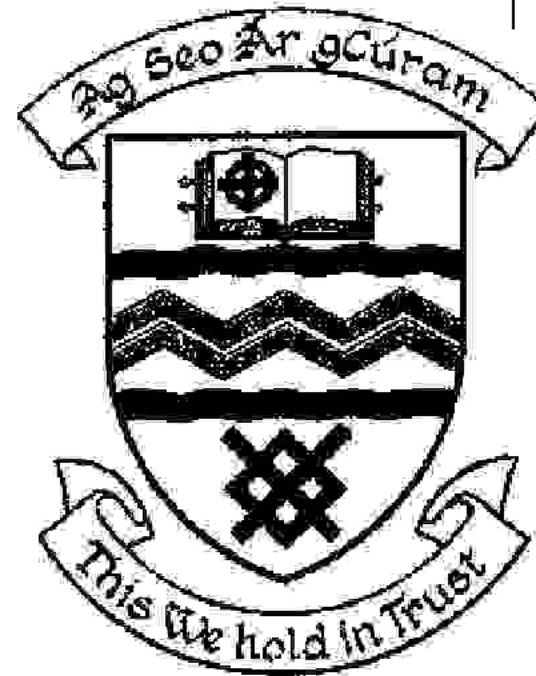

..... 24/01/02
for SENIOR ADMINISTRATIVE OFFICER

PS Design
63 Watermeadow Drive,
Old Bawn,
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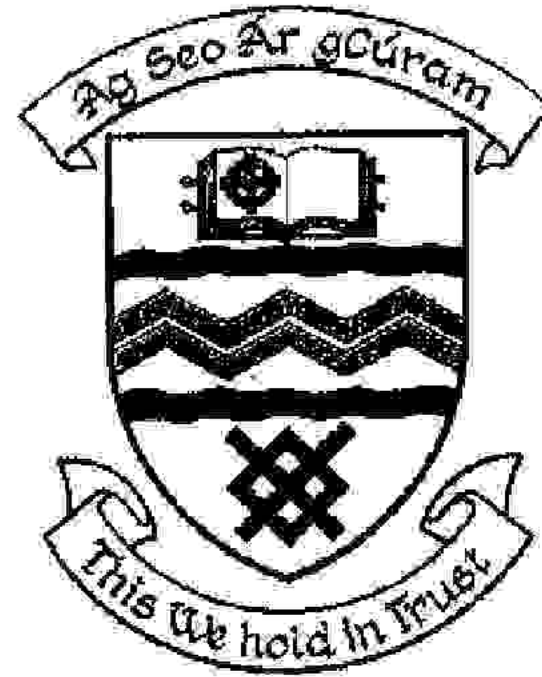
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Conditions and Reasons

- 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 30/11/01, 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The proposed development shall be subject to the following conditions:-
 - (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) Prior to the commencement of development the applicant shall submit house surface water drainage plans showing the exact location of all drains, manholes, AJs etc. located within the site boundary. This layout shall be in accordance with the Building Regulations and shall ensure full and complete separation of foul and surface water systems. Applicant shall note that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (d) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - (e) The property shall have its own individual service connection to the public watermain and 24hour storage.
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REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 3 The proposed vehicular entrance shall meet the following requirements.
- (a) Vehicular entrance between 2.3 -3.0m in width (maximum width of 3 metres)
 - (b) fixed gate piers/ pillars of similar design and material as to existing gate piers in the immediate vicinity
 - (c) cast iron/ metal gates of railing design which open inwards (not onto public footpath)
 - (d) separate driveways,
 - (e) front garden boundary walls of similar materials to existing boundary walls in the vicinity,
 - (f) At least one third of the front garden areas of both the proposed and existing dwellings to be either grass or landscaping.

REASON:

In the interest of the protection of residential and visual amenity

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

REASON:

In the interest of visual amenity.

- 5 That an acceptable 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.

- 6 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

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 7 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.

- 8 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.

C

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

Decision Order Number 3063	Date of Decision 03/10/2001
Register Reference S01A/0430	Date: 06/07/01

Applicant Ms Brid Keegan
Development Extension (37.4 sq.m) and change of use of existing creche (56.8 sq.m) to residential use as a separate dwelling to side of existing dwelling (92.8 sq.m).
Location 92 St Johns Park East, Clondalkin, Dublin 22.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 06/07/01 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:

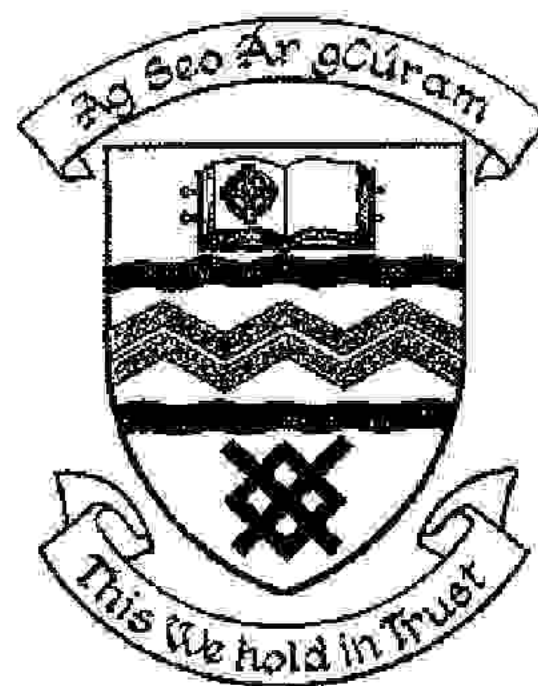
- 1 The proposed design of the proposed development is inconsistent with the existing development in the area. The applicant shall submit revised designs, which show an attached house with a roof pitch and height which reflects that of the existing set of semi-detached houses on to which it is proposed to build. This revised design shall facilitate a building line which is more appropriate in relation to that of the existing dwellings.
- 2 The site layout is inadequate in that the applicant has failed to outline the proposed site boundary in colour. The applicant shall submit a revised layout which rectifies this issue.
- 3 The applicant shall submit revised plans which show the subdivision of the existing private open space to provide

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for 60 sq.m of private open space behind the front building
line for both the existing and proposed dwelling.

- 4 The applicant shall submit a revised layout 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 (ideally one third or more) must be retained to the front of each dwelling.
- 5 The applicant shall submit a site layout which shows and labels all structure on the proposed and adjoining site.
- 6 The applicant shall submit revised front and rear elevations which show the relationship between the proposed dwelling and the pair of semi-detached dwellings, which will form the proposed block of three units.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

04/10/01