

	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/0344	
1. Location	19 Wheatfield Drive, Clondalkin, Dublin 22.		
2. Development	Construct a two storey dwelling to the side.		
3. Date of Application	08/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/08/2001 2.	1. 11/09/2001 2.
4. Submitted by	Name: Stephen Donohoe Address: 20 Rochfort Park, Lucan,		
5. Applicant	Name: David Culkin Address: 19 Wheatfield Drive, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 3341 Date 08/11/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0050 Date 10/01/2002	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.	

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Stephen Donohoe
20 Rochfort Park,
Lucan,
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 0050	Date of Final Grant 10/01/2002
Decision Order Number 3341	Date of Decision 08/11/2001
Register Reference S01A/0344	Date 11/09/01

Applicant David Culkin

Development Construct a two storey dwelling to the side.

Location 19 Wheatfield Drive, Clondalkin, Dublin 22.

Floor Area 33.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/08/2001 /11/09/2001

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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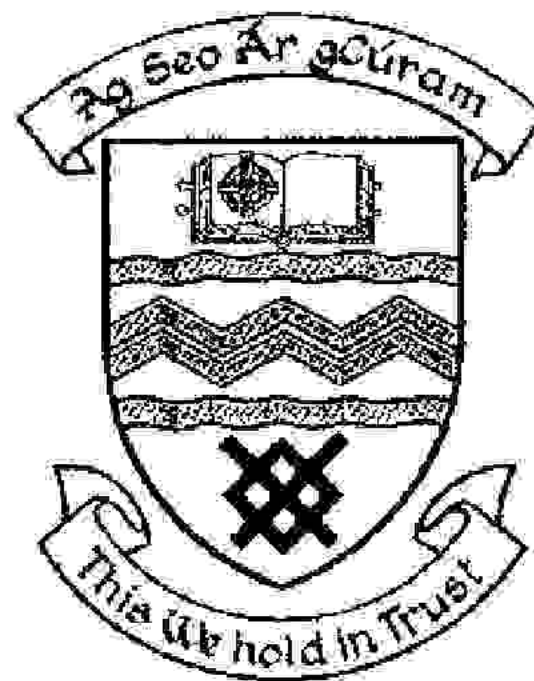
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Conditions and Reasons

- 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 on 11/09/01, 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 entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

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

REASON:

In the interest of visual amenity.

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard the applicant shall strictly adhere to the following:-

- (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 24hour 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 order to comply with the Sanitary Services Acts, 1878 - 1964.

- 5 The proposed vehicular entrance shall be between 2.5-3.0m in width, with fixed gate piers (capped), and a front boundary wall and gates to match those of the adjoining property. The gates shall not open onto the footpath.

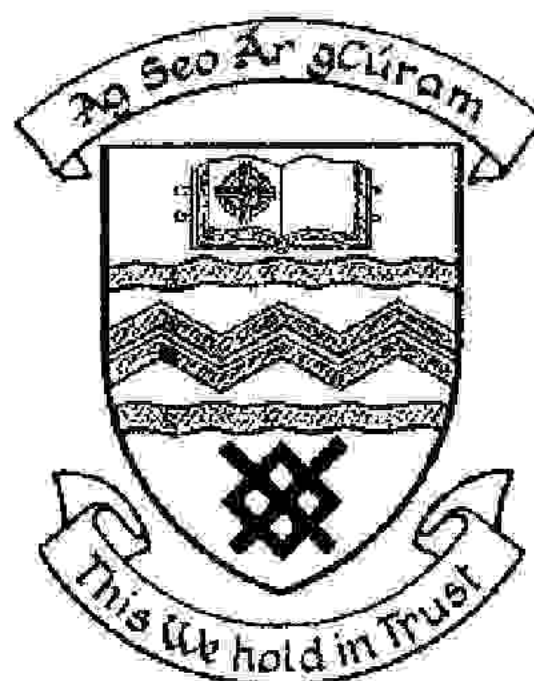
REASON:

In the interests of visual amenity and pedestrian safety.

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REG. REF. S01A/08/04

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- 6 The kerb at the proposed vehicular entrance shall be dished to the specifications of the area engineer, South Dublin County Council, at the applicants expense.

REASON:

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

- 7 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.

- 8 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.

- 9 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.

SOUTH DUBLIN COUNTY COUNCIL

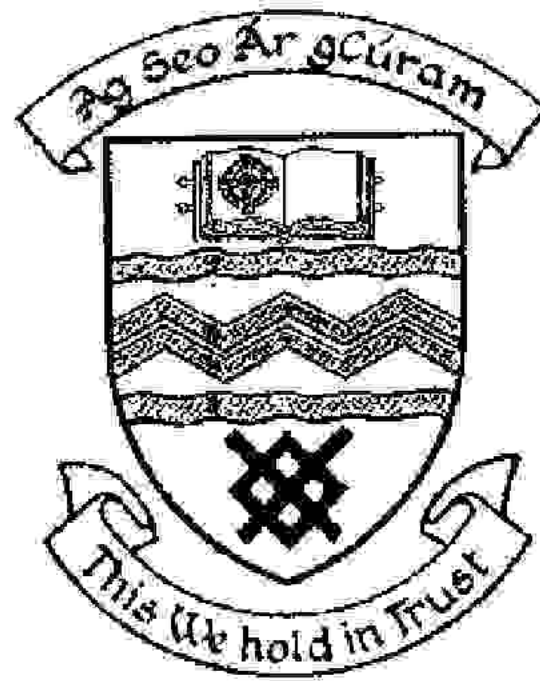
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- 10 That a financial contribution in the sum of £400 (four hundred pounds) EUR 507 (five hundred and seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

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


- 11 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.

- (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,

10/01/02
for SENIOR ADMINISTRATIVE OFFICER

C

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

Decision Order Number 2573	Date of Decision 01/08/2001
Register Reference S01A/0344	Date: 08/06/01

Applicant David Culkin
Development Construct a two storey dwelling to the side.

Location 19 Wheatfield Drive, Clondalkin, Dublin 22.


App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 08/06/01 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 applicant shall submit a revised layout which shows the exact location of all public services adjacent to the site. The applicant shall indicate the distance between the location of these services and the proposed development. 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.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

01/08/01

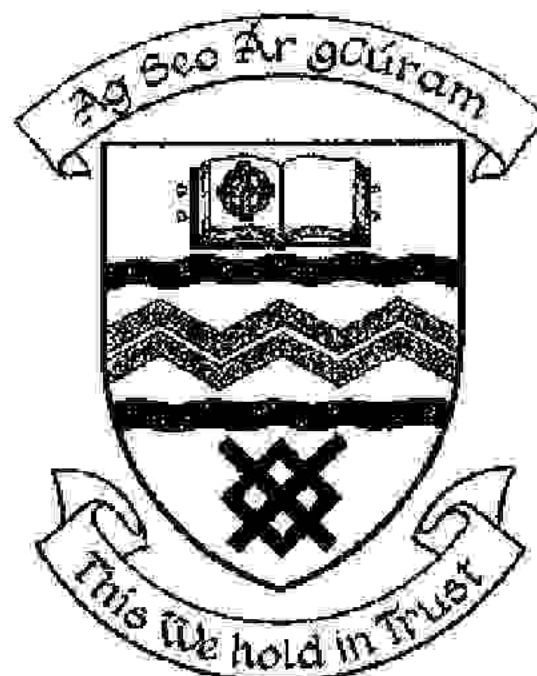
Stephen Donohoe
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3341	Date of Decision 08/11/2001
Register Reference S01A/0344	Date: 08/06/01

Applicant David Culkin

Development Construct a two storey dwelling to the side.

Location 19 Wheatfield Drive, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 01/08/2001 /11/09/2001

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

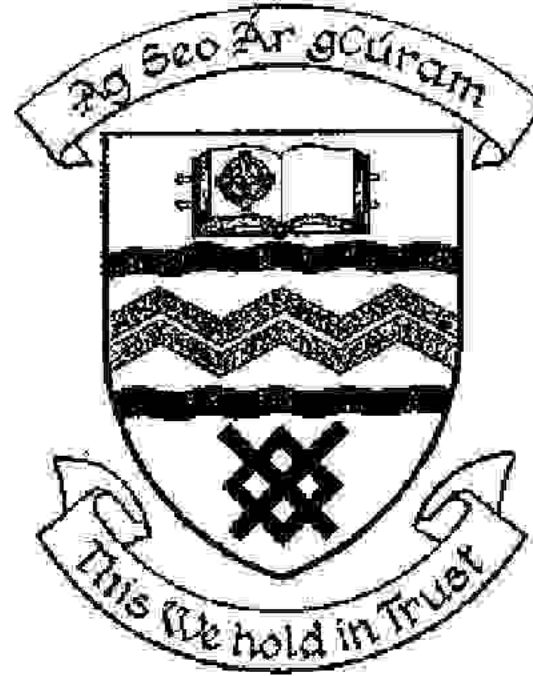
..... 08/11/01
for SENIOR ADMINISTRATIVE OFFICER

Stephen Donohoe
20 Rochfort Park,
Lucan,
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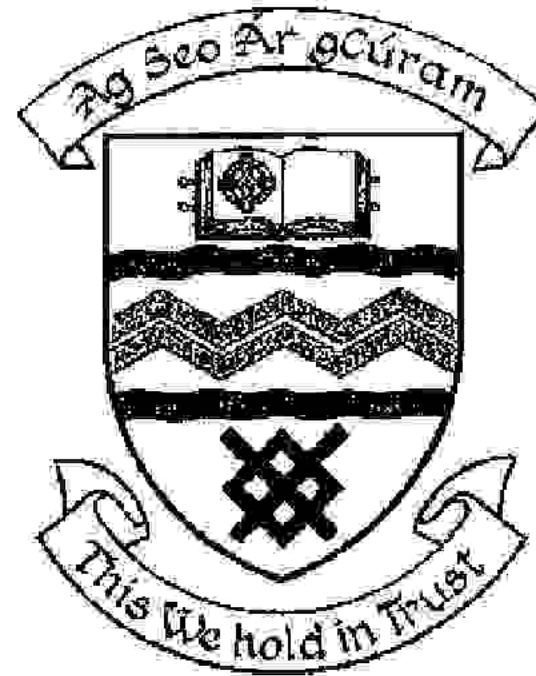
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Conditions and Reasons

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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 the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
3. That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
4. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. In this regard the applicant shall strictly adhere to the following:-
 - (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
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 - (c) The property shall have its own individual service connection to the public watermain and 24hour storage.
 - (d) The connection to and tapping of public watermain 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.

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REASON:

In the interests of visual amenity and pedestrian safety.

- 6 The kerb at the proposed vehicular entrance shall be dished to the specifications of the area engineer, South Dublin County Council, at the applicants expense.

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

- 7 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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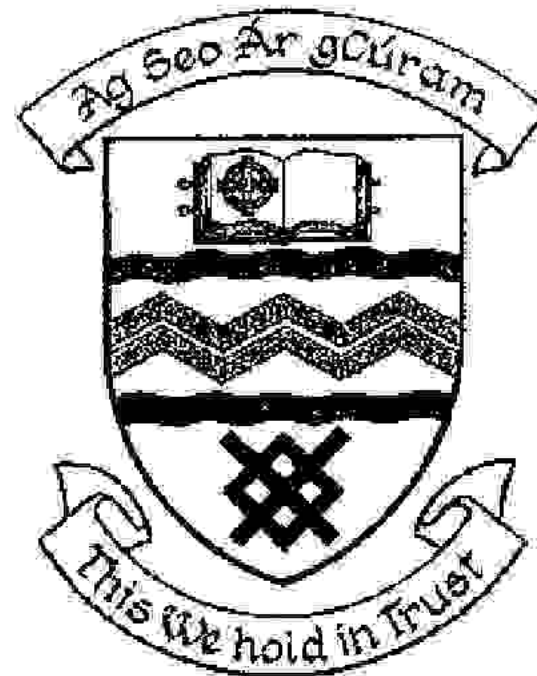
REASON:

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REG REF. S01A/0344

- 9 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.

- 10 That a financial contribution in the sum of £400 (four hundred pounds) EUR 507 (five hundred and seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

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

- 11 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:

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