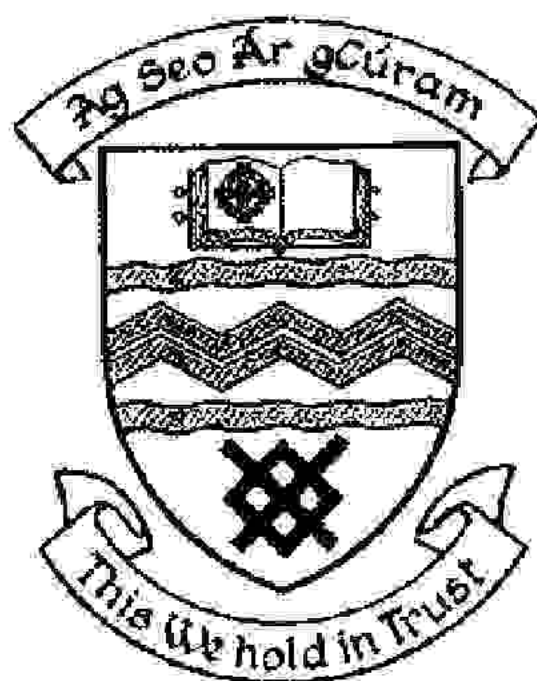


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0325	
1. Location	3-5 Woodford Way, Clondalkin, Dublin 22.		
2. Development	Retention and termination of part built two storey detached house at		
3. Date of Application	29/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/07/2001 2.	1. 20/08/2001 2.
4. Submitted by	Name: Tom Duffy Architects Address: 258 Griffith Avenue, Drumcondra,		
5. Applicant	Name: Mr & Mrs David Marsh Address: 3 Woodford Way, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 3184 Date 18/10/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3593 Date 05/12/2001	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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Tom Duffy Architects
258 Griffith Avenue,
Drumcondra,
Dublin 9.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3593	Date of Final Grant 05/12/2001
Decision Order Number 3184	Date of Decision 18/10/2001
Register Reference S01A/0325	Date 20/08/01

Applicant Mr & Mrs David Marsh

Development Retention and termination of part built two storey detached house at

Location 3-5 Woodford Way, Clondalkin, Dublin 22.

Floor Area 88.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 27/07/2001 /20/08/2001

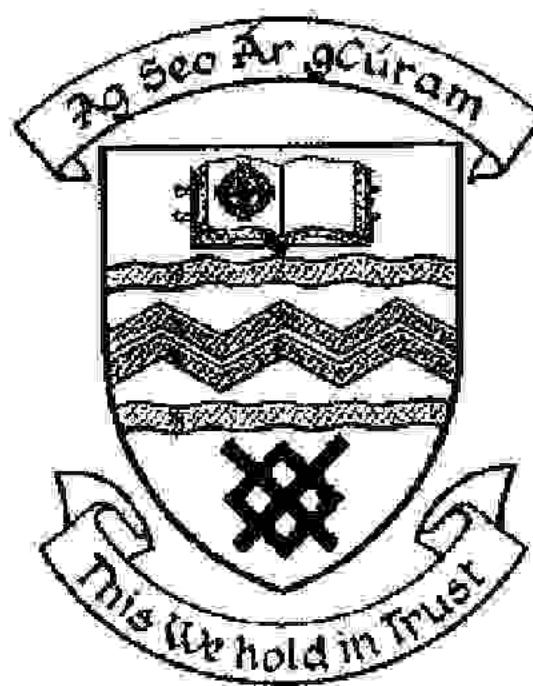
A Permission has been granted for the development described above,
subject to the following (7) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S014

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Conditions and Reasons

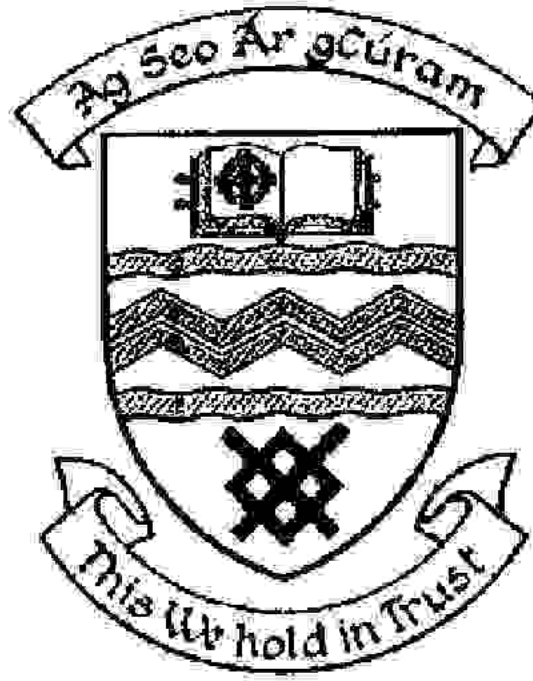
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received on the 20/08/2001, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development 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 County Council and shall comply specifically with the following requirements:
 - (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) 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.
 - (d) The property shall have its own individual service connection to the public watermain and 24 hour storage.
 - (e) 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 footpath and kerb shall be dishd and the new driveway constructed to the satisfaction of the Area Engineer-Road Maintenance.
REASON:

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S017/01 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

- 6 Prior to the commencement of development, the applicant shall submit plans, particulars and details in the form of elevation and plan drawings to scale of front garden boundary and to provide particulars of front garden paving and landscaping. The applicant is advised that the Planning Authority require a vehicular entrance to residential property of maximum width 3 metres, with fixed gate piers (capped), wall, and wrought iron/ metal gates. Folding gates are not acceptable. All finishes shall be in keeping with existing boundary wall and gates shall not open outwards onto footpath.

The applicant is also advised that the Planning Authority require a minimum of one third of the existing front garden be either grassed or landscaped

REASON:

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

- 7 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.

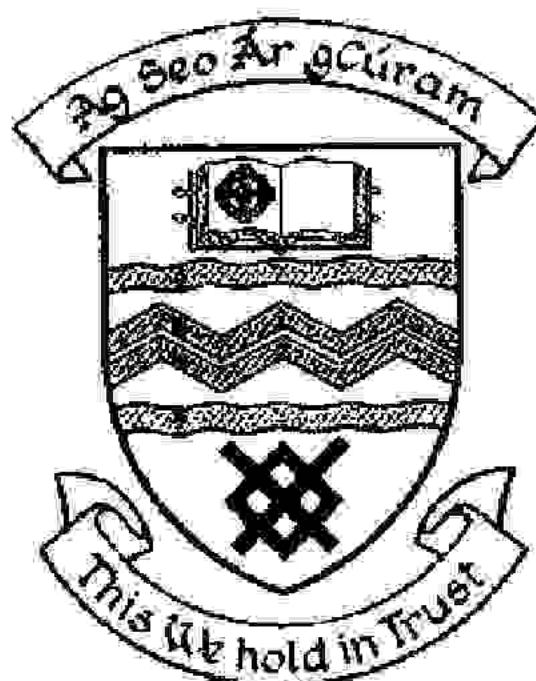
SOUTH DUBLIN COUNTY COUNCIL

REG REF. S017/01

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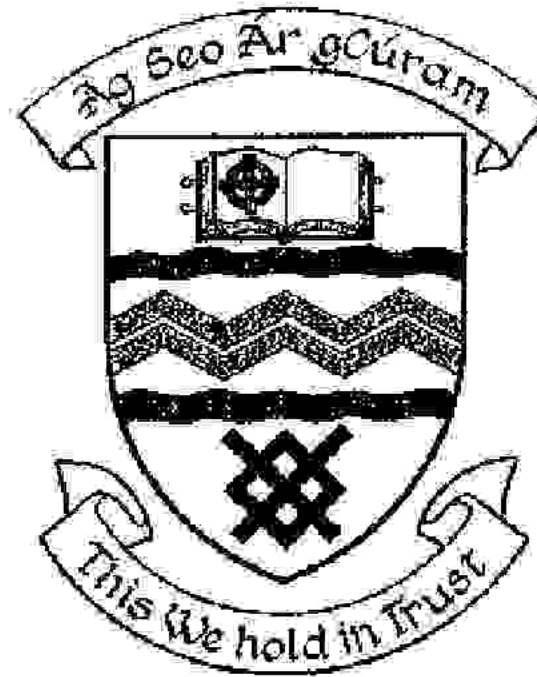
E-Mail: planning.dept@sdublincoco.ie

.....*JK*.....14/12/01
for SENIOR ADMINISTRATIVE OFFICER

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 3184	Date of Decision 18/10/2001
Register Reference S01A/0325	Date: 29/05/01

Applicant Mr & Mrs David Marsh

Development Retention and termination of part built two storey detached house at

Location 3-5 Woodford Way, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 27/07/2001 /20/08/2001

Clarification of Additional Information Requested/Received /

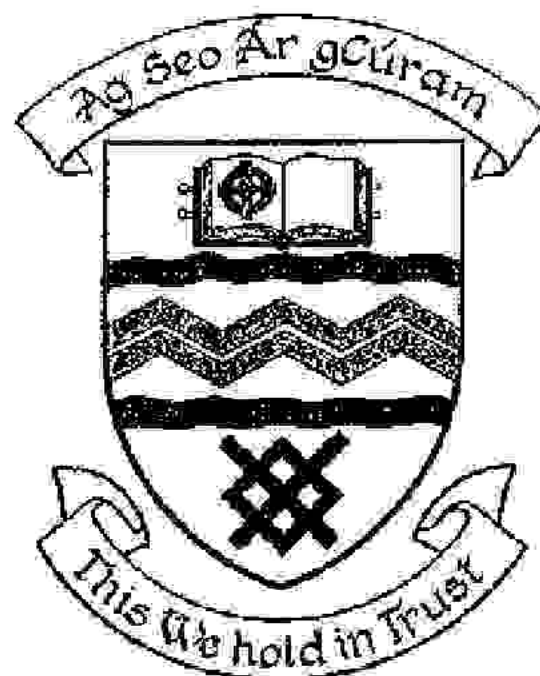
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (7) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 18/10/01
for SENIOR ADMINISTRATIVE OFFICER

Tom Duffy Architects
258 Griffith Avenue,
Drumcondra,
Dublin 9.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0325

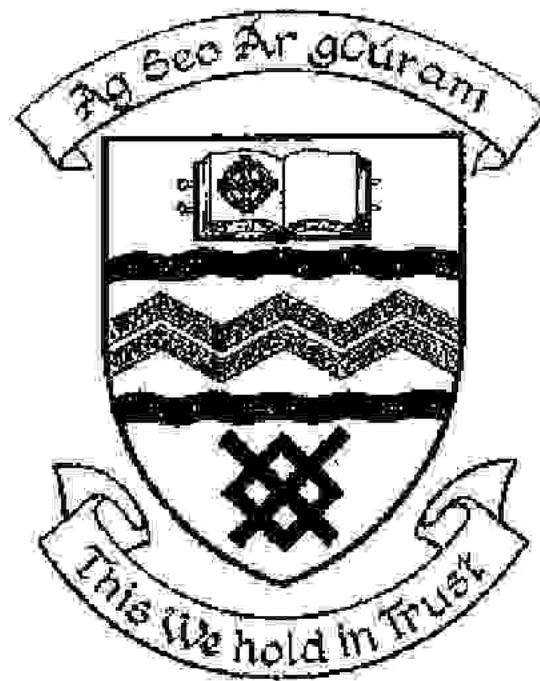
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received on the 20/08/2001, 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.
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 - (c) 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.
 - (d) The property shall have its own individual service connection to the public watermain and 24 hour storage.
 - (e) 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:

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REG. REF. S01A/0325

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

- 5 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer-Road Maintenance.
REASON:
In the interest of the proper planning and development of the area.
- 6 Prior to the commencement of development, the applicant shall submit plans, particulars and details in the form of elevation and plan drawings to scale of front garden boundary and to provide particulars of front garden paving and landscaping. The applicant is advised that the Planning Authority require a vehicular entrance to residential property of maximum width 3 metres, with fixed gate piers (capped), wall, and wrought iron/ metal gates. Folding gates are not acceptable. All finishes shall be in keeping with existing boundary wall and gates shall not open outwards onto footpath.
- The applicant is also advised that the Planning Authority require a minimum of one third of the existing front garden be either grassed or landscaped
REASON:
In the interest of residential amenity and the protection of visual amenity and the proper planning and development of the area.
- 7 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.

M

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

Decision Order Number 2528	Date of Decision 27/07/2001
Register Reference S01A/0325	Date: 29/05/01

Applicant Mr & Mrs David Marsh
Development Retention and termination of part built two storey detached
house at

Location 3-5 Woodford Way, Clondalkin, Dublin 22.

App. Type Permission

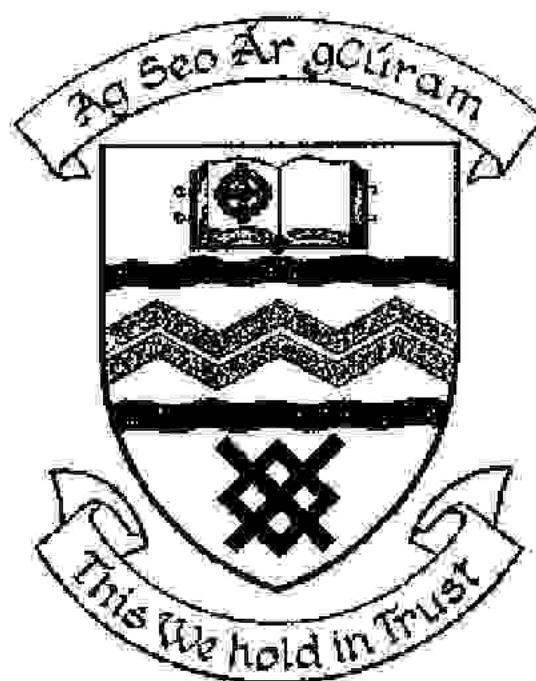
Dear Sir/Madam,

With reference to your planning application, received on 29/05/01 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 A detached dwelling at this location is unacceptable having regard to established building line, separation between dwellings and conformity with the prevailing pattern of development in the area, in contravention of the provisions of South Dublin County Development Plan 1998. The applicant is advised that the Planning Authority are cognisant of the unauthorised nature of the structure constructed on the subject site in contravention of the permission granted in Reg. Ref. S99A/0595 and the Local Government (Planning and Development) Acts 1963-1999.
In this regard the applicant is requested to submit plans particulars and details of revised proposal for a house in the side garden which does not break the established building line and which conforms with the prevailing pattern of development in the area. The applicant is advised that to conform to the provisions of the County Development Plan the proposal should be attached to the existing dwelling to form a terraced type unit of similar design and scale as the

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REG REF. S01A/0325

existing dwellings. The applicant is requested to submit
revised site plan, floor plan and elevations

- 2 It is noted that the applicant has submitted inaccurate site
plan and elevation drawings of the adjoining dwelling no. 1
Woodford Way. In this regard the applicant shall provide
accurate elevation drawings and of the adjoining dwelling.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

27/07/01