

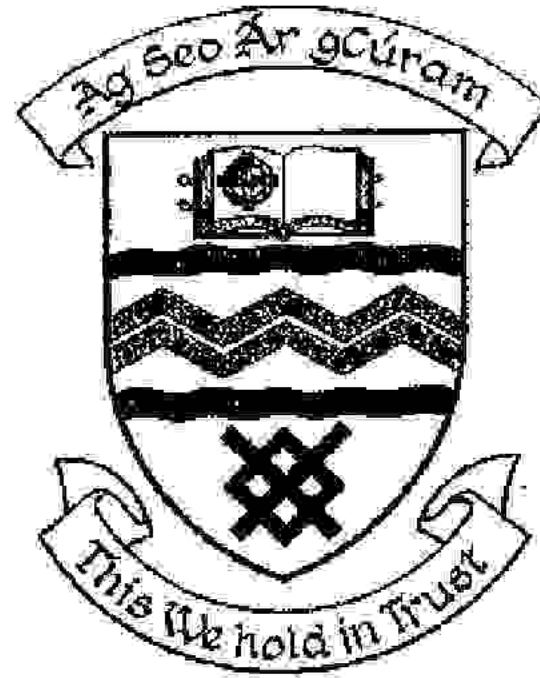
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)		Plan Register No. S01A/0149	
1. Location	47 St Brigids Road, Clondalkin, Dublin 22.			
2. Development	Two-storey detached dwelling at side of			
3. Date of Application	15/03/01	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1. 11/05/2001	1.	
		2.	2.	
4. Submitted by	Name: Eamonn Weber (Architect)			
	Address: 180 Rathgar Road, Rathgar,			
5. Applicant	Name: Mr J Courtney			
	Address: 47 St Brigids Road, Clondalkin, Dublin 22.			
6. Decision	O.C.M. No. 0992	Effect		
	Date 11/05/2001	FI REQUEST ADDITIONAL INFORMATION		
7. Grant	O.C.M. No.	Effect		
	Date	FI REQUEST ADDITIONAL INFORMATION		
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.		

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
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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 0295	Date of Decision 07/02/2002
Register Reference S01A/0149	Date: 15/03/01

Applicant Mr J Courtney

Development Two-storey detached dwelling at side of

Location 47 St Brigids Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/05/2001 /11/12/2001

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

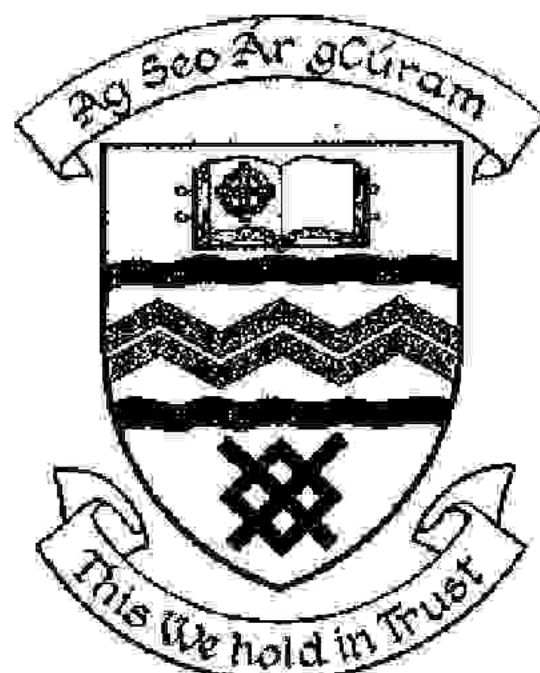

..... 07/02/02
for SENIOR ADMINISTRATIVE OFFICER

Eamonn Weber (Architect)
180 Rathgar Road,
Rathgar,
Dublin 6.

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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 11/12/01, 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 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.

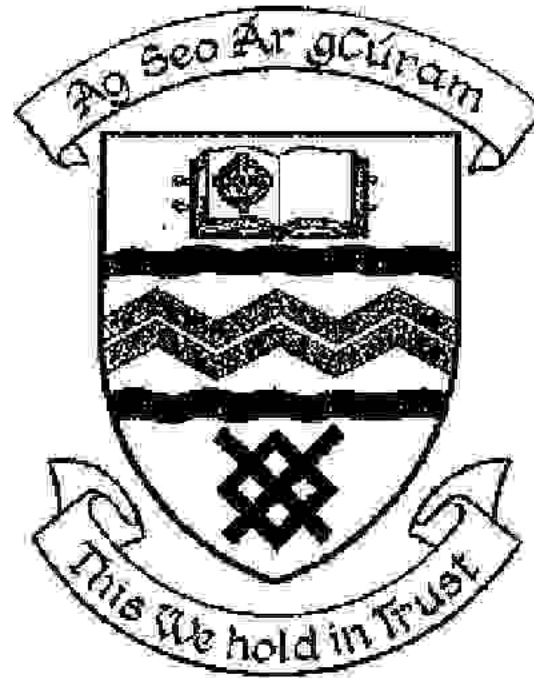
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The proposed development shall be subject to the following conditions:-

- (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) As a 100mm diameter public watermain is within 5m (approx. 4m) of the proposed house prior to the commencement of development the applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the public watermain from damage. This shall include constructing the foundations beneath the invert level of the watermain.
- (d) The property shall have its own individual service connection to the public watermain and 24hour storage.
- (e) The connection to and tapping of public watermains shall be carried out by South Dublin County Council

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personnel at the applicant's prior expense.

REASON:

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

- 4 The proposed development shall have screen walls in block or similar durable materials not less than 2metres height, suitably capped and rendered to be provided between the existing and proposed rear gardens. The internal front garden walls shall also be rendered.

REASON:

In the interest of visual amenity

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

REASON:

In the interest of visual amenity.

- 6 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 7 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences.

REASON:

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

- 8 Prior to the commencement of development the applicant shall consult with the Parks Department of South Dublin County Council regarding protection of the trees.

REASON:

To safeguard the trees in the interests of visual amenity.

- 9 The proposed railing shall be bow topped.

REASON:

In the interest of public safety.

- 10 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

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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.

- 11 That a financial contribution in the sum of £2,100 (two thousand and 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.

- 12 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:

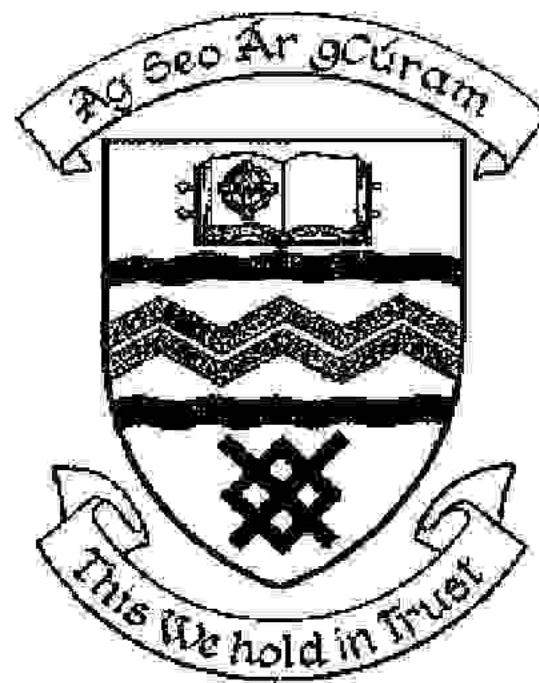
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 13 That a financial contribution in the sum of £200 (two hundred pounds) EUR 254 (two hundred and fifty four euros) be paid by the proposer to South Dublin County Council

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towards the cost of upgrading of Watery Lane Foul Sewer which will facilitate 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 developer should contribute towards the cost of the works.

- 14 That a financial contribution in the sum of EUR 211 (two hundred and eleven euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

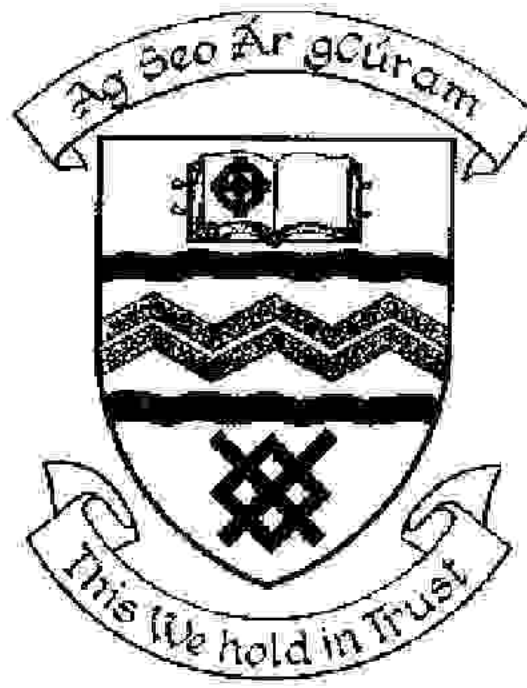
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

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

Decision Order Number 0992	Date of Decision 11/05/2001
Register Reference S01A/0149	Date: 15/03/01

Applicant Mr J Courtney
Development Two-storey detached dwelling at side of
Location 47 St Brigids Road, Clondalkin, Dublin 22.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 15/03/01 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:

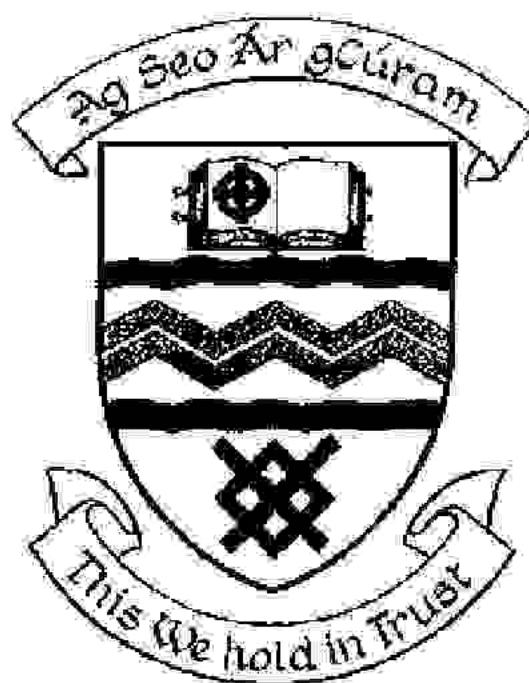
- 1 The applicant shall submit a revised proposal which shows a dwelling designed to closely match the existing dwelling in relation to character, scale, external finishes and both front and rear building lines. The proposed dwelling shall not be within 4 metres of the existing adjacent public services, or within 1.5m of the public path.
- 2 The applicant shall submit details of a landscaping and boundary treatment plan which shows the retention of the existing boundary wall at the footpath and a high quality railing constructed on top of it. Details of screen planting (both proposed planting and trees to be retained) inside this railing shall be provided.
- 3 The applicant shall provide a tree survey by a suitably qualified person which gives details (age size condition and species) of the existing trees, those to be removed and those to be retained. This report shall also provide

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details of how it is proposed to protect the trees to be retained during construction.

- 4 The applicant shall submit details of all existing services which are adjacent to the site. The location of these services shall be shown on a site layout of scale 1:200. This site layout map shall show the relationship between these services and the proposed development, and the existing dwelling.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

11/05/01