

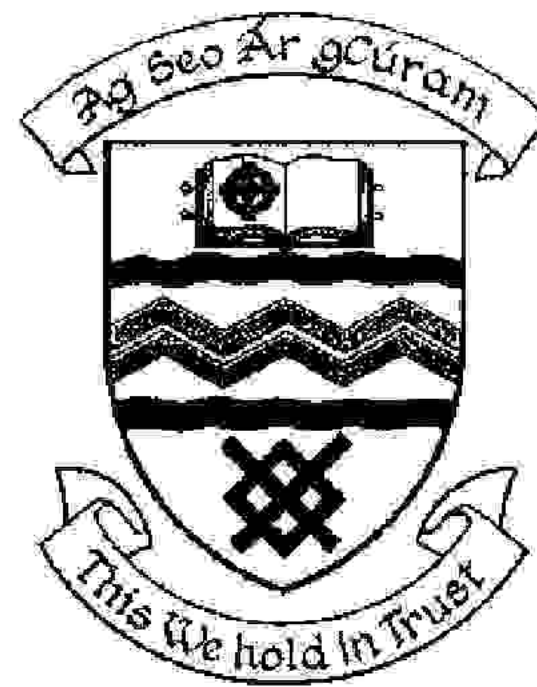
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0057	
1. Location	side of 168 Whitethorn Gardens, Clondalkin, Dublin 22.		
2. Development	4 bedroom detached two storey dwelling house with off street parking for 2 vehicles		
3. Date of Application	05/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Architect & Planning Service Address: 10 The Close, Templemanor,		
5. Applicant	Name: Breda Brennan Address: 168 Whitethorn Gardens, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0687 Date 03/04/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1035 Date 16/05/2001	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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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0687	Date of Decision 03/04/2001
Register Reference S01A/0057	Date: 05/02/01

Applicant Breda Brennan

Development 4 bedroom detached two storey dwelling house with off street
parking for 2 vehicles

Location side of 168 Whitethorn Gardens, 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 (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

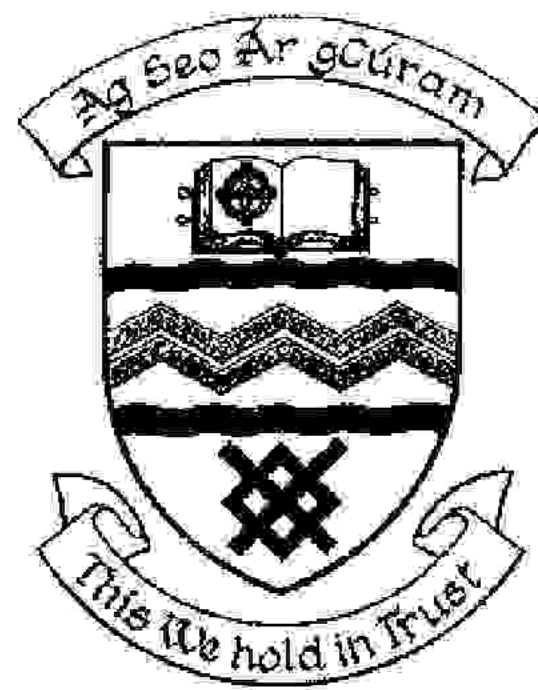
my
..... 03/04/01
for SENIOR ADMINISTRATIVE OFFICER

Architect & Planning Service
10 The Close,
Templemanor,
Celbridge,
Co. Kildare.

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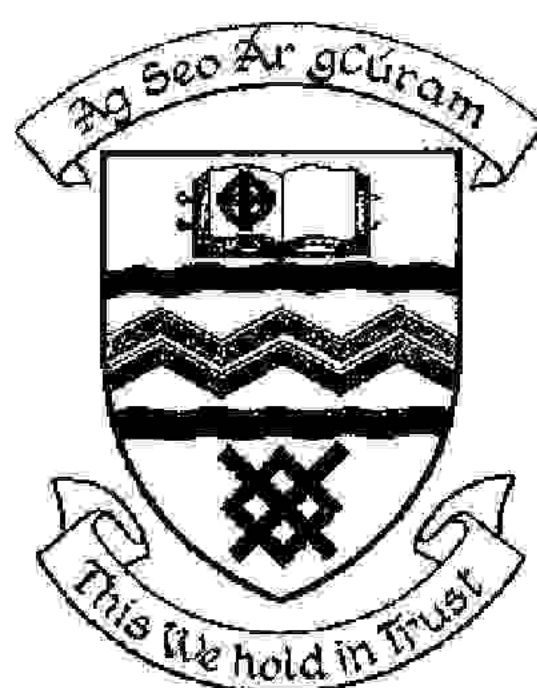
Conditions and Reasons

- 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 the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 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.
- 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 all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

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REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 7 That an acceptable house numbering scheme be submitted for agreement by the Planning Authority before development commences.

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

- 8 The footpath and kerb shall be dished and the driveway constructed to the satisfaction of the County Council.

REASON:

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

- 9 Before development commences, the applicant shall submit for written agreement by the Planning Authority revised elevations, floor plans and section which incorporate the following:

- (a) The removal of the two storey projection onto the northern gable, and its replacement with a single storey entrance porch as per the submitted ground floor plan.
- (b) The insertion of partial hips to the roof, similar to the roof design of properties in the vicinity.

REASON:

In the interest of visual amenity.

- 10 Before development commences, the applicant shall submit for written agreement by the Planning Authority full details of proposed external finishes.

REASON:

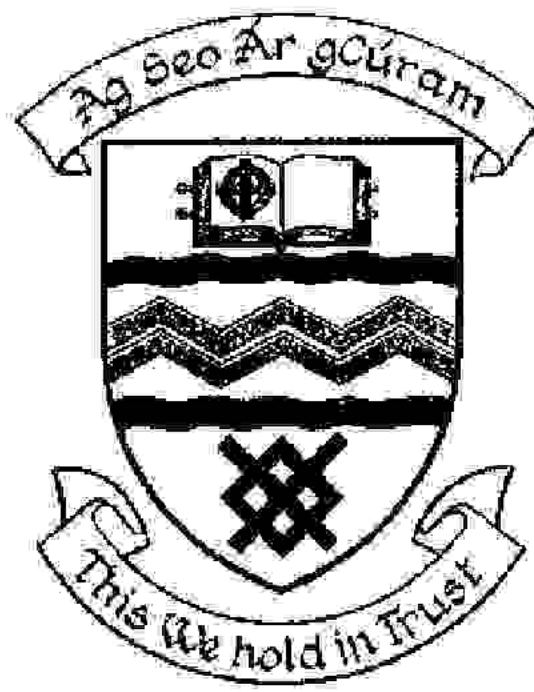
In the interest of visual amenity.

- 11 Notwithstanding the Local Government (Planning and Development) Regulations 1994-2000, the proposed dwellinghouse shall not be extended by the construction or erection of any extension (including a conservatory) to the

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REG REF. S01A/0057

rear of the proposed dwellinghouse, unless a specific planning permission for such development is first granted by the Planning Authority or by An Bord Pleanála on appeal.

REASON:

To enable effective control to be maintained in the interest of the proper planning and development of the area.

- 12 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.

- 13 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:

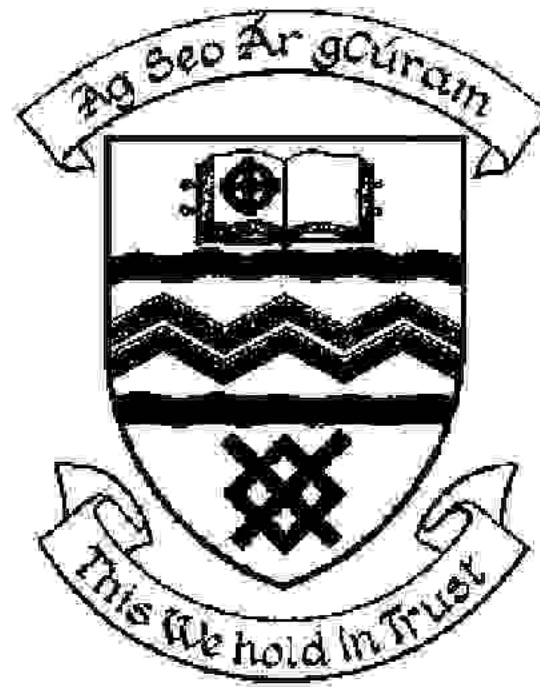
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 14 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.

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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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 15 That a financial contribution in the sum of £400 (four hundred pounds) EUR 508 (five hundred and eight 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.

	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/0057	
1. Location	side of 168 Whitethorn Gardens, Clondalkin, Dublin 22.		
2. Development	4 bedroom detached two storey dwelling house with off street parking for 2 vehicles		
3. Date of Application	05/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Architect & Planning Service Address: 10 The Close, Templemanor,		
5. Applicant	Name: Breda Brennan Address: 168 Whitethorn Gardens, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0687 Date 03/04/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1035 Date 16/05/2001	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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11. Enforcement	Compensation	Purchase Notice	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
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Architect & Planning Service
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1035	Date of Final Grant 16/05/2001
Decision Order Number 0687	Date of Decision 03/04/2001
Register Reference S01A/0057	Date 05/02/01

Applicant Breda Brennan

Development 4 bedroom detached two storey dwelling house with off street parking for 2 vehicles

Location side of 168 Whitethorn Gardens, Clondalkin, Dublin 22.

Floor Area 69.00 Sq Metres

Time extension(s) up to and including

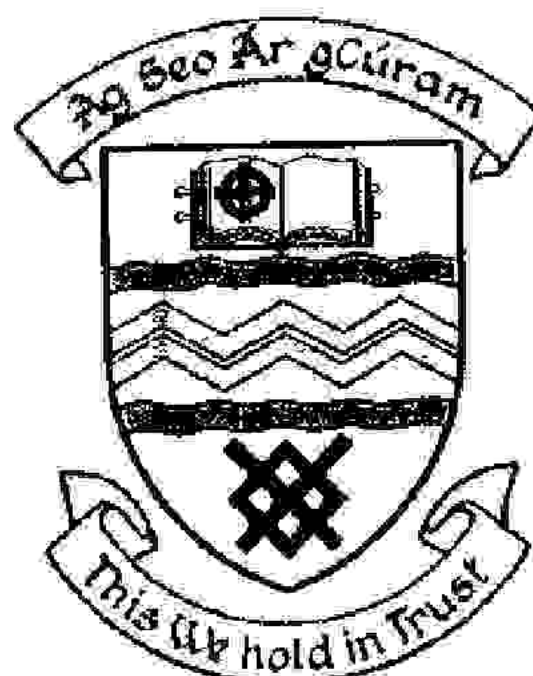
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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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 the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 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.

- 4 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.

- 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:

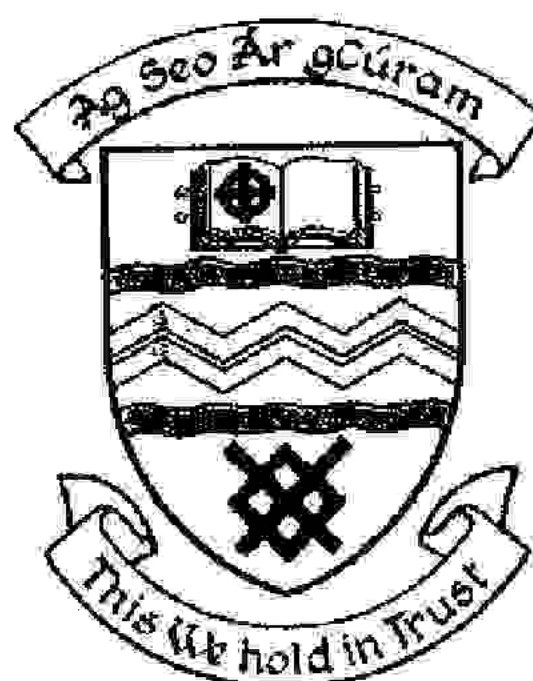
In order to comply with the Sanitary Services Acts, 1878-1964.

- 6 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

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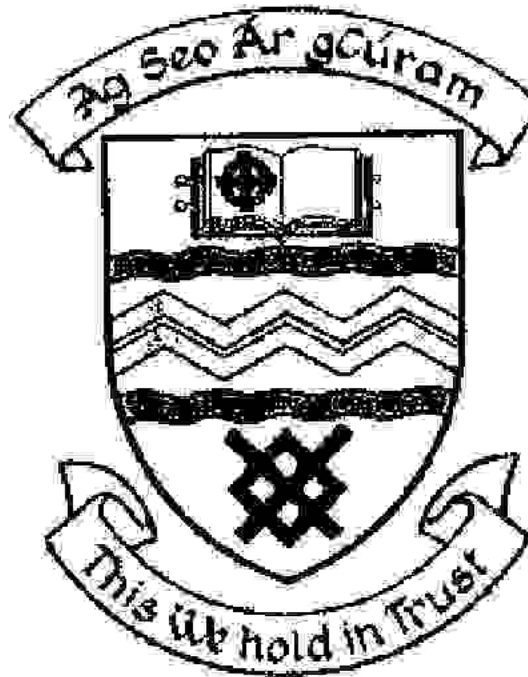
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- 7 That an acceptable house numbering scheme be submitted for agreement by the Planning Authority before development commences.
 REASON: In the interest of the proper planning and development of the area.
- 8 The footpath and kerb shall be dished and the driveway constructed to the satisfaction of the County Council.
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- 9 Before development commences, the applicant shall submit for written agreement by the Planning Authority revised elevations, floor plans and section which incorporate the following:
 - (a) The removal of the two storey projection onto the northern gable, and its replacement with a single storey entrance porch as per the submitted ground floor plan.
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 In the interest of visual amenity.
- 10 Before development commences, the applicant shall submit for written agreement by the Planning Authority full details of proposed external finishes.
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 In the interest of visual amenity.
- 11 Notwithstanding the Local Government (Planning and Development) Regulations 1994-2000, the proposed dwellinghouse shall not be extended by the construction or erection of any extension (including a conservatory) to the rear of the proposed dwellinghouse, unless a specific planning permission for such development is first granted by the Planning Authority or by An Bord Pleanala on appeal.
 REASON:
 To enable effective control to be maintained in the interest of the proper planning and development of the area.
- 12 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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REASON:

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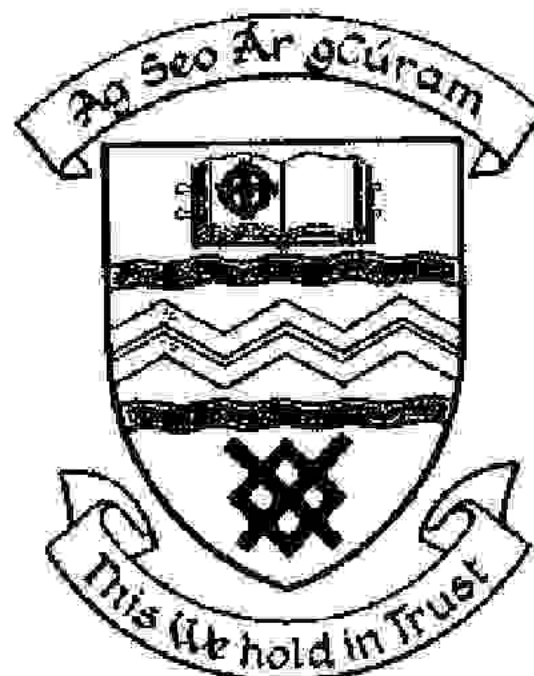
REASON:

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

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- (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.

.....16/05/01
for SENIOR ADMINISTRATIVE OFFICER