

	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/0003	
1. Location	58a and 59 Cappaghmore Estate, Clondalkin, Dublin 22.		
2. Development	New two storey detached house on site		
3. Date of Application	02/01/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mc Hugh O Cofaigh Address: 16 Herbert Place, Dublin 2.		
5. Applicant	Name: Mr. George Buffini Address: 71 St. Johns Wood, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0459 Date 01/03/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0772 Date 12/04/2001	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



Halla an Chontae
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

Mc Hugh O Cofaigh
16 Herbert Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0772	Date of Final Grant 12/04/2001
Decision Order Number 0459	Date of Decision 01/03/2001
Register Reference S01A/0003	Date 02/01/01

Applicant Mr. George Buffini

Development New two storey detached house on site

Location 58a and 59 Cappaghmore Estate, Clondalkin, Dublin 22.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

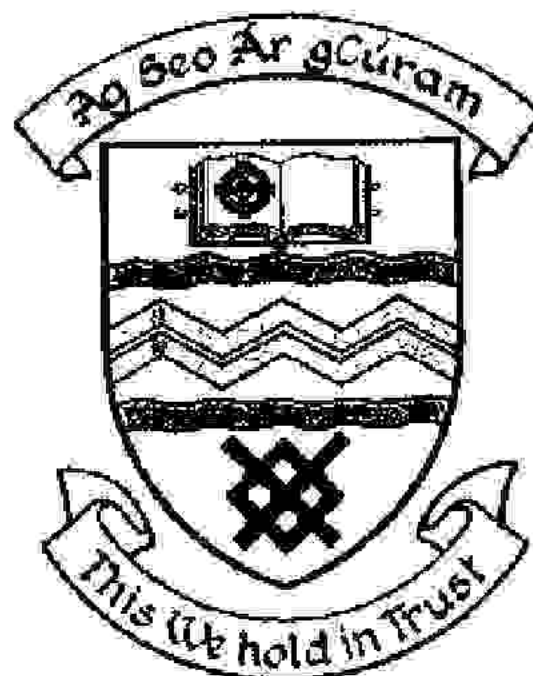
A Permission has been granted for the development described above,
subject to the following (10) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

REG REF. S01A0001

Halla an Chontae
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

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 entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 The applicant shall comply with the requirements of the Environmental Services Department, South Dublin County Council with regard to the following
 - Applicant to ensure full and complete separation of foul and surface water systems.
 - Prior to the commencement of development the applicant shall submit for approval a layout showing the location of all proposed drains, sewers, manholes and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations and shall clearly show pipe sizes, gradients, cover, invert and finished floor levels, up to and including connection to public sewer.
 - No building shall be within 5m of public sewer or sewer with potential to be taken in charge.
 - The new house shall have its own individual connection to the public watermain and 24 hour water storage.REASON:
In the interest of proper planning and development of the area.
- 4 The applicant shall comply with the requirements of the Roads Department, South Dublin County Council with regard to the following
 - Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
 - Public light pole to be relocated at applicant's own expense.REASON:
In the interest of the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

REG. REF. S01A/0008

Halla an Chontae
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

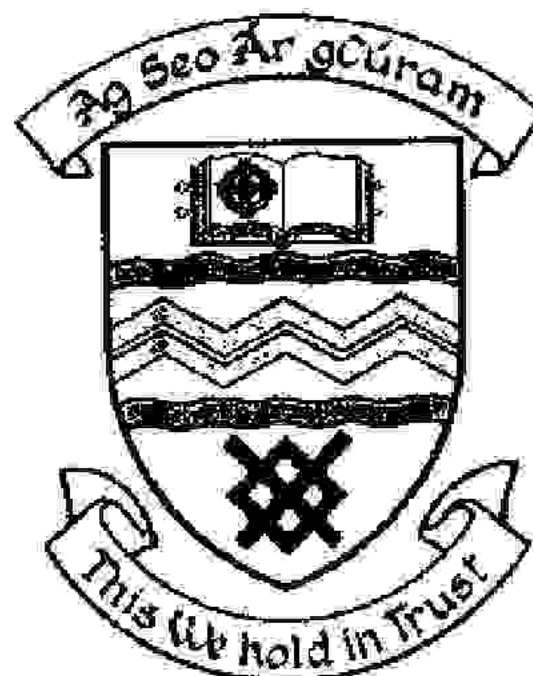
- 5 It is noted that a mature deciduous tree is located in close proximity to the site boundary. The applicant is requested to ascertain the requirements of the Parks Department, South Dublin County Council, prior to the commencement of development, and strictly adhere to their requirements in relation to the protection of this tree.
REASON:
In the interest of the protection of residential amenity, maintenance of visual amenity and the proper planning and development of the area.
- 6 The applicant is requested to submit plans particulars and details of the proposed front entrances, gates and gate piers and front garden layouts, for the written agreement of the Planning authority prior to the commencement of development. The applicant is advised that the Planning Authority require a vehicular entrance of maximum width 3 metres, with fixed gate piers (capped), wall, and wrought iron gates. Folding gates are not acceptable. All finishes shall be in keeping with existing boundary wall and gates shall not open outwards onto footpath. Gate piers shall be capped and a minimum of one third of the existing and proposed front gardens be either grassed or landscaped. Plan drawings to include accurate dimensions of gardens in metric measurement.
REASON:
In the interest of the protection of residential amenity, maintenance of visual amenity and 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;

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

REG REF. S01A260M

Halla an Chontae
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

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.

- 10 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.

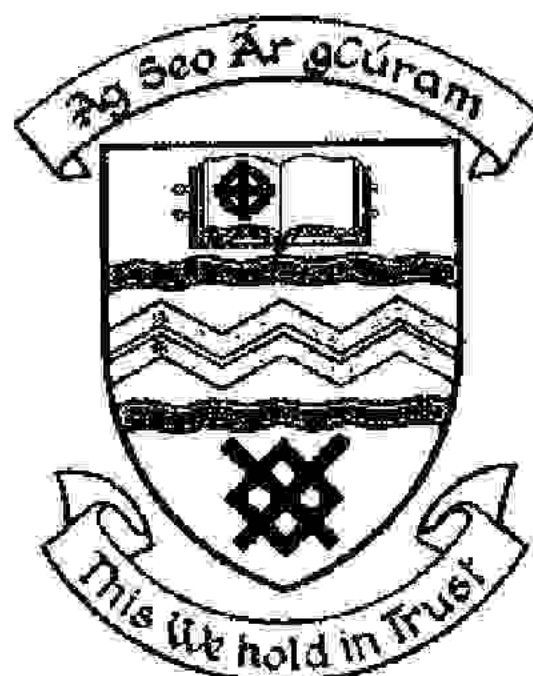
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

REG. REF. S014/0001

Halla an Chontae
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

Signed on behalf of South Dublin County Council.

gx 12/04/01
FOR SENIOR ADMINISTRATIVE OFFICER