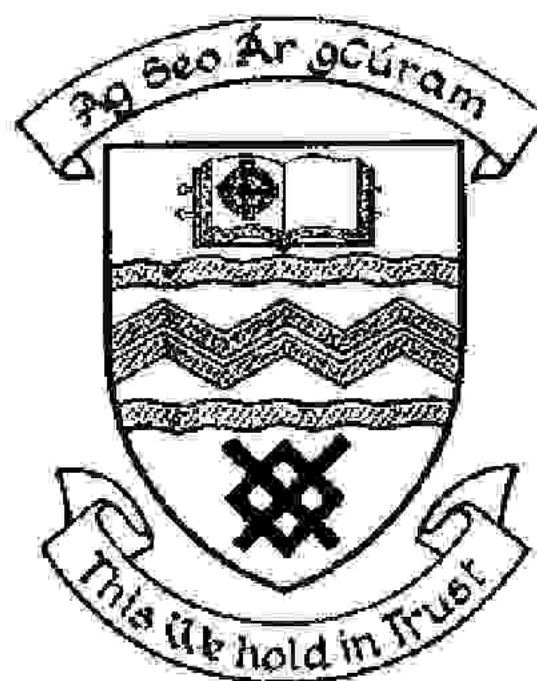


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0725	
1. Location	90 Cherrywood Park, Clondalkin, Dublin 22.		
2. Development	Detached dwelling and entrance to side garden		
3. Date of Application	19/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/12/2000 2.	1. 19/06/2001 2.
4. Submitted by	Name: Raymond O'Sullivan, Address: "Woodend", Newtown, Eadestown,		
5. Applicant	Name: Christopher Quigley Address: 27 The Green, Woodbrook Glen, Bray, Co. Wicklow.		
6. Decision	O.C.M. No. 2668 Date 15/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3009 Date 26/09/2001	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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Raymond O'Sullivan,
"Woodend", Newtown,
Eadestown,
Naas,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3009	Date of Final Grant 26/09/2001
Decision Order Number 2668	Date of Decision 15/08/2001
Register Reference S00A/0725	Date 19/06/01

Applicant Christopher Quigley

Development Detached dwelling and entrance to side garden

Location 90 Cherrywood Park, Clondalkin, Dublin 22.

Floor Area 62.56 Sq Metres

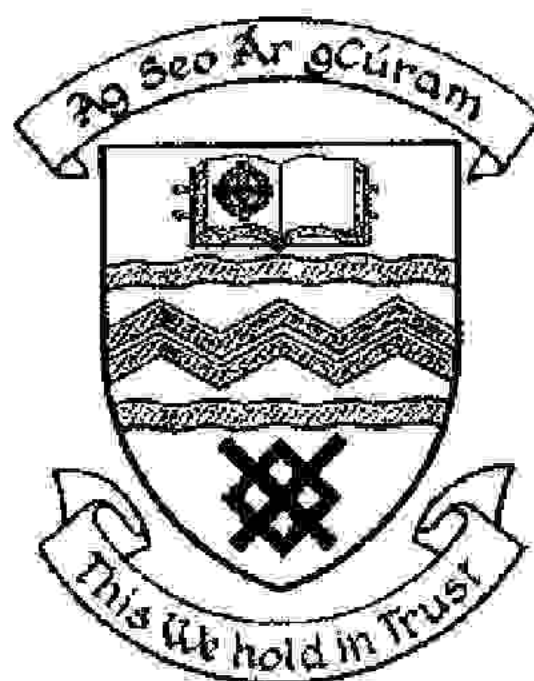
Time extension(s), up to and including

Additional Information Requested/Received 15/12/2000 /19/06/2001

A Permission has been granted for the development described above,
subject to the following (10) 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, as amended by Additional Information received on 19/06/2001 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 The applicant shall submit for the written agreement of the Planning Authority prior to the commencement of development, plans, particulars and details in the form of elevation and plan drawings, to scale, of front garden boundary and gates. The proposed development shall have a vehicular entrance 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. A minimum of one third of the existing front garden shall be either grassed or landscaped.
Reason: In the interest of the protection of residential amenity and the maintenance of visual amenity.
- 5 The applicant shall ensure that the Footpath and kerb be dishd and the new driveway be constructed to the satisfaction of the Area Engineer, Roads Maintenance. The relocation of public light pole to be at applicant's own expense if necessary.
Reason: In the interest of public safety.
- 6 The proposed development shall be in accordance with the following requirements.
(a) Applicant shall ensure full and complete separation of foul and surface water systems.

(b) 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,

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pipes shall be bedded and surrounded in C20 concrete 150mm thick.

(c) Prior to commencement of development the applicant shall submit for the written approval of South Dublin County Council, revised drainage details with the foul and surface water drains clearly labelled. Details to indicate complete separation of foul and surface water systems.

(d) A separate connection required for each dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24 hour storage.

Reason: In the interest of public health 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; this contribution to be paid before the commencement of development on the site.

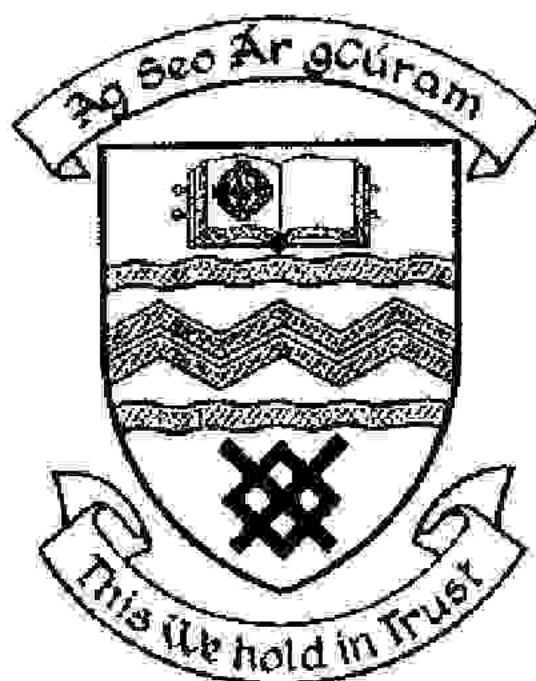
REASON:

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

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improvement of Corkagh Park 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.

Signed on behalf of South Dublin County Council.

.....27/09/01
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0725	
1. Location	90 Cherrywood Park, Clondalkin, Dublin 22.		
2. Development	Detached dwelling and entrance to side garden		
3. Date of Application	19/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/12/2000 2.	1. 19/06/2001 2.
4. Submitted by	Name: Raymond O'Sullivan, Address: "Woodend", Newtown, Eadestown,		
5. Applicant	Name: Christopher Quigley Address: 27 The Green, Woodbrook Glen, Bray, Co. Wicklow.		
6. Decision	O.C.M. No. 2668 Date 15/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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.	

C

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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 2668	Date of Decision 15/08/2001
Register Reference S00A/0725	Date: 19/10/00

Applicant Christopher Quigley

Development Detached dwelling and entrance to side garden

Location 90 Cherrywood Park, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/12/2000 /19/06/2001

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

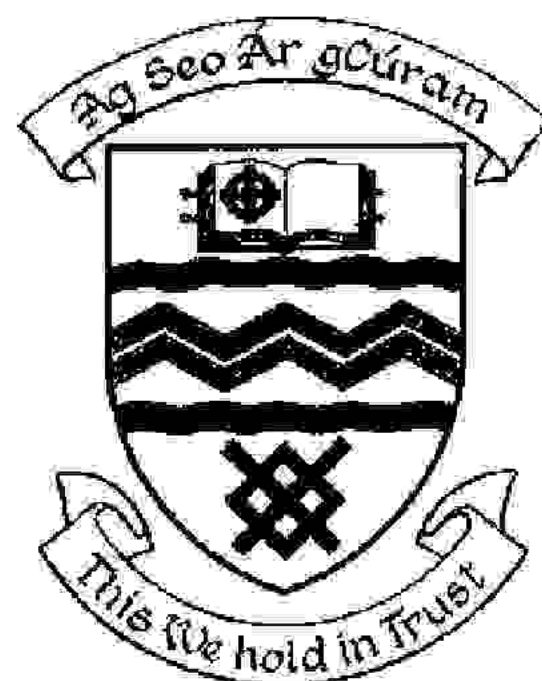
..... 16/08/01
for SENIOR ADMINISTRATIVE OFFICER

Raymond O'Sullivan,
"Woodend", Newtown,
Eadestown,
Naas,
Co. Kildare.

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REG REF, S00A/0725

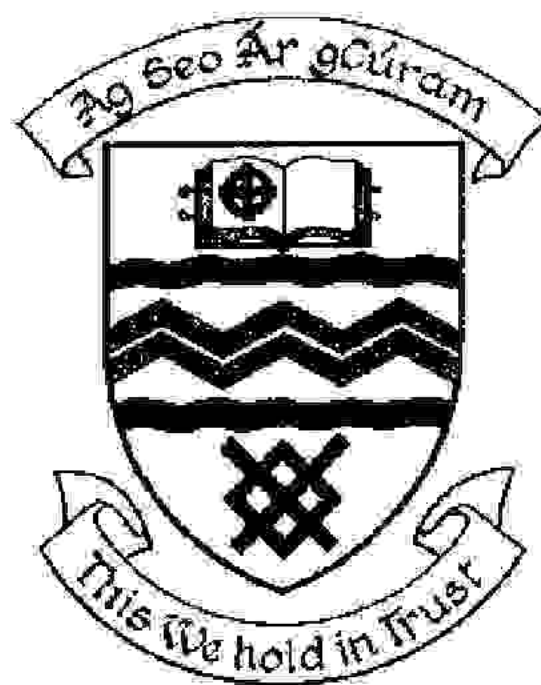
Conditions and Reasons

- 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 19/06/2001 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 The applicant shall submit for the written agreement of the Planning Authority prior to the commencement of development, plans, particulars and details in the form of elevation and plan drawings, to scale, of front garden boundary and gates. The proposed development shall have a vehicular entrance 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. A minimum of one third of the existing front garden shall be either grassed or landscaped.
Reason: In the interest of the protection of residential amenity and the maintenance of visual amenity.
- 5 The applicant shall ensure that the Footpath and kerb be dishd and the new driveway be constructed to the satisfaction of the Area Engineer, Roads Maintenance. The relocation of public light pole to be at applicant's own expense if necessary.
Reason: In the interest of public safety.

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- 6 The proposed development shall be in accordance with the following requirements.
- (a) Applicant shall ensure full and complete separation of foul and surface water systems.
- (b) 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.
- (c) Prior to commencement of development the applicant shall submit for the written approval of South Dublin County Council, revised drainage details with the foul and surface water drains clearly labelled. Details to indicate complete separation of foul and surface water systems.
- (d) A separate connection required for each dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24 hour storage.
- Reason: In the interest of public health and the proper planning and development of the area.

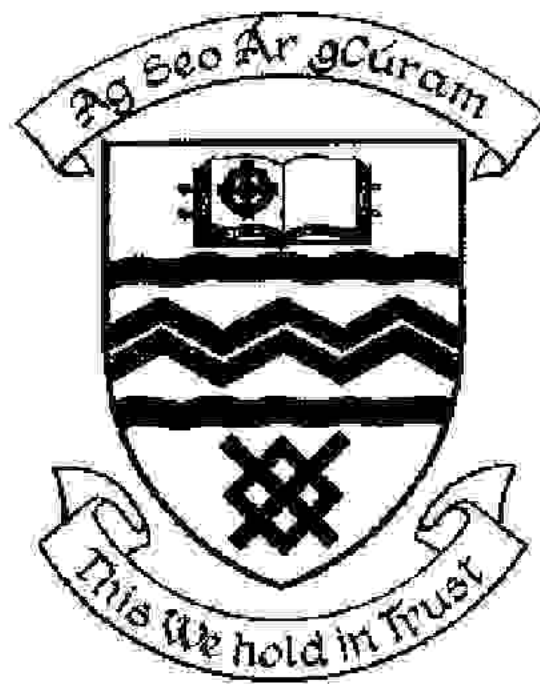
- 7 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; 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

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REG REF. S00A/0725

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 Corkagh Park 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.

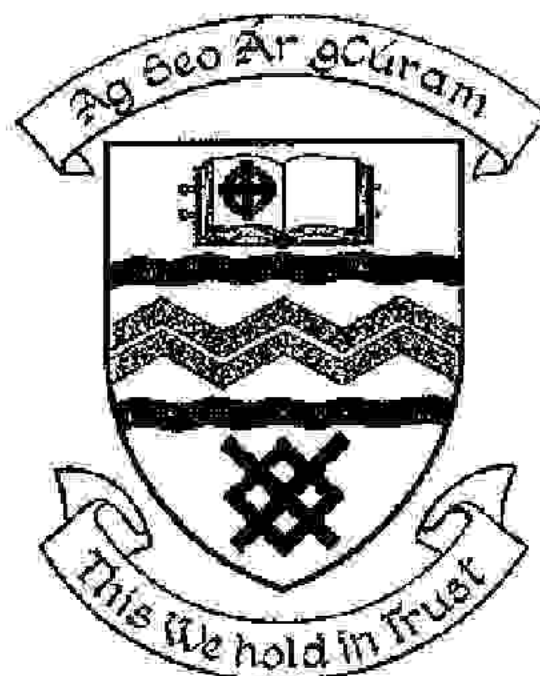
- 10 That an acceptable name/house number be submitted and
approved by the County Council before any constructional
work has taken place on the proposed house.

REASON:

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

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0725	
1. Location	90 Cherrywood Park, Clondalkin, Dublin 22.		
2. Development	Detached dwelling and entrance to side garden		
3. Date of Application	19/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/12/2000 2.	1. 2.
4. Submitted by	Name: Raymond O'Sullivan, Address: "Woodend", Newtown, Eadestown,		
5. Applicant	Name: Christopher Quigley Address: 27 The Green, Woodbrook Glen, Bray, Co. Wicklow.		
6. Decision	O.C.M. No. 2739 Date 15/12/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2739	Date of Decision 15/12/2000
Register Reference S00A/0725	Date: 19/10/00

Applicant Christopher Quigley
Development Detached dwelling and entrance to side garden

Location 90 Cherrywood Park, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/10/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

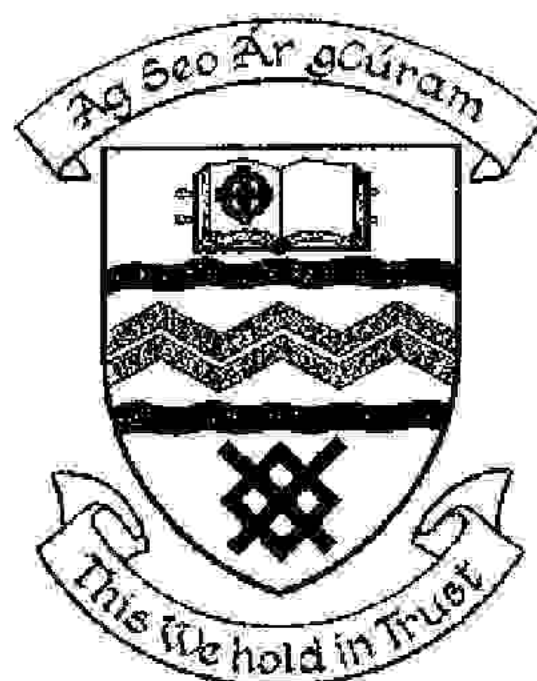
- 1 The applicant is advised that in the South Dublin County Development Plan 1998, in relation to Corner/Side Garden sites, section 3.4.13.i, states " Corner site development refers to the subdivision of an existing curtilage to provide an additional dwelling on a wide side garden or corner site. The Council will only favourably consider proposals for the development of corner sites on wide side-garden locations within established areas, where the following aspects are considered satisfactory
 - Density
 - Design which integrates with the style of adjoining development and a scale which respects adjoining development
 - Impact on the character of the street
 - Impact on adjoining residential amenity
 - Maintenance of development plan standards for both existing and proposed dwelling
 - Maintenance of existing front building lines and side building lines where appropriate

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Eadestown,
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In this regard a detached house in this location is considered not to integrate with the style of adjoining development and a scale which reflects adjoining development.

The applicant is requested to submit revised plans particulars and details of a design which ensures the proposed development integrates with the style of adjoining development and a scale which respects adjoining development. It is the opinion of the Planning Authority that a dwelling attached to No. 90 Cherrywood Park in terraced form, of similar style, proportions and materials with houses on the south side of Cherrywood Park would integrate more appropriately with the existing pattern of development.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

15/12/00