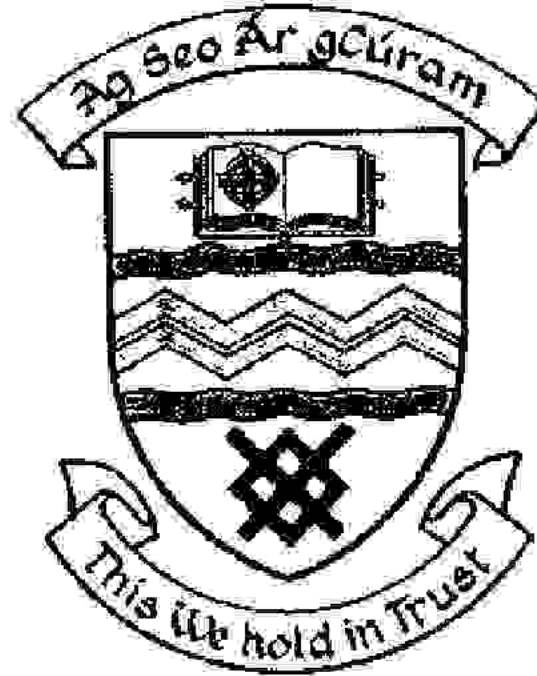


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0596	
1. Location	39 St Gerard's Road, Crumlin, Dublin 12.		
2. Development	Permission sought for a three-bed, two-storey semi-detached dwelling, complete with ancillary services to side.		
3. Date of Application	18/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/10/2000 2.	1. 15/11/2000 2.
4. Submitted by	Name: Paul A. Flanagan Address: 27 Kilnarnagh Road, Walkinstown,		
5. Applicant	Name: Mr. C. Sheridan Address: 39 St Gerard's Road, Crumlin, Dublin 12.		
6. Decision	O.C.M. No. 0021 Date 08/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0435 Date 21/02/2001	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
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Paul A. Flanagan
27 Kilnamanagh Road,
Walkinstown,
Dublin 12.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 0435	Date of Final Grant 21/02/2001
Decision Order Number 0021	Date of Decision 08/01/2001
Register Reference S00A/0596	Date 15/11/00

Applicant Mr.C. Sheridan

Development Permission sought for a three-bed,
two-storey semi-detached dwelling,
complete with ancillary services to
side.

Location 39 St Gerard's Road, Crumlin, Dublin 12.

Floor Area 16.00 Sq Metres

Time extension(s) up to and including

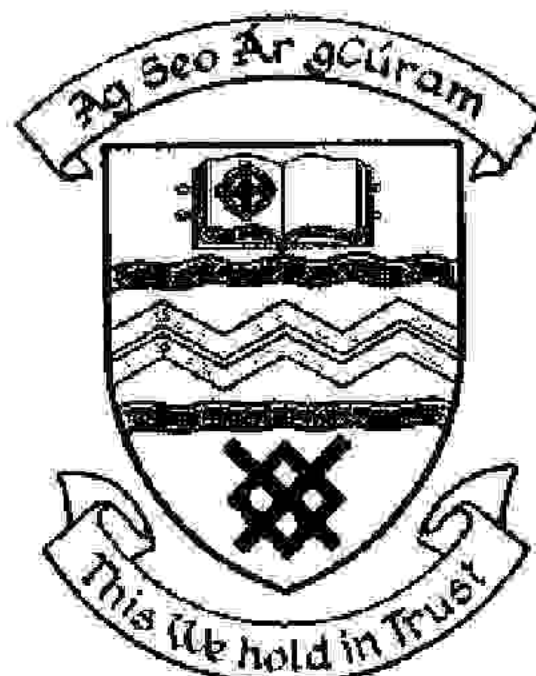
Additional Information Requested/Received 17/10/2000 /15/11/2000

A Permission has been granted for the development described above,
subject to the following (9) 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 by the Planning Authority on 15/11/00, 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 external finishes harmonise in colour and texture with the existing premises.
 REASON:
 In the interest of visual amenity.
- 3 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.
 REASON:
 To prevent unauthorised development.
- 4 The applicant shall submit, for the agreement of the Planning Authority, prior to the commencement of development, revised plans, particulars and details of the proposed front garden/ driveway, boundary wall and entrance gateway to no. 39 St. Gerard's Road, Crumlin, Dublin 12 (existing house). The vehicular entrance shall have a 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. One third at least of the proposed front garden to no. 39 St Gerard's road (existing premises) shall remain grassed or landscaped.
 REASON:
 In the interest of the protection of residential amenity, the preservation of visual amenity and the proper planning and development of the area.
- 5 The applicant shall comply with the requirements of the Environmental Services Department, South Dublin County Council. Specifically
 - (a) Applicant shall ensure full and complete separation of foul and surface water systems.

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- (b) All foul and surface water 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) All surface water to be discharged to the public surface water system.
- (d) A separate connection for water supply shall be required for 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 for dwelling.

REASON:

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

- 6 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.

- 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

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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.

- (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.


26/02/01
 for SENIOR ADMINISTRATIVE OFFICER