

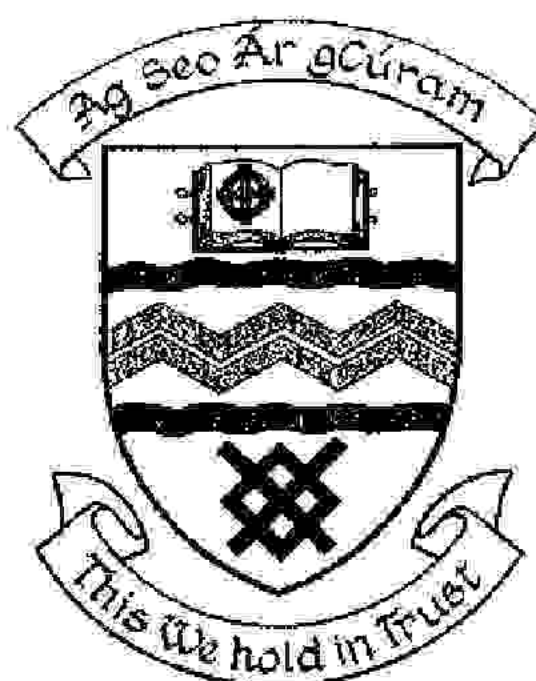
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0502	
1. Location	1 Woodford Close Clondalkin Dublin 22		
2. Development	(1) To erect a single-storey two bedroom bungalow to side of existing bungalow. (2) Proposed access on to Woodford Close (3) Proposed access on to Woodford Lawn (4) All ancillary site work. All work to be carried out in side of garden		
3. Date of Application	18/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/09/2000 2. 19/01/20	1. 29/11/2000 2. 10/04/20
4. Submitted by	Name: Architectural & Structural Design Address: 55 Cherrywood Park Clondalkin		
5. Applicant	Name: Ms J. Byrne Address: 1 Woodford Close, Clondalkin, Dublin 22		
6. Decision	O.C.M. No. 2114 Date 07/06/2001	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.	

M.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
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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 2114	Date of Decision 07/06/2001
Register Reference S00A/0502	Date: 18/07/00

Applicant Ms J. Byrne

Development (1) To erect a single-storey two bedroom bungalow to side of existing bungalow. (2) Proposed access on to Woodford Close (3) Proposed access on to Woodford Lawn (4) All ancillary site work. All work to be carried out in side of garden

Location 1 Woodford Close Clondalkin Dublin 22

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/09/2000 /29/11/2000

Clarification of Additional Information Requested/Received 19/01/2001 / 10/04/2001

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

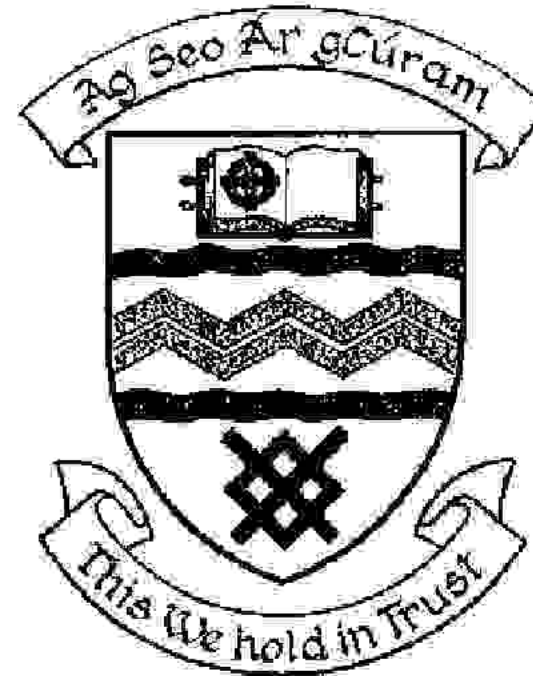
..... M7 07/06/01
for SENIOR ADMINISTRATIVE OFFICER

Architectural & Structural Design
55 Cherrywood Park
Clondalkin
Dublin 22

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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 29.11.00 and clarification of additional information received on 10.04.01, 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 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 dwellinghouse not be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 6 The proposed porch shall be constructed of glazed screen only, details of which shall be submitted to the Planning Authority for written approval prior to the commencement of development.

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

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
- (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) 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.
 - (d) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (e) The property shall have its own individual service connection to the public watermain and 24hour storage.
 - (f) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 8 That an acceptable house number be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed houses.

REASON:

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

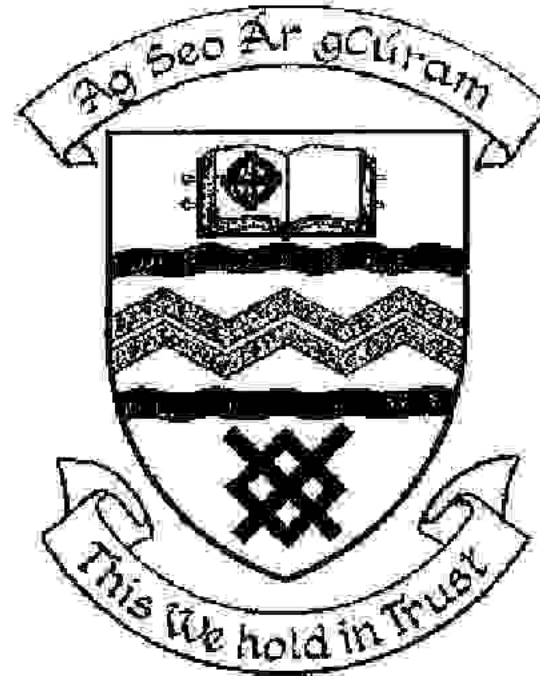
- 9 The applicant shall provide for the following works at his own expense prior to the first occupation of the proposed dwelling

(a) Relocation/replacement of tree to be at applicant's own expense.

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(b) Relocation/upgrading of manhole cover to be at applicant's own expense.

(c) Relocation/upgrading of Eircom manhole cover/frame to be at applicant's own expense.

REASON:

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

- 10 Whilst providing a driveway and parking space the applicant shall retain one third of the existing front garden area as a green surfaced/landscaped open area.

REASON:

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

- 11 The footpath and kerb for both the existing and proposed dwelling shall be dished to the requirements of the area engineer, road maintenance department, at the applicants own expense. Any such dishing shall not exceed the width of the vehicular entrance.

REASON:

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

- 12 Provision of 2 off street car parking spaces shall be provided for.

REASON:

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

- 13 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes of the existing buildings along Kilmashogue Drive.

REASON:

In the interest of visual amenity.

- 14 Prior to the first occupation of the dwelling the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

REASON:

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

- 15 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.

- 16 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.

- 17 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 Knockmitten 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.

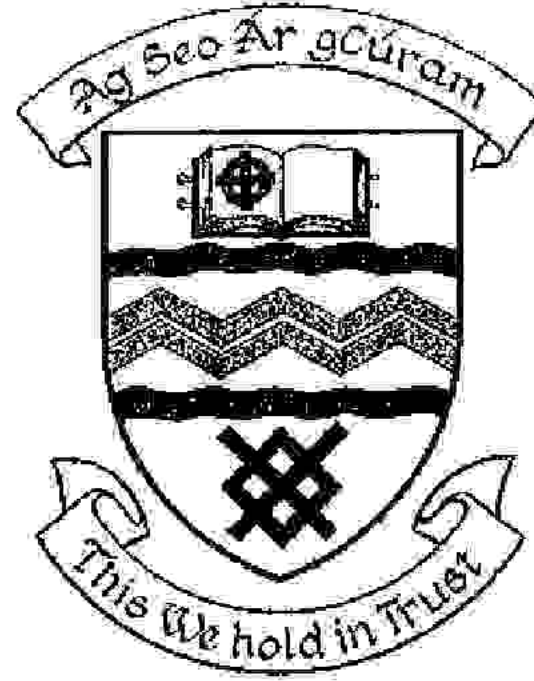
REASON:

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

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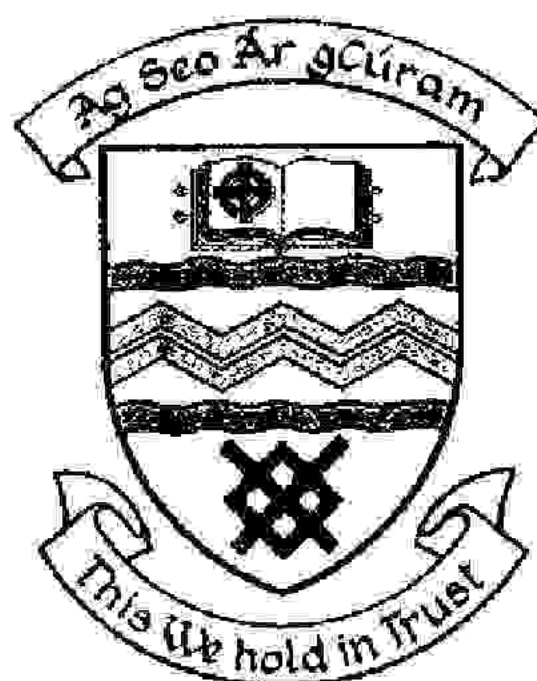
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development and improvement of amenity lands in the area
which will facilitate the proposed development.

	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/0502	
1. Location	1 Woodford Close Clondalkin Dublin 22		
2. Development	(1) To erect a single-storey two bedroom bungalow to side of existing bungalow. (2) Proposed access on to Woodford Close (3) Proposed access on to Woodford Lawn (4) All ancillary site work. All work to be carried out in side of garden		
3. Date of Application	18/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/09/2000 2. 19/01/20	1. 29/11/2000 2. 10/04/20
4. Submitted by	Name: Architectural & Structural Design Address: 55 Cherrywood Park Clondalkin		
5. Applicant	Name: Ms J. Byrne Address: 1 Woodford Close, Clondalkin, Dublin 22		
6. Decision	O.C.M. No. 2114 Date 07/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2464 Date 20/07/2001	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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Architectural & Structural Design
55 Cherrywood Park
Clondalkin
Dublin 22

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2464	Date of Final Grant 20/07/2001
Decision Order Number 2114	Date of Decision 07/06/2001
Register Reference S00A/0502	Date 10/04/01

Applicant Ms J. Byrne

Development (1) To erect a single-storey two bedroom bungalow to side of existing bungalow. (2) Proposed access on to Woodford Close
(3) Proposed access on to Woodford Lawn (4) All ancillary site work. All work to be carried out in side of garden

Location 1 Woodford Close Clondalkin Dublin 22

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

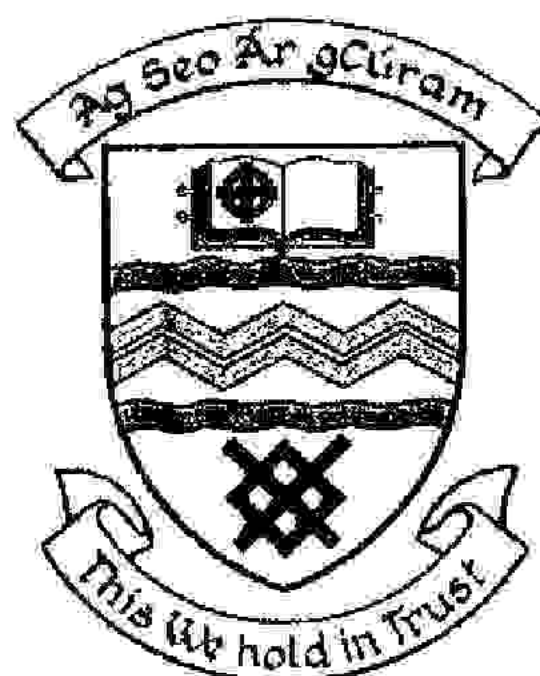
Additional Information Requested/Received 14/09/2000 /29/11/2000

A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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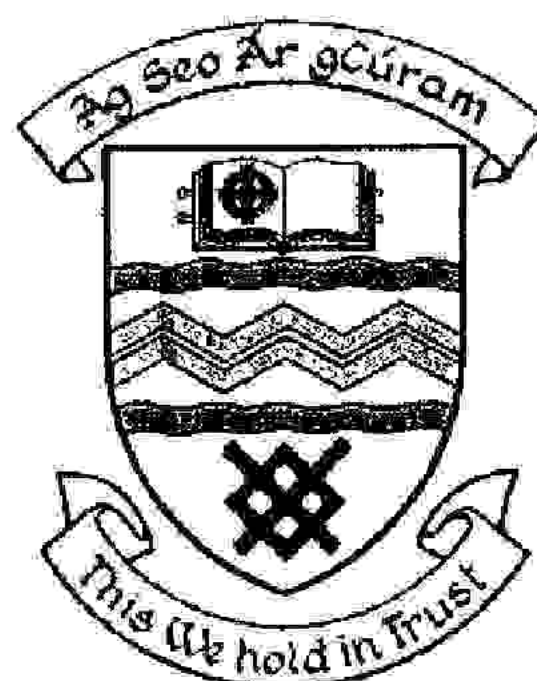
Conditions and Reasons

- 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 29.11.00 and clarification of additional information received on 10.04.01, 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 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 dwellinghouse not be occupied until all the services have been connected thereto and are operational.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 The proposed porch shall be constructed of glazed screen only, details of which shall be submitted to the Planning Authority for written approval prior to the commencement of development.
 In the interest of public health and the proper planning and development of the area.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in

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charge.

(b) Applicant to ensure full and complete separation of foul and surface water systems.

(c) 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.

(d) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

(e) The property shall have its own individual service connection to the public watermain and 24hour storage.

(f) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 8 That an acceptable house number be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 9 The applicant shall provide for the following works at his own expense prior to the first occupation of the proposed dwelling

(a) Relocation/replacement of tree to be at applicant's own expense.

(b) Relocation/upgrading of manhole cover to be at applicant's own expense.

(c) Relocation/upgrading of Eircom manhole cover/frame to be at applicant's own expense.

REASON:

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

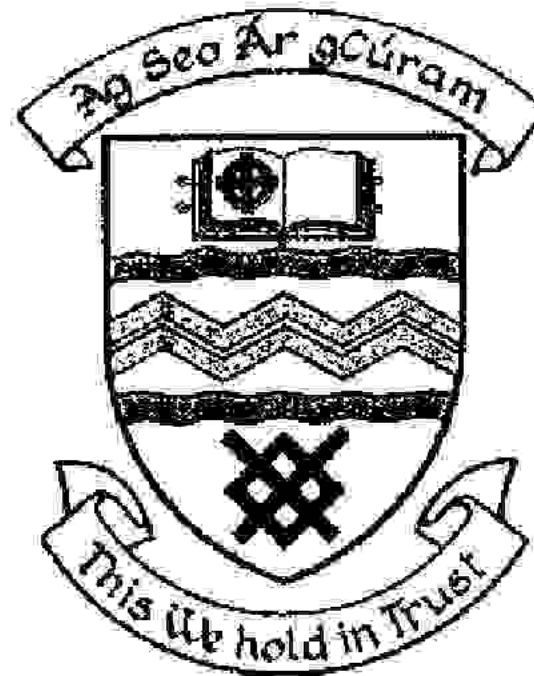
- 10 Whilst providing a driveway and parking space the applicant shall retain one third of the existing front garden area as a green surfaced/landscaped open area.

REASON:

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

11. The footpath and kerb for both the existing and proposed dwelling shall be dished to the requirements of the area engineer, road maintenance department, at the applicants own expense. Any such dishing shall not exceed the width of the vehicular entrance.
 REASON:
 In the interest of proper planning and development of the area.
12. Provision of 2 off street car parking spaces shall be provided for.
 REASON:
 In the interest of proper planning and development of the area.
13. External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes of the existing buildings along Kilmashogue Drive.
 REASON:
 In the interest of visual amenity.
14. Prior to the first occupation of the dwelling the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.
 REASON:
 In the interest of proper planning and development of the area.
15. 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.
16. 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

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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.

- 17 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 Knockmitten 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.

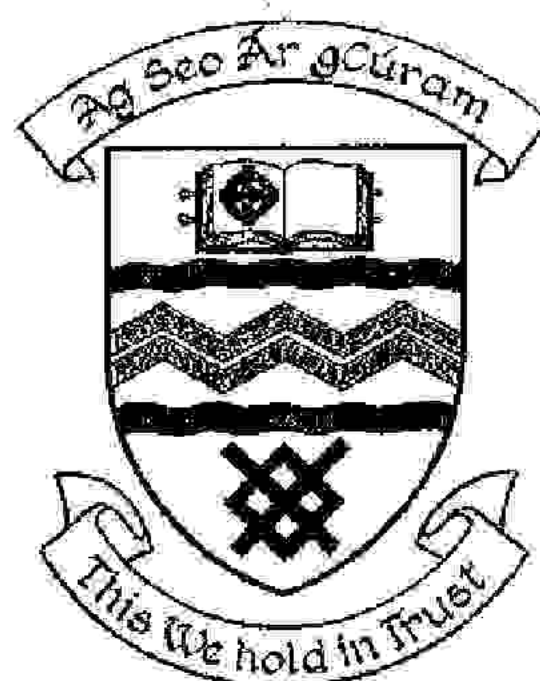
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

gk
23/07/01
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0502	
1. Location	1 Woodford Close Clondalkin Dublin 22		
2. Development	(1) To erect a single-storey two bedroom bungalow to side of existing bungalow. (2) Proposed access on to Woodford Close (3) Proposed access on to Woodford Lawn (4) All ancillary site work. All work to be carried out in side of garden		
3. Date of Application	18/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/09/2000 2. 19/01/20	1. 29/11/2000 2.
4. Submitted by	Name: Architectural & Structural Design Address: 55 Cherrywood Park Clondalkin		
5. Applicant	Name: Ms J. Byrne Address: 1 Woodford Close, Clondalklin, Dublin 22		
6. Decision	O.C.M. No. 0139 Date 19/01/2001	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. Date	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0139	Date of Decision 19/01/2001
Register Reference S00A/0502	Date 18/07/00

Applicant Ms J. Byrne
App. Type Permission
Development (1) To erect a single-storey two bedroom bungalow to side of existing bungalow. (2) Proposed access on to Woodford Close
(3) Proposed access on to Woodford Lawn (4) All ancillary site work. All work to be carried out in side of garden

Location 1 Woodford Close Clondalkin Dublin 22

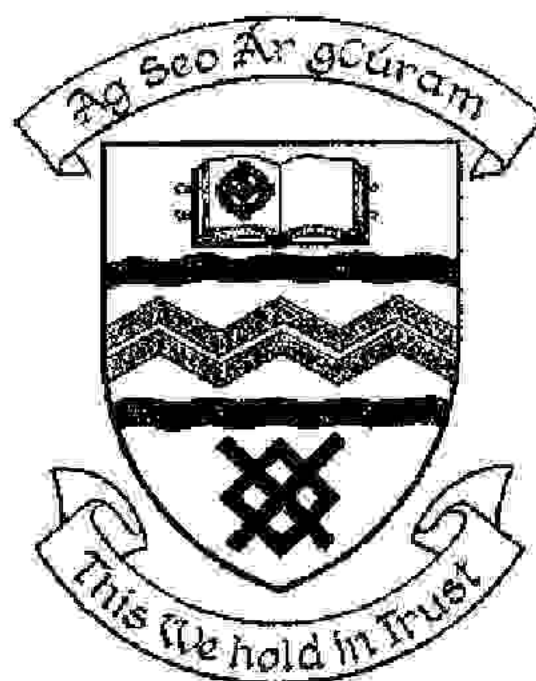
Dear Sir / Madam,

With reference to your planning application, additional information received on 29/11/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 There is a 300mm-diameter surface water sewer adjacent to the proposed development. The design of the proposed building shall be revised so that no part of the building is within 5m of this surface water sewer.
- 2 The applicant shall submit, a revised block plan to show:
 - (a) 2 no. off street parking spaces for existing house. This will involve a double width driveway. Details of the car parking spaces and the exact location and width of the double width driveway shall be shown.
 - (b) 2 no. off street parking spaces for the proposed house with a separate access point at the front and

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- side of the house. Details of the car parking spaces and the exact location and width of the proposed entrances shall be shown.
- (c) A north point.

NOTE: The applicant is advised to contact the area Planning Officer prior to lodging the information requested to discuss suitable amendments.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Planning Reg Ref. No. given above.

Yours faithfully

MT
.....
for SENIOR ADMINISTRATIVE OFFICER

19/01/01

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

Decision Order Number 2099	Date of Decision 14/09/2000
Register Reference S00A/0502	Date: 18/07/00

Applicant Ms J. Byrne
Development (1) To erect a single-storey two bedroom bungalow to side of existing bungalow. (2) All ancillary site work.

Location 1 Woodford Close Clondalkin Dublin 22

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 18/07/00 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:

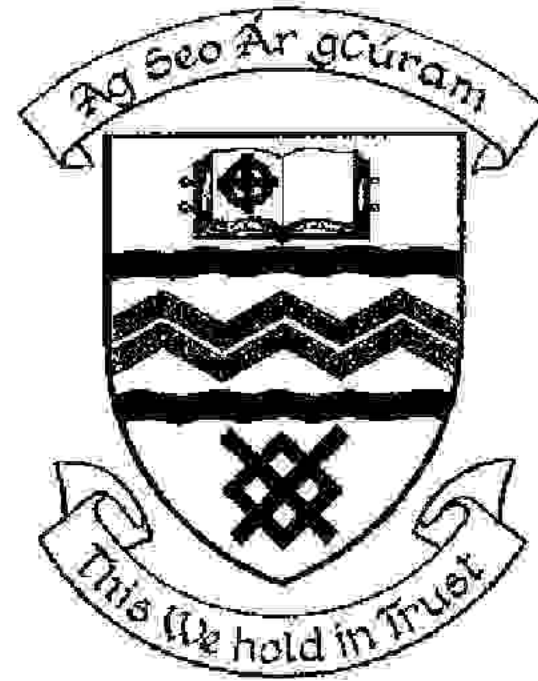
- 1 The applicant has failed to advertise the nature and extent of the development adequately by omitting from the public notices, the intention to provide a new access to the development. The applicant shall therefore re-advertise the proposed development stating the inclusion of the proposed access/accesses.
 - a) The applicant shall submit two copies of the page of a newspaper, circulating in the area, in which the land or structure is situated, containing the required statutory notice. The newspaper advertisement should state after the heading South Dublin County Council.
 - . The name of the applicant
 - . The fact that the application is for permission
 - . The address of the location of the land
 - . The nature and extent of the development proposed.
 - b) The applicant shall submit four copies of the text of the revised site notice containing the required statutory notice. The site notice must be headed

Architectural & Structural Design
55 Cherrywood Park
Clondalkin
Dublin 22

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,
Lár an Bhaile, Tamblacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S00A/0502

"Application to South Dublin County Council" and
must state:

- . The name of the applicant
- . The fact that the application is for permission
- . The address of the location of the land
- . The nature and extent of the development proposed.

. The Planning Application may be inspected at the
offices of the Planning Authority.

NB. The site notice must be re-erected and
maintained in position for at least 1 month after
the revised documentation has been lodged with the
Planning Authority.

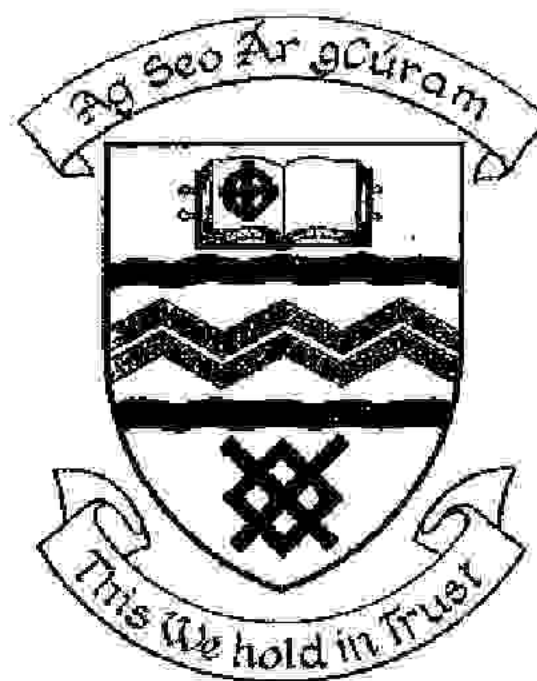
- 2 The proposed development by reason of its design (building
line, roof height, depth and utilisation of the site) would
be out of character with the existing pattern of residential
development in the area and would thereby seriously injure
the residential amenity of the area. The applicant shall
submit revised designs, which address these issues. The
applicant should note that the South Dublin County
Development Plan states that rear garden depths must be at
least 11 metres. The applicant should also note that the
proposed windows do not meet with the requirements of the
Building Regulations 1997 Part B.
- 3 There is a 300mm diameter surface water sewer adjacent to
the proposed development. The applicant is requested to
submit a scaled drawing indicating the exact location of
this sewer in relation to the proposed. The design of the
building may need to be revised so that no building is
within 5m of this surface water sewer.
- 4 The applicant shall submit, a revised block plan to show:
 - a) 2 no. off street parking spaces for existing house.
This will involve a double width driveway.
 - b) 2 no. off street parking spaces for the proposed
house with a separate access point at the front and
side of the house.
 - c) A north point.

Signed on behalf of South Dublin County Council

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MT
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for Senior Administrative Officer

14/09/00