

|                             |  |  |                                    |
|-----------------------------|--|--|------------------------------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) |  | Plan Register No.<br><br>S00A/0480 |
| 1. Location                 | 1 Westbourne Avenue, Clondalkin, Dublin 22.  |  |                                    |
| 2. Development              | 2 storey, 3 bedroom dwelling house to the side.  |  |                                    |
| 3. Date of Application      | 11/07/00   | Date Further Particulars<br>(a) Requested (b) Received |                                    |
| 3a. Type of Application     | Permission   | 1.<br>2.   | 1. 20/11/2000<br>2.                |
| 4. Submitted by             | Name: Mr. Michael Malone,<br>Address: 18 Garville Mews, Rathgar,   |  |                                    |
| 5. Applicant                | Name: Mrs. Elizabeth Kavanagh,<br>Address: 2 Crescent Garden, East Wall, Dublin 3.   |  |                                    |
| 6. Decision                 | O.C.M. No. 0122<br>Date 18/01/2001   | Effect<br>AP GRANT PERMISSION                          |                                    |
| 7. Grant                    | O.C.M. No. 0457<br>Date 28/02/2001   | Effect<br>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**



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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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

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Dublin 24

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Fax: 01-414 9104

Mr. Michael Malone,  
18 Garville Mews,  
Rathgar,  
Dublin 6.

**NOTIFICATION OF GRANT OF Permission**

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

|                               |                                |
|-------------------------------|--------------------------------|
| Final Grant Order Number 0457 | Date of Final Grant 28/02/2001 |
| Decision Order Number 0122    | Date of Decision 18/01/2001    |
| Register Reference S00A/0480  | Date 20/11/00                  |

Applicant Mrs. Elizabeth Kavanagh,  
Development 2 storey, 3 bedroom dwelling house to the side.  
Location 1 Westbourne Avenue, Clondalkin, Dublin 22.  
Floor Area 0.00 Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received /20/11/2000

A Permission has been granted for the development described above,  
subject to the following (7) 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 20/11/00, 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 The proposed development shall conform to Environmental Services Department standards. These standards include:
- (a) Applicant to ensure full and complete separation of foul and surface water systems.
  - (b) A separate water supply connection is required for proposed development. The connection, and tapping of the Council's watermains is to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant is required to provide 24 hour water storage.

**REASON:**

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

- 3 The applicant shall submit revised drawings, particulars and details, for the written agreement of the Planning Authority, prior to the commencement of development, which ensures the proposed development maintains the existing pattern of development in the vicinity. In this regard the proposed development shall:-
- (a) omit single storey element to the rear of the proposed development.
  - (b) the applicant shall submit accurate rear elevation drawings.
  - (c) the over sized "A shaped" parapet features to front and rear elevations with pitched roofs shall be omitted. The front and rear elevation shall conform with the scale and design of existing houses on Westbourne Avenue.
  - (d) the proposed development forward of existing front building line shall be omitted other than the proposed porch canopy.

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- (e) the proposed development shall be attached to No. 1 Westbourne Avenue.

REASON:

In the interest of the proper planning and development of the area, the protection of residential amenity and the maintenance of visual amenity.

- 4 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 Corkagh Demesne 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.

- 5 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.

- 6 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.

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- 7 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.

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



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PLANNING  
DEPARTMENT  
County Hall,  
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Dublin 24.

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

|                              |                             |
|------------------------------|-----------------------------|
| Decision Order Number 0122   | Date of Decision 18/01/2001 |
| Register Reference S00A/0480 | Date: 11/07/00              |

Applicant Mrs. Elizabeth Kavanagh,  
Development 2 storey, 3 bedroom dwelling house to the side.  
Location 1 Westbourne Avenue, Clondalkin, Dublin 22.  
Floor Area Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received /20/11/2000  
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 ( 7 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... *MY* ..... 18/01/01  
for SENIOR ADMINISTRATIVE OFFICER

Mr. Michael Malone,  
18 Garville Mews,  
Rathgar,  
Dublin 6.

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DEPARTMENT  
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REG REF. S00A/0480

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 20/11/00, 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 The proposed development shall conform to Environmental Services Department standards. These standards include:

- (a) Applicant to ensure full and complete separation of foul and surface water systems.
- (b) A separate water supply connection is required for proposed development. The connection, and tapping of the Council's watermains is to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant is required to provide 24 hour water storage.

REASON:

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

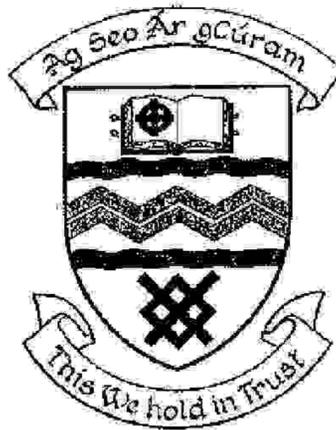
- 3 The applicant shall submit revised drawings, particulars and details, for the written agreement of the Planning Authority, prior to the commencement of development, which ensures the proposed development maintains the existing pattern of development in the vicinity. In this regard the proposed development shall:-

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- (b) the applicant shall submit accurate rear elevation drawings.
- (c) the over sized "A shaped" parapet features to front and rear elevations with pitched roofs shall be

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REG. REF. S00A/0480

omitted. The front and rear elevation shall conform with the scale and design of existing houses on Westbourne Avenue.

- (d) the proposed development forward of existing front building line shall be omitted other than the proposed porch canopy.
- (e) the proposed development shall be attached to No. 1 Westbourne Avenue.

REASON:

In the interest of the proper planning and development of the area, the protection of residential amenity and the maintenance of visual amenity.

- 4 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 Corkagh Demesne and which will facilitate the development; this contribution to be paid before the commencement of development on site.

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REASON:

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- 6 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:

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- 7 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:

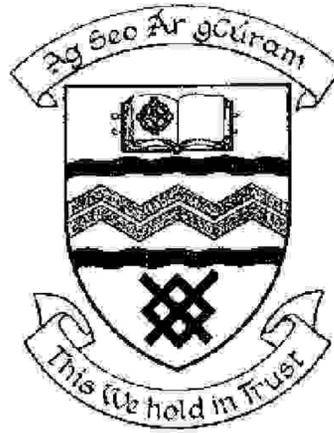
In the interest of the proper planning and development of the area.

|                             |  |  |
|-----------------------------|--|--|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) | Plan Register No.<br><br>S00A/0480                     |
| 1. Location                 | 1 Westbourne Avenue, Clondalkin, Dublin 22.  |  |
| 2. Development              | 2 storey, 3 bedroom dwelling house to the side.  |  |
| 3. Date of Application      | 11/07/00   | Date Further Particulars<br>(a) Requested (b) Received |
| 3a. Type of Application     | Permission   | 1.<br>2.   |
| 4. Submitted by             | Name: Mr. Michael Malone,<br>Address: 41 Addison Road, Fairview,   |  |
| 5. Applicant                | Name: Mrs. Elizabeth Kavanagh,<br>Address: 2 Crescent Garden, East Wall, Dublin 3.   |  |
| 6. Decision                 | O.C.M. No. 2052<br>Date 07/09/2000   | Effect<br>FI REQUEST ADDITIONAL<br>INFORMATION         |
| 7. Grant                    | O.C.M. No.<br>Date   | Effect<br>FI REQUEST ADDITIONAL<br>INFORMATION         |
| 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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Facs: 01-414 9104



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

|                              |                             |
|------------------------------|-----------------------------|
| Decision Order Number 2052   | Date of Decision 07/09/2000 |
| Register Reference S00A/0480 | Date: 11/07/00              |

Applicant                    Mrs. Elizabeth Kavanagh,  
Development                2 storey, 3 bedroom dwelling house to the side.  
  
Location                    1 Westbourne Avenue, Clondalkin, Dublin 22.  
  
App. Type                    Permission

Dear Sir/Madam,

With reference to your planning application, received on 11/07/00 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 is requested to indicate how the proposal shall conform with the Roads Department Standard of 15.5 metre setback from New Nangor Road. The applicant is advised to consider the repositioning of the proposed development to attach to the existing terrace (1-7 Westbourne Avenue), thereby increasing the setback from the New Nangor Road.
- 2     Applicant to submit details of proposed drainage up to and including connection to estate sewer. Details to indicate complete separation of foul and surface water systems.
- 3     Westbourne estate is not yet taken in charge. Applicant to identify any foul or surface pipes within the area of development with potential to be taken in charge.
- 4     There is a 12" watermain adjacent to the proposed development. The applicant is requested to submit a scaled drawings indicating the exact location of this watermain in relation to the proposed development. The design of the

Mr. Michael Malone,  
41 Addison Road,  
Fairview,  
Dublin 3.

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proposed development may need to be revised so that no  
building is within 8m of this watermain.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

07/09/00