

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0340
1. Location	32A Woodford Lawn, Clondalkin, Dublin 22.	
2. Development	Construct a new 2 storey house to the side.	
3. Date of Application	19/05/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Peter Keenahan Architect, Address: 3 High Road, Kilmainham,	
5. Applicant	Name: Graham Gorry, Address: 32A Woodford Lawn, Clondalkin, Dublin 22.	
6. Decision	O.C.M. No. 1570 Date 17/07/2000	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 1985 Date 31/08/2000	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



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Peter Keenahan Architect,
3 High Road,
Kilmainham,
Dublin 8.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1985	Date of Final Grant 31/08/2000
Decision Order Number 1570	Date of Decision 17/07/2000
Register Reference S00A/0340	Date 19/05/00

Applicant Graham Gorry,

Development Construct a new 2 storey house to the side.

Location 32A Woodford Lawn, Clondalkin, Dublin 22.

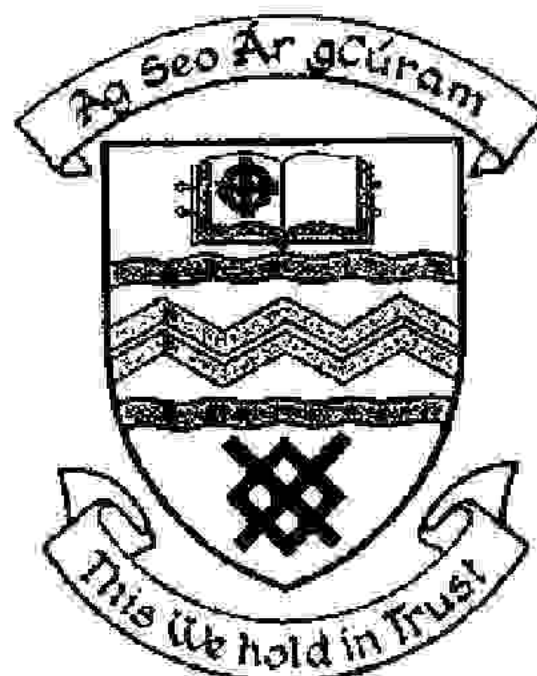
Floor Area 0.00 Sq Metres

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 (19) 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, 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 chimney stack of the dwelling shall be reduced in height so that it is no higher than proposed ridge level.

REASON:

In the interest of visual amenity.

- 3 External finishes to the proposed dwelling, including roof materials and brick work, shall be in keeping with the finishes on the adjoining dwellings and shall conform with those finishes indicated on drawings submitted with this application.

REASON:

In the interest of visual amenity.

- 4 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 the proper planning and development of the area.

- 5 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 6 That the dwelling shall not be occupied until all the services have been connected thereto and are operational.

REASON:

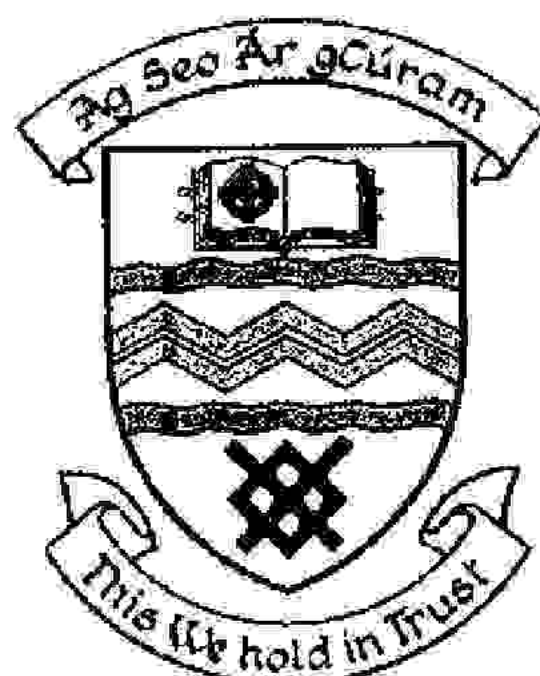
In the interest of the proper planning and development of the area.

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

REASON:

In the interest of visual amenity and the protection of residential amenity in the area.

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- 8 The footpath and kerb shall be dishd 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 the proper planning and development of the area.

- 9 Relocation/upgrading of Eircom/Environmental Services manhole cover to be at applicant's own expense.

REASON:

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

- 10 Boundary treatment to the site shall provide for the retention of the existing random stone wall on the rear (western) boundary.

REASON:

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

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

REASON:

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

- 12 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.

- 13 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

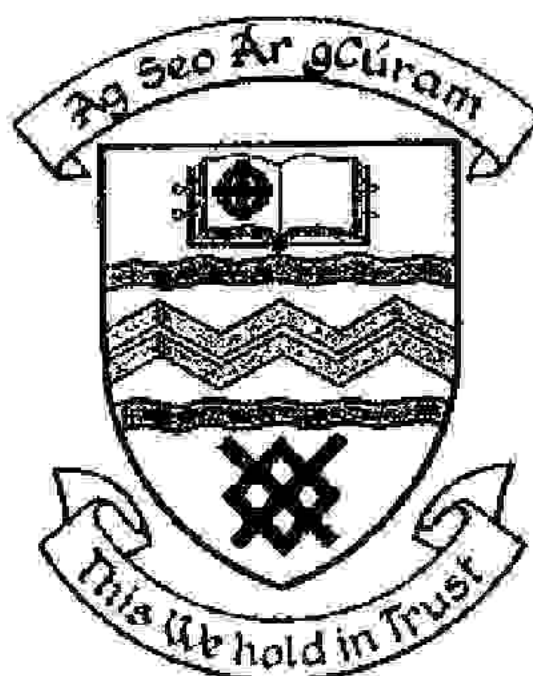
In the interest of amenity.

- 14 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.

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- 15 Prior to the commencement of development on site, the applicant shall submit for the written agreement of the Planning Authority full details of proposed drainage and surface water arrangements, including pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer. In preparing such submissions the applicant shall ensure the following:-

- (a) The applicant to ensure full and complete separation of foul and 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) No building within 5m of public sewer or sewer with potential to be taken in charge.

REASON:

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

- 16 In relation to the water arrangements:-

- (a) A separate water connection is required for the dwelling.
- (b) Connection and tapping of mains to be carried out by South Dublin County Council personnel at the applicants prior expense.
- (c) The dwelling shall not be greater than 46 metres from a hydrant.
- (d) 24 hour storage shall be provided.

REASON:

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

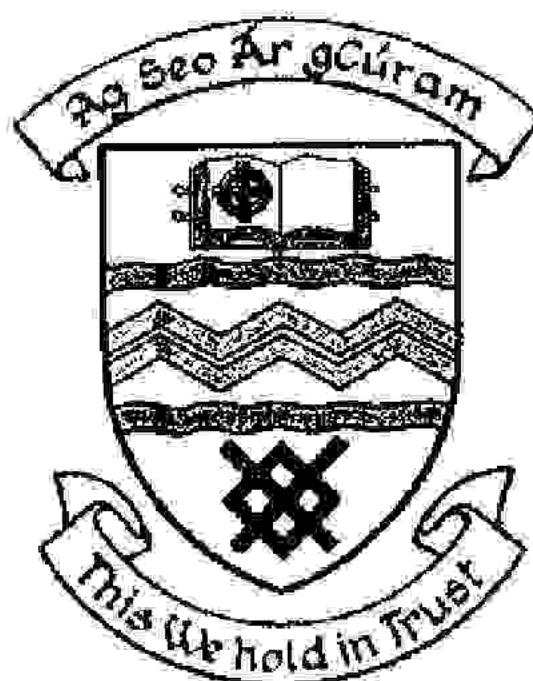
- 17 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development;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

- 18 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six

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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.

- 19 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:

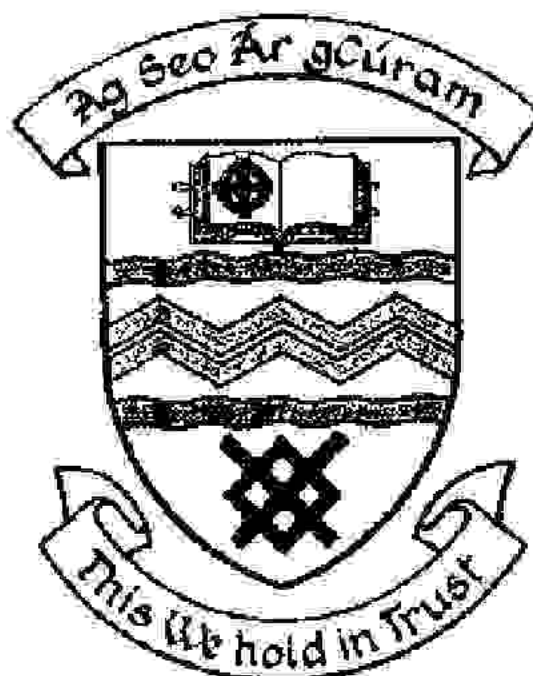
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

- (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.

REG REF. S00A/0340

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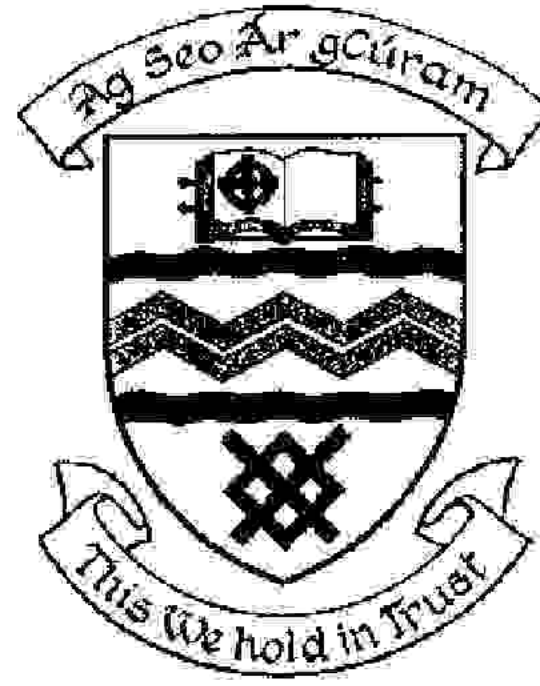
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Signed on behalf of South Dublin County Council.

.....*Dona Kane*.....31/08/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0340	
1. Location	32A Woodford Lawn, Clondalkin, Dublin 22.		
2. Development	Construct a new 2 storey house to the side.		
3. Date of Application	19/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Peter Keenahan Architect, Address: 3 High Road, Kilmainham,		
5. Applicant	Name: Graham Gorry, Address: 32A Woodford Lawn, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1570 Date 17/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1570	Date of Decision 17/07/2000
Register Reference S00A/0340	Date: 19/05/00

Applicant Graham Gorry,
Development Construct a new 2 storey house to the side.
Location 32A Woodford Lawn, Clondalkin, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /
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 (19) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

Peter Keenahan Architect,
3 High Road,
Kilmainham,
Dublin 8.

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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, 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 chimney stack of the dwelling shall be reduced in height so that it is no higher than proposed ridge level.
REASON:
In the interest of visual amenity.
- 3 External finishes to the proposed dwelling, including roof materials and brick work, shall be in keeping with the finishes on the adjoining dwellings and shall conform with those finishes indicated on drawings submitted with this application.
REASON:
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- 4 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 the proper planning and development of the area.
- 5 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 6 That the dwelling shall 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.

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

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REASON:

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REASON:

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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.

- 18 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.

- 19 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.

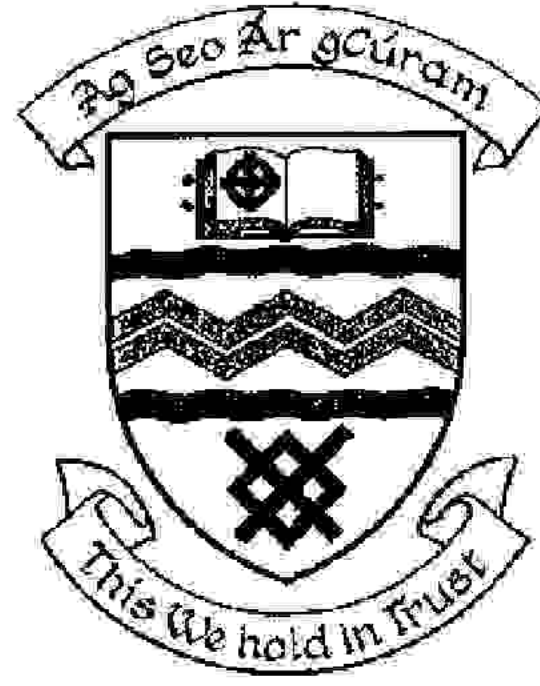
REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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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.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.