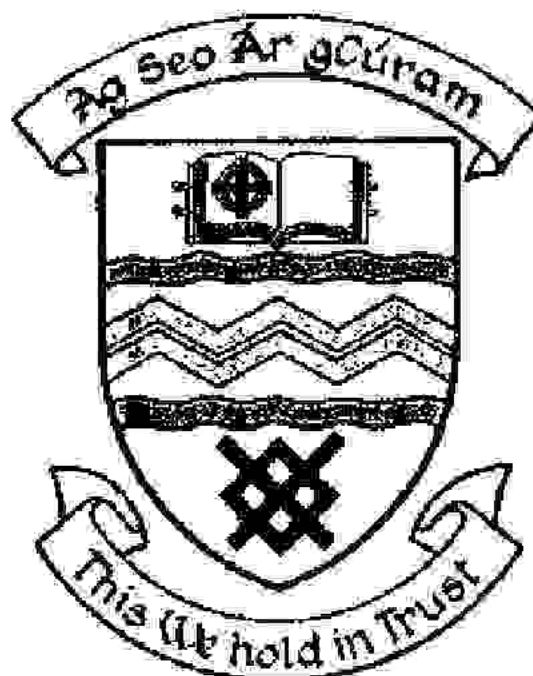


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0245	
1. Location	77 Alpine Heights, Clondalkin, Dublin 22.		
2. Development	Two storey end of terrace house (100.1m2), and a new vehicular entrance and porch to existing house.		
3. Date of Application	17/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Cloonan O'Donnell Architects, Address: 4 Emor Street, Dublin 8.		
5. Applicant	Name: Luke McHale, Address: 77 Alpine Heights, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1306 Date 15/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1711 Date 01/08/2000	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.	

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Cloonan O'Donnell Architects,
4 Emor Street,
Dublin 8.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1711	Date of Final Grant 01/08/2000
Decision Order Number 1306	Date of Decision 15/06/2000
Register Reference S00A/0245	Date 17/04/00

Applicant Luke McHale,

Development Two storey end of terrace house (100.1m²), and a new vehicular entrance and porch to existing house.

Location 77 Alpine Heights, Clondalkin, Dublin 22.

Floor Area 281.80 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 (23) Conditions.

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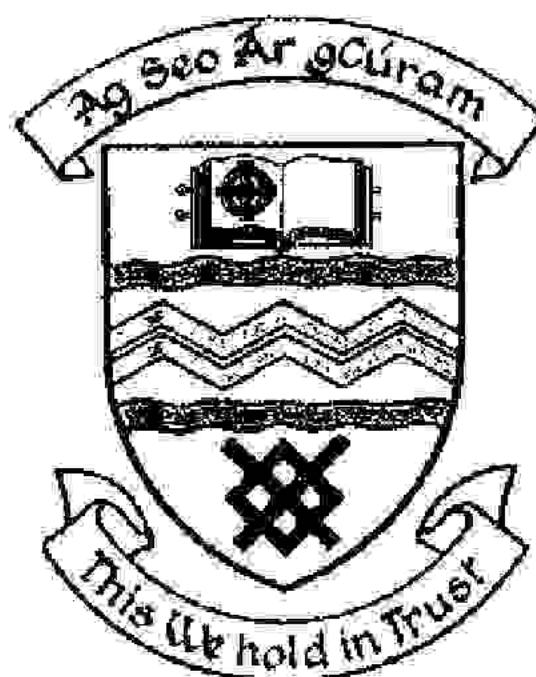
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Conditions and Reasons

- 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 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes on adjoining buildings and shall conform with those finishes indicated on Drawing No. 02 submitted with this application.
REASON:
 In the interest of visual amenity.
- 3 The site boundary treatment to the front, side and rear of the new dwelling shall be in keeping with the boundary treatments of adjoining dwellings.
REASON:
 In the interest of the proper planning and development of the area.
- 4 Prior to the first occupation of the dwelling, the front side 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 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.
REASON:
 In the interest of residential amenity.
- 6 That the proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.
- 7 That no dwellinghouse 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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- 8 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.

- 9 The footpath and kerb 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 the proper planning and development of the area.

- 10 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 house.

REASON:

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

- 11 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.

- 12 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.

- 13 The applicant to ensure full and complete separation of foul and surface water systems.

REASON:

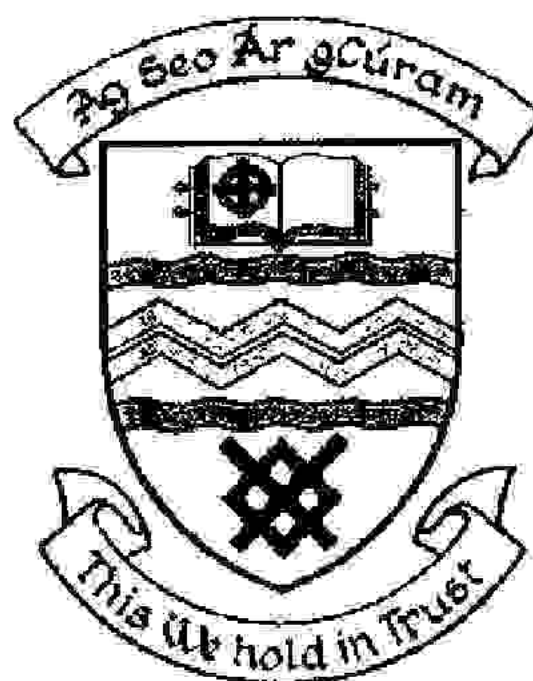
In the interest of the proper planning and development of the area.

- 14 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.

REASON:

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

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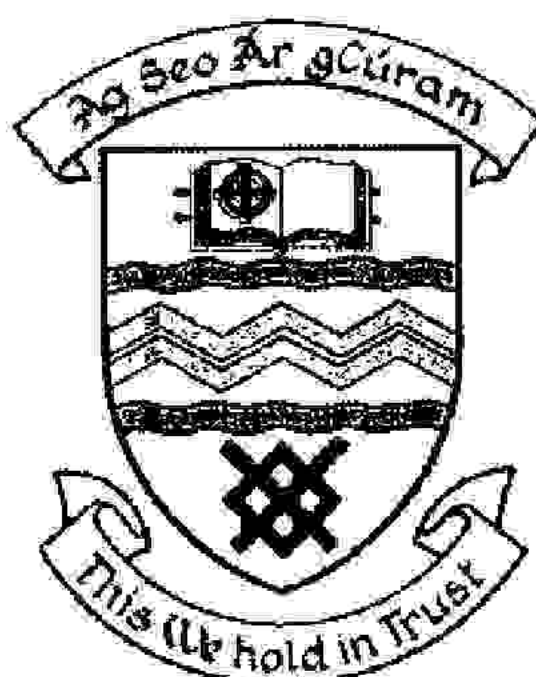
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- 15 No building shall take place within 5m of public sewer or sewer with potential to be taken in charge.
 REASON:
 In the interest of the proper planning and development of the area.
- 16 A separate water connection is required for the proposed dwelling.
 REASON:
 In the interest of the proper planning and development of the area.
- 17 Connection and tapping of mains to be carried out by South Dublin County Council personnel at the applicants prior expense.
 REASON:
 In the interest of the proper planning and development of the area.
- 18 No dwelling shall be greater than 46 metres from a hydrant.
 REASON:
 In the interest of the proper planning and development of the area.
- 19 No building to lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.
 REASON:
 In the interest of the proper planning and development of the area.
- 20 Notwithstanding the Local Government (Planning and Development) Regulations 1994-1999 no extension shall be erected to the rear of the proposed house unless a specific planning permission is granted for such development by the Planning authority or by An Bord Pleanála on appeal.
 REASON:
 To enable effective control to be maintained in the interest of the proper planning and development of the area.
- 21 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

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 22 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.

- 23 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,269 (one thousand two hundred and sixty nine 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.

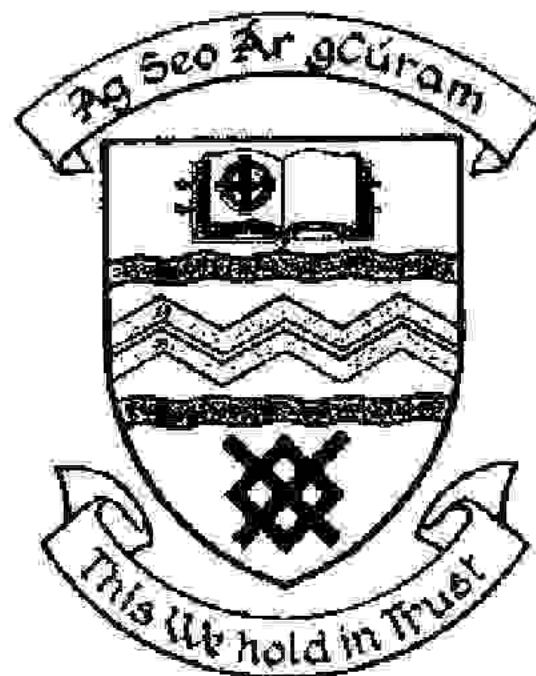
REASON:

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.

REG REF. S00A/0245

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Signed on behalf of South Dublin County Council.

.....01/08/00
for SENIOR ADMINISTRATIVE OFFICER