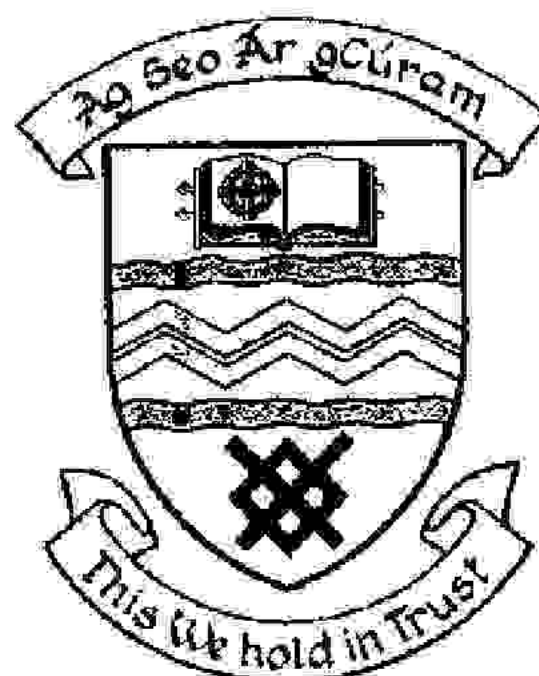


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0216	
1. Location	215 Palmerstown Woods, Clondalkin, Dublin 22.		
2. Development	Attached house at side, front tiled roof porches, tiled roof kitchen extensions, at rear, new driveways and dishing of footpath.		
3. Date of Application	05/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: P. Murtagh Address: 31 St. Killians Avenue, Greenhills,		
5. Applicant	Name: Mr. S. Tracey Address: 215 Palmerstown Woods, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1198  Date 01/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1571  Date 18/07/2000	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**



**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

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Bosca 4122  
Lár an Bhaile, Tarnhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
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P. Murtagh  
31 St. Killians Avenue,  
Greenhills,  
Dublin 12.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1571	Date of Final Grant 18/07/2000
Decision Order Number 1198	Date of Decision 01/06/2000
Register Reference S00A/0216	Date 05/04/00

**Applicant** Mr. S. Tracey

**Development** Attached house at side, front tiled roof porches, tiled roof kitchen extensions, at rear, new driveways and dishing of footpath.

**Location** 215 Palmerstown Woods, Clondalkin, Dublin 22.

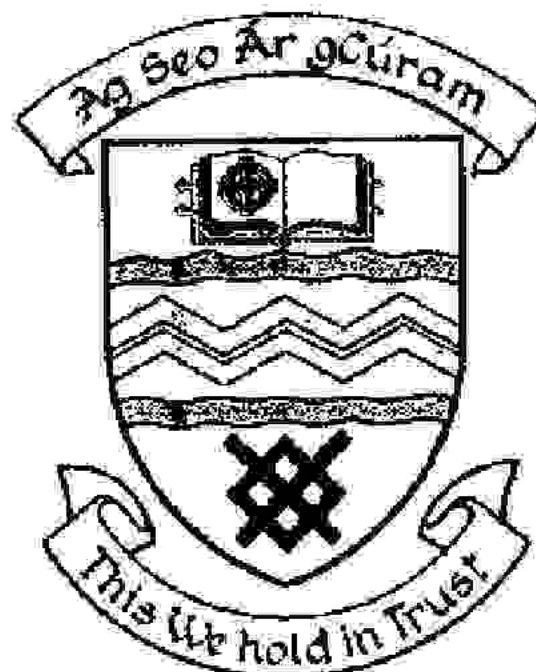
**Floor Area** 0.00 Sq Metres

**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 (11) Conditions.

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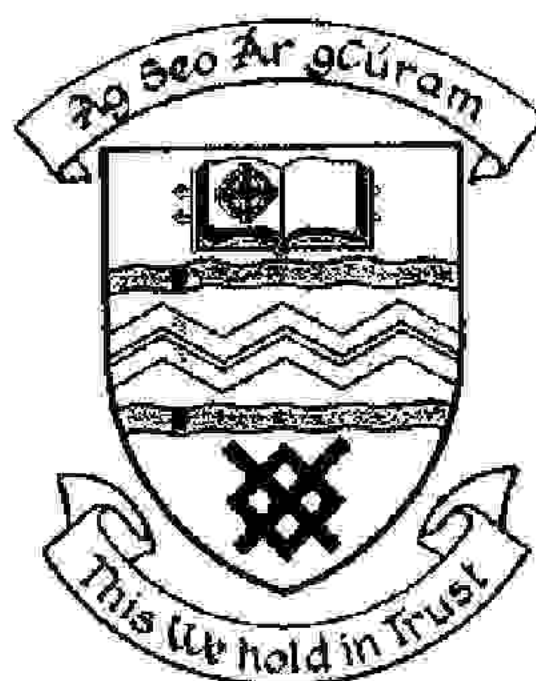
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**Conditions and Reasons**

- 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 That the entire premises for both the existing and proposed be used as single dwelling units.  
 REASON:  
 To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture for both the existing house and the proposed house with adjoining properties.  
 REASON:  
 In the interest of visual amenity.
- 4 Widening of existing entrance, dishing of footpath/kerb and construction of new driveway to be to satisfaction of Area Engineer, Roads Maintenance.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 5 The applicant shall provide 2 off street car parking spaces for both the proposed and the existing house.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 6 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.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
  - Applicant to ensure full and complete separation of foul and surface water systems.
  - All pipes shall be laid with a minimum cover of 1.2m



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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.

- No more than 8 houses to be served by a single drain. Prior to commencement of construction, applicant to submit for approval details of the following:-
  - . Indicate which houses are served by the drain.
  - . Diversion of the drain including sections.
  - . Written evidence of permission to divert and connect to a private drain from its owners.
- Prior to commencement of construction, applicant to submit for approval details of the surface water drainage.
- Separate water connection required for proposed dwelling.
- Connection and tapping of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
- No dwelling shall be greater than 46 metres from a hydrant.
- 24 hour storage shall be provided.

**REASON:**

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

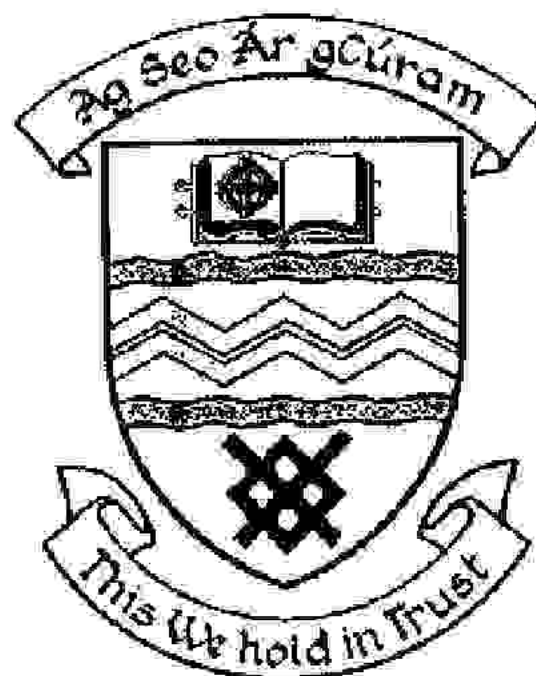
- 8 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development;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

- 9 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.

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**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.

- 10 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.

- 11 That a financial contribution in the sum of £400 (four hundred pounds) EUR 507 (five hundred and seven euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

**REASON:**

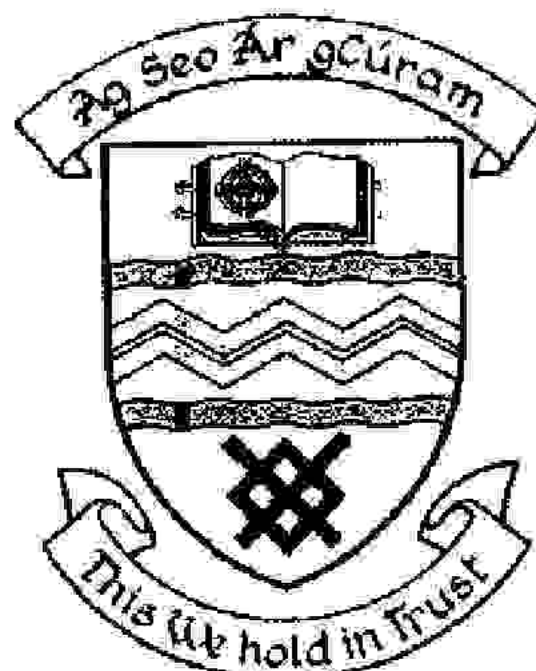
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- (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/0216

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Signed on behalf of South Dublin County Council.

 .....18/07/00  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0216	
1. Location	215 Palmerstown Woods, Clondalkin, Dublin 22.		
2. Development	Attached house at side, front tiled roof porches, tiled roof kitchen extensions, at rear, new driveways and dishing of footpath.		
3. Date of Application	05/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: P. Murtagh Address: 31 St. Killians Avenue, Greenhills,		
5. Applicant	Name: Mr. S. Tracey Address: 215 Palmerstown Woods, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1198  Date 01/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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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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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1198	Date of Decision 01/06/2000 <i>EW</i>
Register Reference S00A/0216	Date: 05/04/00

Applicant Mr. S. Tracey

Development Attached house at side, front tiled roof porches, tiled roof kitchen extensions, at rear, new driveways and dishing of footpath.

Location 215 Palmerstown Woods, 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 ( 11 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

*MA*  
..... 01/06/00  
for SENIOR ADMINISTRATIVE OFFICER

P. Murtagh  
31 St. Killians Avenue,  
Greenhills,  
Dublin 12.



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7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

- Applicant to ensure full and complete separation of foul and surface water systems.
- 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.
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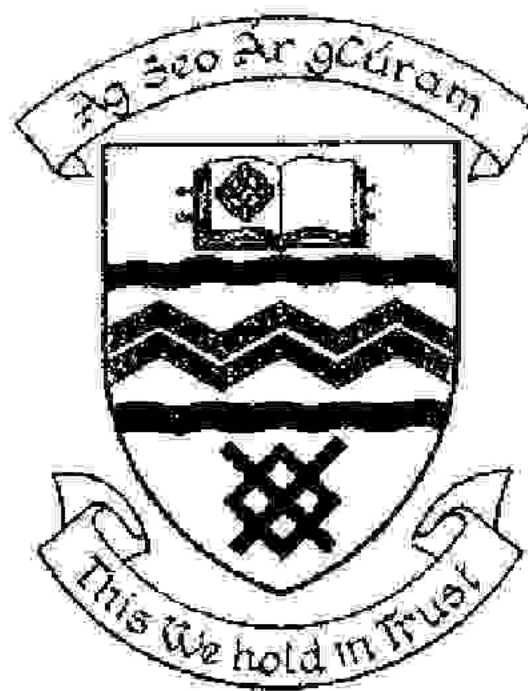
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REASON:



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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.

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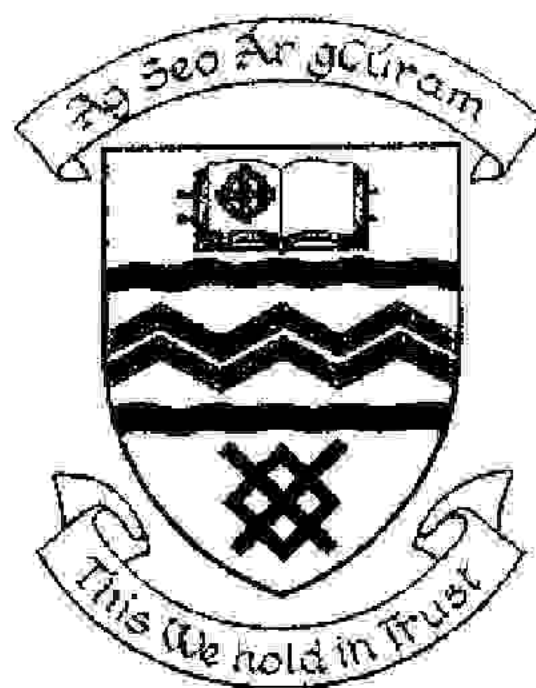
The provision of such services in the area by the Council



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