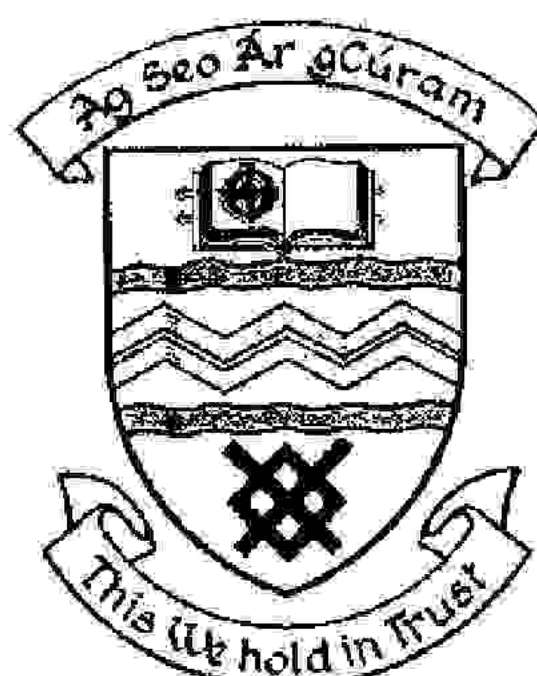


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0147	
1. Location	Side of Rowlagh House with access onto St. Marks Green, Clondalkin, Dublin 22.		
2. Development	Three town houses.		
3. Date of Application	08/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/04/2000 2.	1. 05/04/2000 2.
4. Submitted by	Name: Dave Murray, Address: Rowlagh House, St. Marks Crescent,		
5. Applicant	Name: Dave Murray, Address: Rowlagh House, St. Marks Crescent, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1200 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



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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

PLANNING DEPARTMENT
Applications/Registry/Appeals
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Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
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Dave Murray,
Rowlagh House,
St. Marks Crescent,
Clondalkin,
Dublin 22.

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 1200	Date of Decision 01/06/2000
Register Reference S00A/0147	Date 05/04/00

Applicant Dave Murray,

Development Three town houses.

Location Side of Rowlagh House with access onto St. Marks Green,
Clondalkin, Dublin 22.

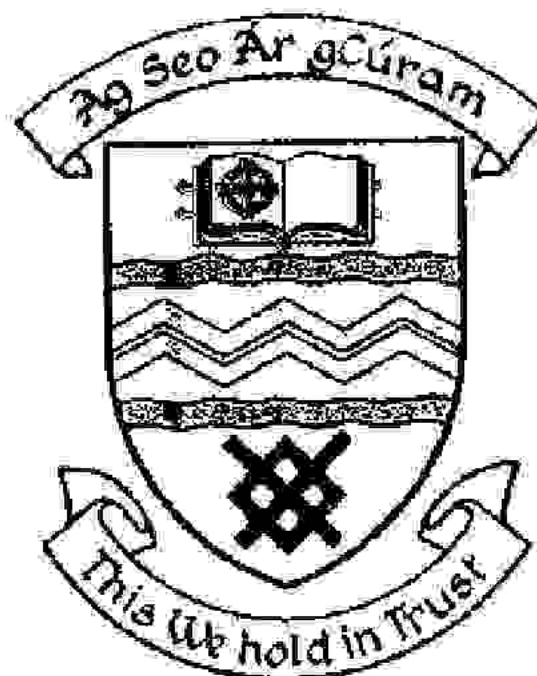
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/04/2000 /05/04/2000

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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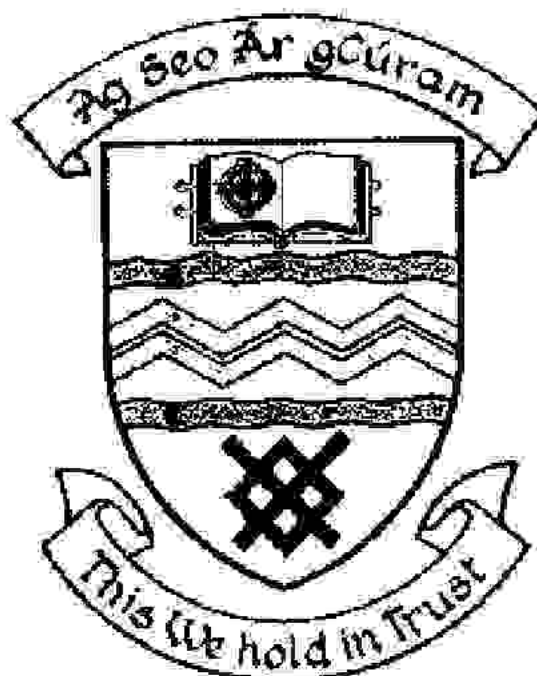
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Conditions and Reasons

- 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 all three units be used as single dwelling units.
REASON:
 To prevent unauthorised development.
- 3 That all external finishes for all three units harmonise in colour and texture with existing houses along St. Mark's Green.
REASON:
 In the interest of visual amenity.
- 4 A detailed landscape plan with full boundary treatment to be submitted prior to commencement of development. All details of the proposed screening to the bungalow to be detailed, and the boundary wall between the development and the Public Open Space to be suitably rendered and to be agreed with the Parks and Landscape Services Department prior to commencement of works on site.
REASON:
 In the interests of visual amenity.
- 5 That an acceptable house numbering scheme 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.
- 6 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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- No building within 5m of public sewer or sewer with potential to be taken in charge.
- Separate water connection required for each 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.

REASON:

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

- 7 The applicant shall revise the plans to provide for the provision of 6 no. off street car parking spaces. These plans to be submitted to the Planning Authority for agreement prior to commencement of development.

REASON:

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

- 8 The footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

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

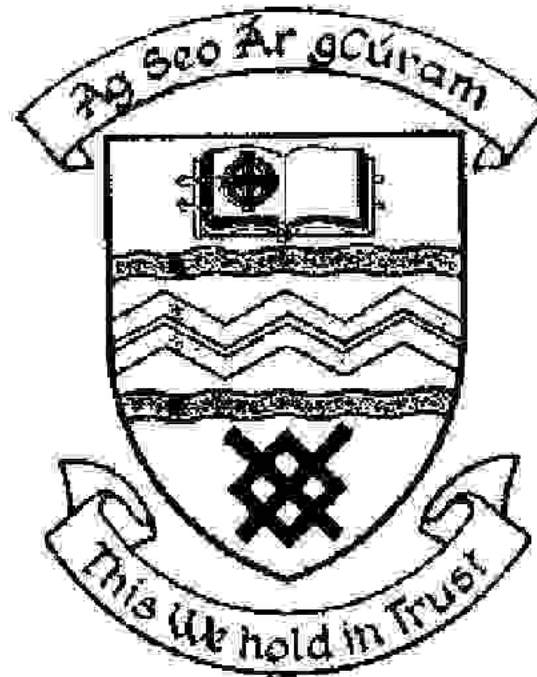
- 9 That a financial contribution in the sum of £1,200 (one thousand two hundred pounds) EUR 1,523 (one thousand five hundred and twenty three euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; 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.

- 10 That a financial contribution in the sum of £2,250 (two thousand two hundred and fifty pounds) EUR 2,856 (two thousand eight hundred and fifty six 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.

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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.

- 11 That a financial contribution in the sum of £6,300 (six thousand three hundred pounds) EUR 7,999 (seven thousand nine hundred and ninety nine 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.

- 12 That a financial contribution in the sum of £6,525 (six thousand five hundred and twenty five pounds) EUR 8,284 (eight thousand two hundred and eighty four euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Ballyowen Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

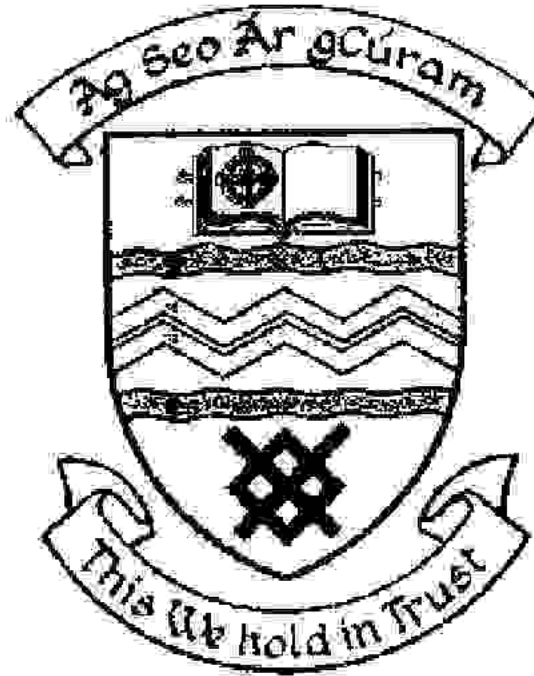
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 13 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit, a bond of an Insurance Company in the sum of £10,000 (ten thousand pounds) EUR 12,697 (twelve thousand six hundred and ninety seven euros), or other security to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

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REASON:

To ensure the satisfactory completion of the development.

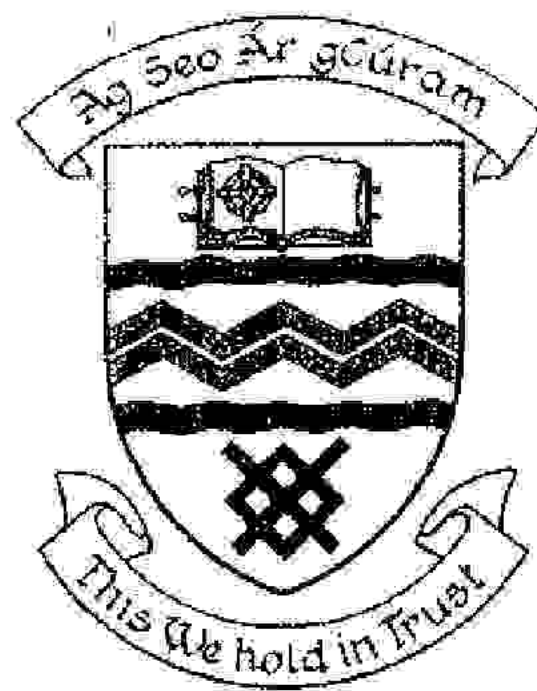
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

.....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/0147	
1. Location	Side of Rowlagh House with access onto St. Marks Green, Clondalkin, Dublin 22.		
2. Development	Three town houses.		
3. Date of Application	08/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/04/2000 2.	1. 05/04/2000 2.
4. Submitted by	Name: Dave Murray, Address: Rowlagh House, St. Marks Crescent,		
5. Applicant	Name: Dave Murray, Address: Rowlagh House, St. Marks Crescent, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1200 Date 01/06/2000	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.	

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

Decision Order Number 1200	Date of Decision 01/06/2000
Register Reference S00A/0147	Date: 08/03/00

Applicant Dave Murray,
Development Three town houses.
Location Side of Rowlagh House with access onto St. Marks Green,
Clondalkin, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 05/04/2000 /05/04/2000
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 (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

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

Dave Murray,
Rowlagh House,
St. Marks Crescent,
Clondalkin,
Dublin 22.

SOUTH DUBLIN COUNTY COUNCIL
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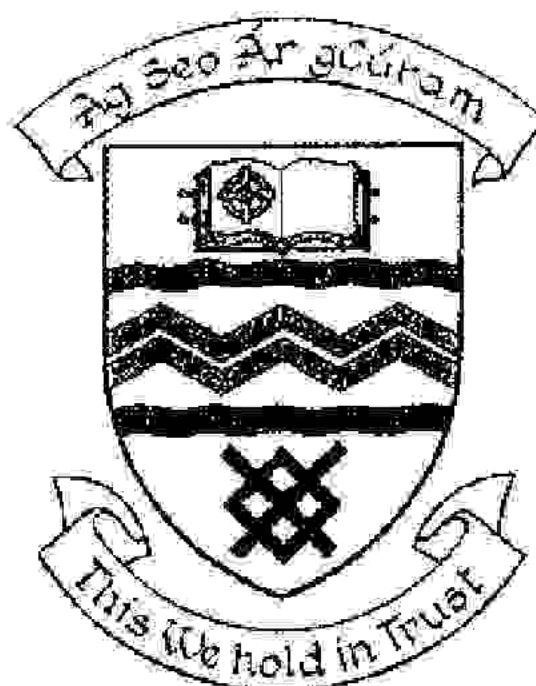
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REG REF. S00A/0147

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.
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REASON:
To prevent unauthorised development.
- 3 That all external finishes for all three units harmonise in colour and texture with existing houses along St. Mark's Green.
REASON:
In the interest of visual amenity.
- 4 A detailed landscape plan with full boundary treatment to be submitted prior to commencement of development. All details of the proposed screening to the bungalow to be detailed, and the boundary wall between the development and the Public Open Space to be suitably rendered and to be agreed with the Parks and Landscape Services Department prior to commencement of works on site.
REASON:
In the interests of visual amenity.
- 5 That an acceptable house numbering scheme 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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REG. REF. S00A/0147

- 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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- Separate water connection required for each 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.

REASON:

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

- 7 The applicant shall revise the plans to provide for the provision of 6 no. off street car parking spaces. These plans to be submitted to the Planning Authority for agreement prior to commencement of development.

REASON:

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- 8 The footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

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- 9 That a financial contribution in the sum of £1,200 (one thousand two hundred pounds) EUR 1,523 (one thousand five hundred and twenty three 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:

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S00A/0147

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.

- 10 That a financial contribution in the sum of £2,250 (two thousand two hundred and fifty pounds) EUR 2,856 (two thousand eight hundred and fifty six 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.

- 11 That a financial contribution in the sum of £6,300 (six thousand three hundred pounds) EUR 7,999 (seven thousand nine hundred and ninety nine 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.

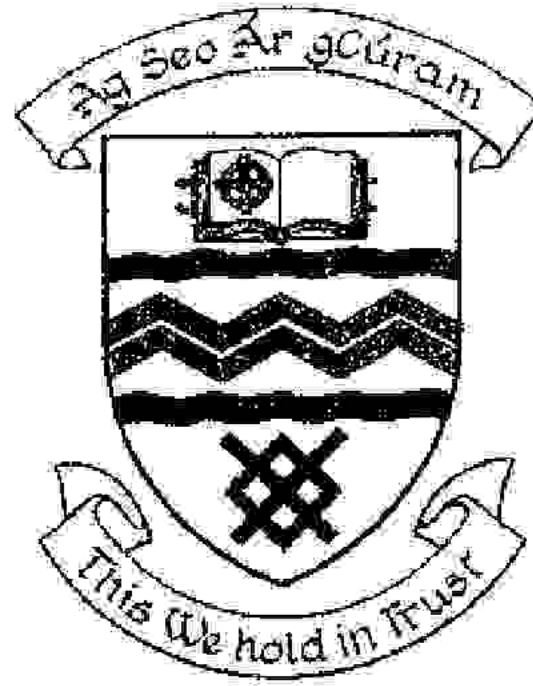
- 12 That a financial contribution in the sum of £5,525 (six thousand five hundred and twenty five pounds) EUR 8,284 (eight thousand two hundred and eighty four euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Ballyowen Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

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REG. REF. S00A/0147

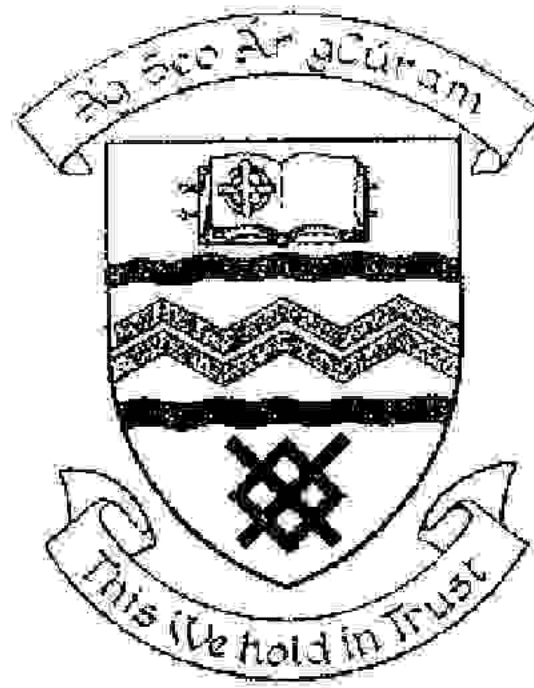
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 13 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit, a bond of an Insurance Company in the sum of £10,000 (ten thousand pounds) EUR 12,697 (twelve thousand six hundred and ninety seven euros), or other security to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with an agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

REASON:

To ensure the satisfactory completion of the development.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0699	Date of Order 05/04/2000 <i>PM</i>
Register Reference S00A/0147	Date 08/03/00

Applicant Dave Murray,
Development Three town houses.
Location Side of Rowlagh House with access onto St. Marks Green,
Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 04/04/00 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the wording on the notice "Three Town Houses", does not include "with access onto St. Mark Green". Attached application form does not relate to site. Attached site notice does not relate to site. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

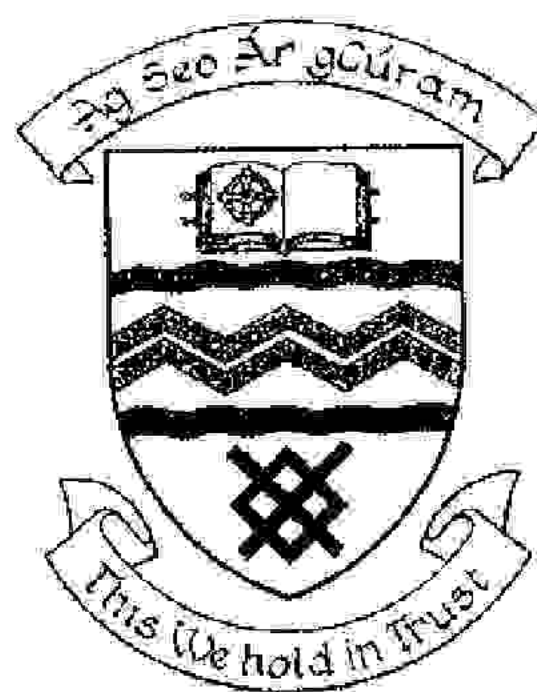
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Dave Murray,
Rowlagh House,
St. Marks Crescent,
Clondalkin,
Dublin 22.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S00A/0147

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,


..... 05/04/00
for Senior Administrative Officer.