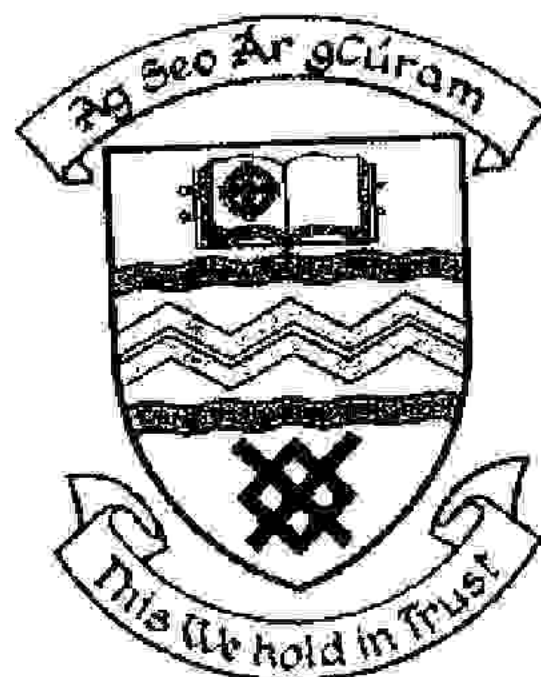


		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S00A/0119	
1. Location		172 Cappaghmore, Clondalkin, Dublin 22.			
2. Development		Demolition of existing one storey extension to side to be replaced with new two-storey, four bedroomed house to match existing.			
3. Date of Application		25/02/00		Date Further Particulars (a) Requested (b) Received	
3a. Type of Application		Permission		1. 19/04/2000	1. 01/06/2000
				2.	2.
4. Submitted by		Name: Mr. Sean Sherwin, Address: 172 Cappaghmore, Clondalkin,			
5. Applicant		Name: Mr. Sean Sherwin, Address: 172 Cappaghmore, Clondalkin, Dublin 22.			
6. Decision		O.C.M. No. 1691 Date 28/07/2000		Effect AP GRANT PERMISSION	
7. Grant		O.C.M. No. 2061 Date 08/09/2000		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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Mr. Sean Sherwin,
172 Cappaghmore,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2061	Date of Final Grant 08/09/2000
Decision Order Number 1691	Date of Decision 28/07/2000
Register Reference S00A/0119	Date 01/06/00

Applicant Mr. Sean Sherwin,

Development Demolition of existing one storey extension to side to be replaced with new two-storey, four bedroomed house to match existing.

Location 172 Cappaghmore, Clondalkin, Dublin 22.

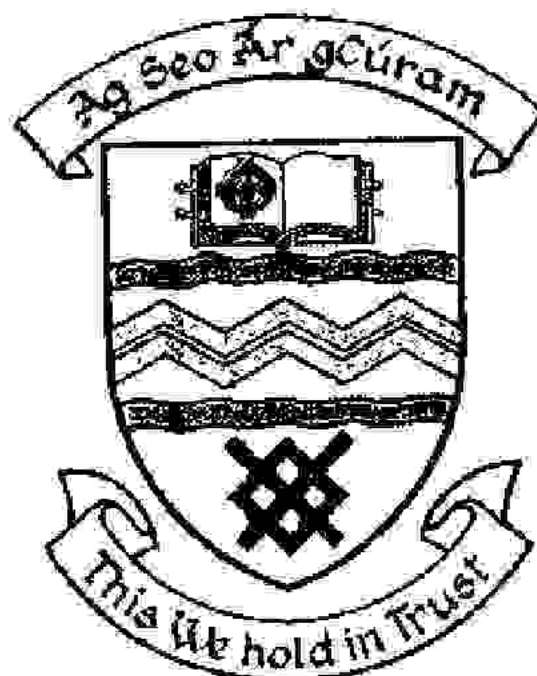
Floor Area 0.00 Sq Metres

Time extensio. (s) up to and including
Additional Information Requested/Received

19/04/2000 /01/06/2000

A Permission has been granted for the development described above,
subject to the following (22) 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 02/06/00, 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 All external finishes to the proposed dwelling, including roof materials and colours, shall harmonise with the external finishes on surrounding buildings and shall conform with the external finishes indicated on drawings 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. The new dwelling unit shall also present an acceptable boundary treatment to the side of the site exposed to views from the Cappaghmore Estate Road. The 1.8m high boundary wall as indicated on drawings submitted with the application shall be dashed on the outside and capped.
REASON:
In the interest of the proper planning and development of the area and visual amenity.
- 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.

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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.

REASON:

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

- 8 The footpath and kerb shall be dished to the requirements of the Area Engineer, Road Maintenance Department, at the applicant's 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 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.

- 10 That the dwellinghouse 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.

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

REASON:

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

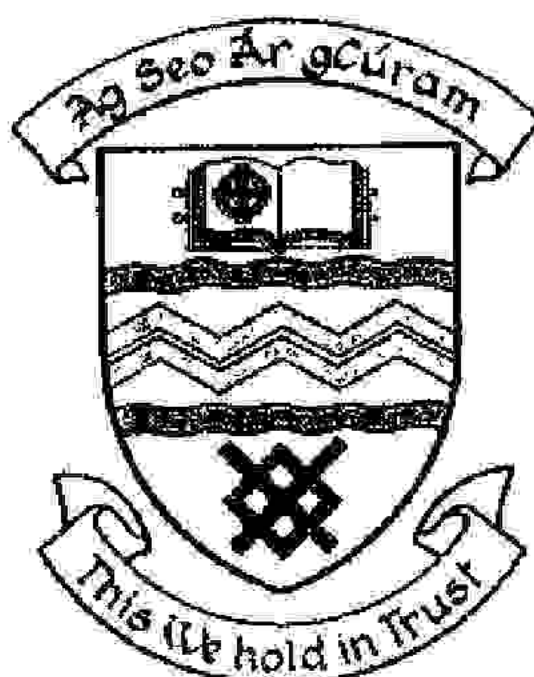
- 12 All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

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

- 13 Prior to commencement of development, applicant to submit details of proposed drainage, including pipe sizes, gradients, cover and invert levels up to and including connection to public sewer. If applicant intends connecting to a private drain, he is required to submit written evidence of permission to connect to a private drain from

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its owners.

REASON:

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

- 14 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.

- 15 A separate water connection is required for the proposed dwelling.

REASON:

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

- 16 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.

- 17 The dwelling shall not be greater than 46 metres from a hydrant.

REASON:

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

- 18 24 hour water storage shall be provided.

REASON:

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

- 19 No building to lie within 5m of watermain less than 225mm diameter and within 8m of watermain greater than 225mm.

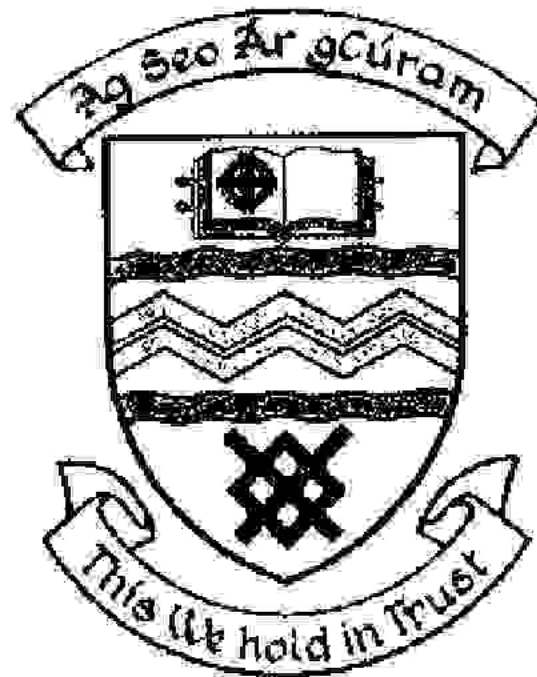
REASON:

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

- 20 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:

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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.

- 21 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.

- 22 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 Neilstown 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.

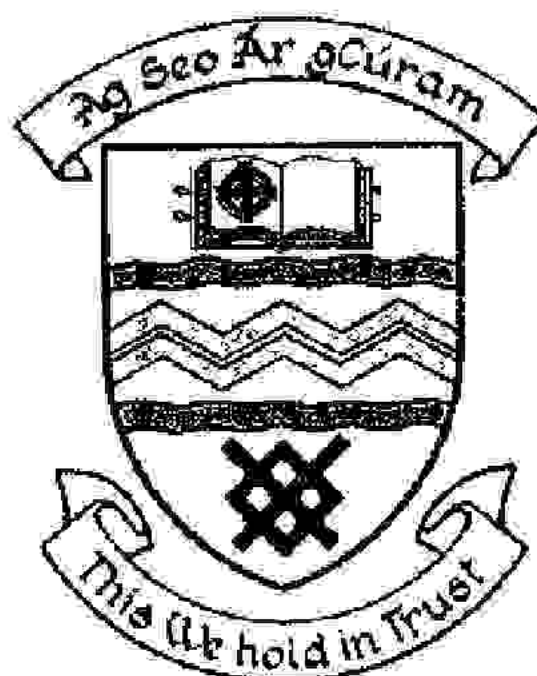
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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. SDC/0119

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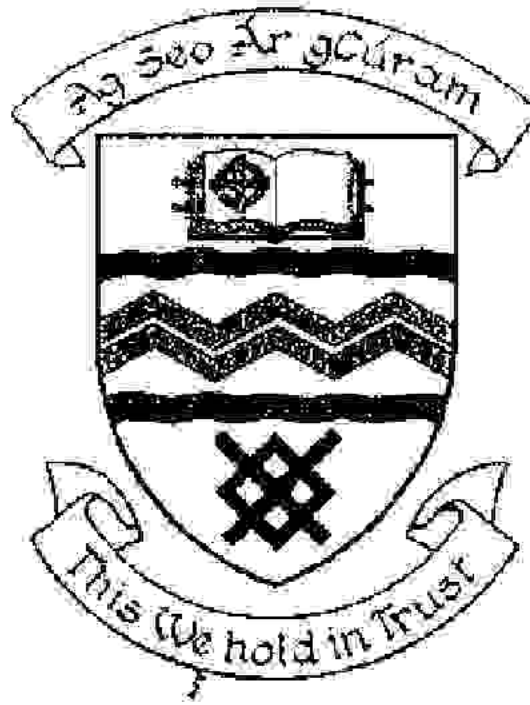
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Signed on behalf of South Dublin County Council.


.....11/09/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0119	
1. Location	172 Cappaghmore, Clondalkin, Dublin 22.		
2. Development	Demolition of existing one storey extension to side to be replaced with new two-storey, four bedroomed house to match existing.		
3. Date of Application	25/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/04/2000 2.	1. 01/06/2000 2.
4. Submitted by	Name: Mr. Sean Sherwin, Address: 172 Cappaghmore, Clondalkin,		
5. Applicant	Name: Mr. Sean Sherwin, Address: 172 Cappaghmore, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1691 Date 28/07/2000	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 1691	Date of Decision 28/07/2000
Register Reference S00A/0119	Date: 25/02/00

Applicant Mr. Sean Sherwin,

Development Demolition of existing one storey extension to side to be replaced with new two-storey, four bedroomed house to match existing.

Location 172 Cappaghmore, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/04/2000 /01/06/2000

Clarification of Additional Information Requested/Received /

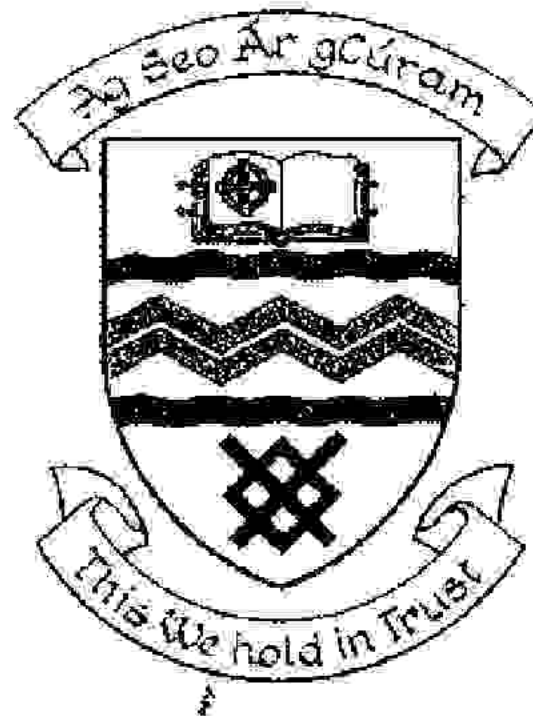
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (22) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 28/07/00
for SENIOR ADMINISTRATIVE OFFICER

Mr. Sean Sherwin,
172 Cappaghmore,
Clondalkin,
Dublin 22.

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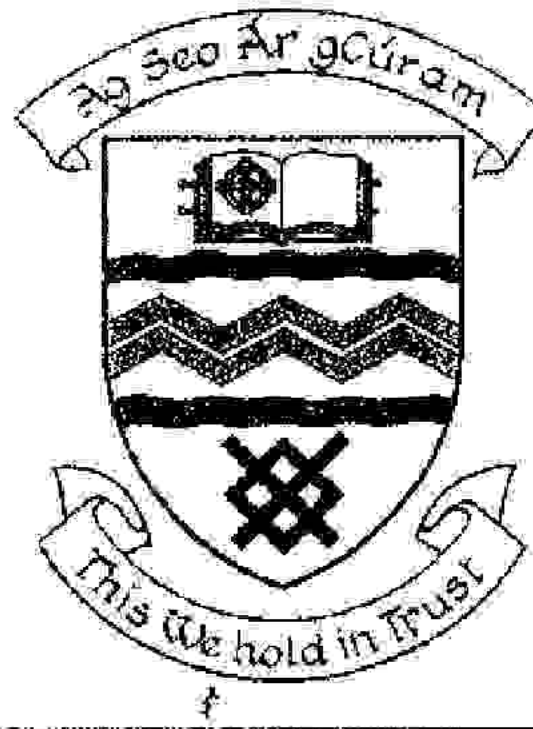
Conditions and Reasons

- 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 02/06/00, 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 All external finishes to the proposed dwelling, including roof materials and colours, shall harmonise with the external finishes on surrounding buildings and shall conform with the external finishes indicated on drawings 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. The new dwelling unit shall also present an acceptable boundary treatment to the side of the site exposed to views from the Cappaghmore Estate Road. The 1.8m high boundary wall as indicated on drawings submitted with the application shall be dashed on the outside and capped.
REASON:
In the interest of the proper planning and development of the area and visual amenity.
- 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

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REG. REF. S00A/0119

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 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.

- 8 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.

- 9 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.

- 10 That the dwellinghouse 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.

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

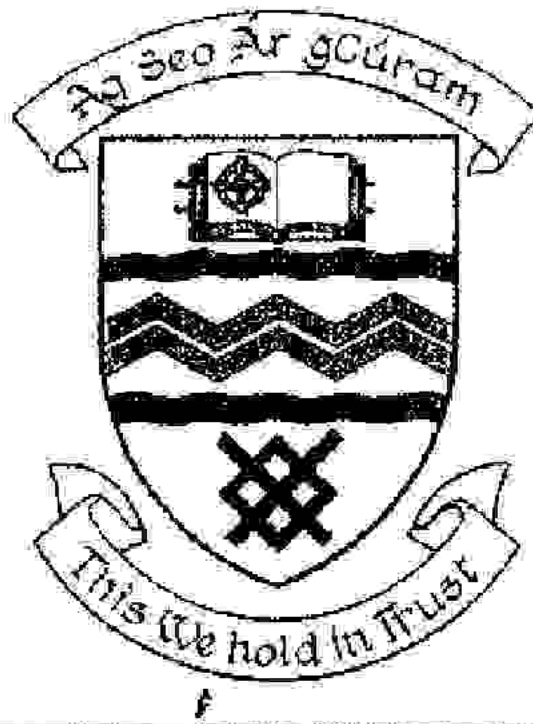
REASON:

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

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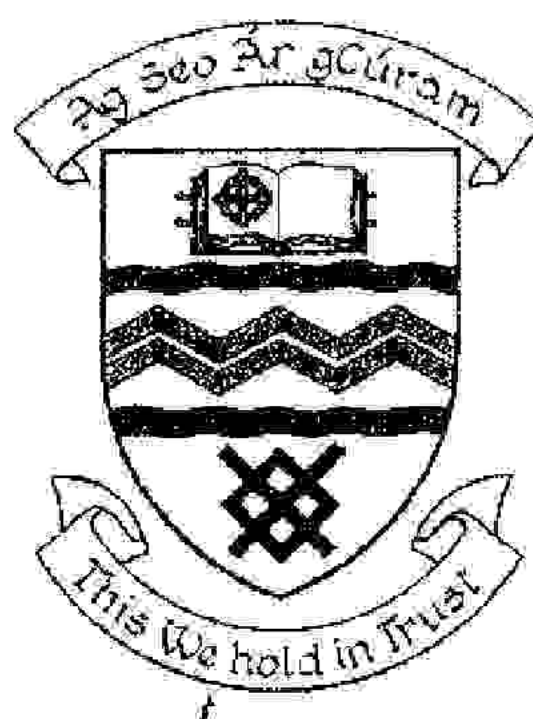
REG REF. S00A/0119

- 12 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.
REASON:
In the interest of the proper planning and development of the area.
- 13 Prior to commencement of development, applicant to submit details of proposed drainage, including pipe sizes, gradients, cover and invert levels up to and including connection to public sewer. If applicant intends connecting to a private drain, he is required to submit written evidence of permission to connect to a private drain from its owners.
REASON:
In the interest of the proper planning and development of the area.
- 14 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.
- 15 A separate water connection is required for the proposed dwelling.
REASON:
In the interest of the proper planning and development of the area.
- 16 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.
- 17 The dwelling shall not be greater than 46 metres from a hydrant.
REASON:

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

- 18 24 hour water storage shall be provided.

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.

REASON:

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

- 20 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.

- 21 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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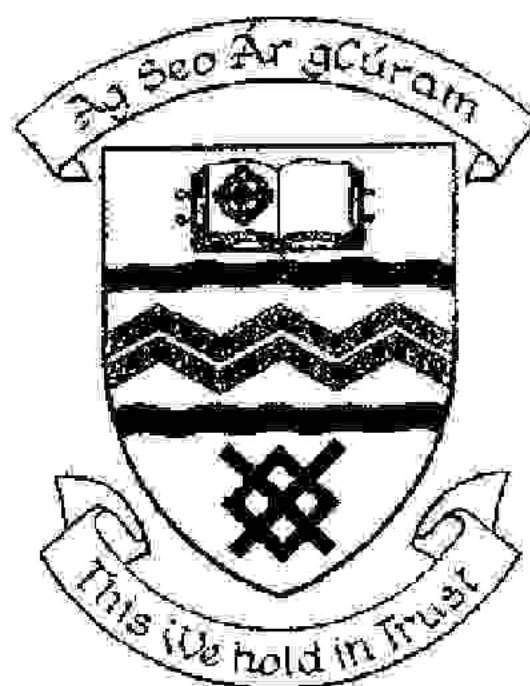
- 22 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,269 (one thousand two hundred and sixty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Neilstown Park and which will facilitate 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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0119	
1. Location	172 Cappaghmore, Clondalkin, Dublin 22.		
2. Development	Demolition of existing one storey extension to side to be replaced with new two-storey, four bedroomed house to match existing.		
3. Date of Application	25/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/04/2000 2.	1. 2.
4. Submitted by	Name: Mr. Sean Sherwin, Address: 172 Cappaghmore, Clondalkin,		
5. Applicant	Name: Mr. Sean Sherwin, Address: 172 Cappaghmore, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0822 Date 19/04/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL 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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0822	Date of Decision 19/04/2000
Register Reference S00A/0119	Date: 25/02/00

Applicant Mr. Sean Sherwin,
Development Demolition of existing one storey extension to side to be replaced with new two-storey, four bedroomed house to match existing.

Location 172 Cappaghmore, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 25/02/00 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:

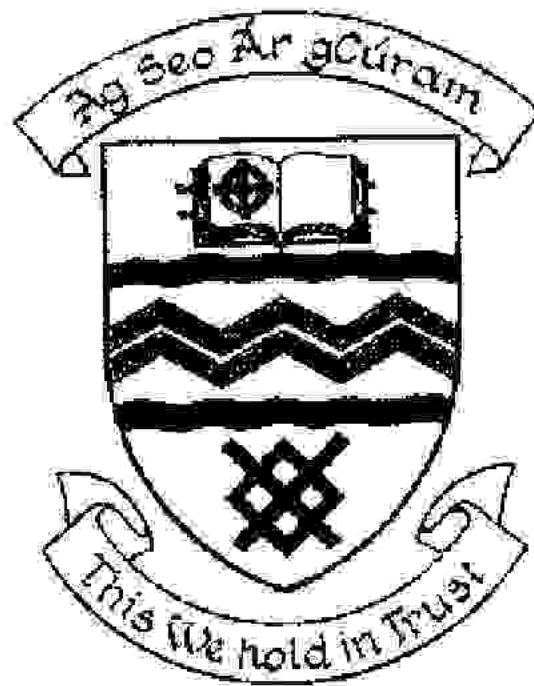
- 1 In relation to surface water, there is a 300mm surface water sewer running south east adjacent to the proposed development. This sewer appears from Council records to be within 5m of the proposed development. No building should be located within 5m of public sewer or sewer with potential to be taken in charge. The applicant shall submit a revised drawing indicating the exact position of surface water sewer in relation to the proposed development. The layout of the proposed development may need to be amended to allow for a setback of 5m. The applicant is advised to consult with the Environmental Services Department of South Dublin County Council to discuss the issue.
- 2 In relation to water arrangements, there is a 100mm watermain located adjacent to the proposed development. This watermain appears from Council records to be within 5m of the proposed development. No building should be located within 5m of a watermain less than 225mm diameter and within 8m of watermain greater than 225mm diameter. The applicant

Mr. Sean Sherwin,
172 Cappaghmore,
Clondalkin,
Dublin 22.

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REG REF. S00A/0119

shall submit a revised drawing indicating the exact position of the watermains in relation to the proposed development. The layout of the proposed development may need to be amended to allow for setback of 5m. The applicant is advised to consult with the Environmental Services Department of South Dublin County Council to discuss the issue.

Signed on behalf of South Dublin County Council

[Signature]
.....
for Senior Administrative Officer

19/04/00