

COMHAIRLE CHONTAE ATHA CLIATH

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 -1991
PLANNING REGISTER

REGISTER REFERENCE : 92B/0537

LOCATION : 19 Wheatfield Court, Clondalkin

PROPOSAL : Two storey and single storey extensions and garage at
-----front, side and rere

APP. TYPE : Permission

DATE RECEIVED : 04.12.92

AGENT NAME & ADDRESS
Architectural, Building &
Engineering Service,
58 Meadow Vale,
Deansgrange,
Co. Dublin

APPLICANT NAME & ADDRESS
D. Cooke
19 Wheatfield Court Clondalkin
Co. Dublin

DECISION : GRANT PERMISSION

O.C.M.No. : P/ 0331 /93 Date : 02.02.93

GRANT : GRANT PERMISSION

O.C.M.No. : P/ 0891 /93 Date : 16.03.93

APPEAL NOTIFIED : TYPE OF APPEAL :

APPEAL DECISION :

MATERIAL CONTRAVENTION SECTION 26(3) :

ENFORCEMENT : | COMPENSATION : | PURCHASE NOTICE :

REVOCATION OR AMENDMENT :

E.I.S.REQUESTED : | E.I.S.RECEIVED : | E.I.S.APPEAL :

REGISTRAR

DATE

RECEIPT NO.



Bloc 2, Ionad Bheatha na hEireann
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

NOTIFICATION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1991.

Grant Order Number : P/ 0891 /93 Date of Grant : 16th March 1993

Decision Order Number : P/ 0331 /93 Date of Decision : 2nd February 1993

Register Reference : 92B/0537

Date Received : 4th December 1992

Applicant : D. Cooke

Development : Two storey and single storey extensions and garage at
front, side and rear

Location : 19 Wheatfield Court, Clondalkin

Additional Information Requested/Received : 260692//310792

Time Extension(s) up to and including :

A PERMISSION has been granted for the development described above,
subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- 9....ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal Officer

Date: 18 MAR 1993

All buildings must now be designed and constructed in accordance with the
new Building Regulations. The Regulations also provide that a Commencement
Notice must be submitted to the Building Control Authority in respect of
all buildings other than exempted development for the purposes of the
Local Government (Planning & Development) Acts, 1963-1990, not less than
seven days and not more than twenty-one days before development commences.

Architectural, Building &
Engineering Service,
58 Meadow Vale,
Deansgrange,
Co. Dublin

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- 01 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 lodged 31st July, 1992, and clarification of additional information lodged 4th December, 1992, save as may be required by the other conditions attached hereto. In this regard the proposed garage to be omitted from the development.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
- 02 That the entire premises be used as a single dwelling unit.
REASON: To prevent unauthorised development.
- 03 That the premises shall not be used in whole or part for any purposes of commerce or trade.
REASON: In the interest of the amenity of adjoining dwelling.
- 04 That all external finishes harmonise in colour and texture with the existing premises.
REASON: In the interest of visual amenity.
- 05 That the front, side and rear garden of No. 19 Wheatfield Court shall be cleared of all existing scrap, containers, all vehicles, building materials, caravan etc. within 1 month of the date of this decision and before development commences.
REASON: In the interests of visual amenity and to provide for adequate open space around the existing dwelling and proposed extensions.
- 06 That prior to the commencement of development, the applicant shall submit revised and amended drawings (plans and elevations) for the written agreement of the Planning Authority showing how the proposed extension to the rear of the dwelling can be constructed without any encroachment onto or oversailing of the adjoining property at No. 17 Wheatfield Court or the public open space.
06 REASON: In the interest of the proper planning and development of the area.
- 07 That the proposed extension to the side of No. 19 Wheatfield Court shall not exceed the stated width of 8 feet indicated on drawings lodged as clarification of additional information on 4th December, 1992. (to include external walls). Revised floor plans and elevations at a scale not less than a quarter of an inch to be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.
REASON: To prevent encroachment of adjoining boundary walls. In the interest of proper planning and development of the area.
- 08 That prior to the commencement of development the applicant shall submit revised elevational drawings showing how the proposed extension to the front of the dwelling can be constructed without any encroachment onto or oversailing of the adjoining property at 17, Wheatfield Court.

18 MAR 1993



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08 REASON: In the interest of the proper planning and development of the area.

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

09 That not less than two weeks notice be given to the Planning Authority of intention to commence development.

REASON: To ensure that the Planning Authority has an opportunity to monitor the development.

18 MAR 1993



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Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Decision Order Number : P/ 4602 /92 Date of Decision : 29th September 1992

Register Reference : 92B/0537

Date Received : 31st July 1992

Applicant : D. Cooke

Development : Two storey and single storey extensions and garage at
front, side and rear

Location : 19 Wheatfield Court, Clondalkin

Dear Sir/Madam,

With reference to your planning application, received here on 31.07.92 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1991, the following clarification of additional information must be submitted in quadruplicate:-

- 01 In view of applicants failure to acquire the land necessary to carry out the development as originally proposed the applicant is asked to submit a plan showing and dimensioning his amended proposed development relative to adjoining public open space. This plan should clearly identify the location of the existing wall and railing which forms the boundary of the public open space.
- 02 The applicant appears to show an encroachment onto adjoining residential unit at the front of the proposed lounge extension. The applicant is requested to confirm in writing that adjoining resident does not object to the proposed encroachment.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the Reg.Ref.No. given above.

Architectural, Building &
Engineering Service,
58 Meadow Vale,
Deansgrange,
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Yours faithfully,

J. de Baistead

PRINCIPAL OFFICER

Date : 27/9/92



Bloc 2, Ionad Bheatha na hEireann
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Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Decision Order Number : P/ 2967 /92 Date of Decision : 26th June 1992
Register Reference : 92B/0537 Date Received : 30th April 1992
Applicant : D. Cooke

Development : Two storey and single storey extensions and garage at
front, side and rear

Location : 19 Wheatfield court, Clondalkin

Dear Sir/Madam,

With reference to your planning application, received here on 30.04.92
in connection with the above, I wish to inform you, that before the application
can be considered under the Local Government (Planning and Development) Acts
1963 - 1991, the following additional information must be submitted in
quadruplicate:-

01 Correspondence submitted with the application states that the applicants
have a freehold interest in the site. On site inspection it was noted
that this site incorporates portion of the adjoining Collinstown Park
which is outside the applicants control. The applicants indicate on
drawings that it is intended to acquire this land from Dublin County
Council. The Council's Parks Department would object to the disposal of
this land. The applicant is requested to clarify this situation. In this
regard documentary evidence is required as to ownership of the strip of
ground.

02 On site inspection it was noted that two no. containers are located on
site. The applicant is requested to clarify the use of these containers
and to confirm whether planning permission has ever been sought or
granted for same.

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Reg.Ref. 92B/0537
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Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref.
No. given above.

Yours faithfully,

J. de Baisiweil

PRINCIPAL OFFICER

Date : 26/6/92