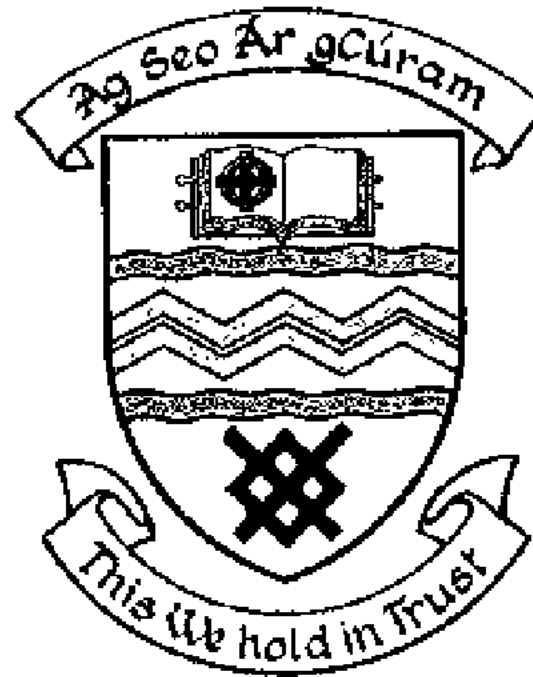


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0922	
1. Location	To side of 2 Glenfield Avenue, Clondalkin, Dublin 22.		
2. Development	Two 2 storey dwelling houses and two new vehicular entrances and dishing of footpath.		
3. Date of Application	21/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 20/01/2000 2.
4. Submitted by	Name: Architect & Planning Service, Address: 10 The Close, Temple Manor,		
5. Applicant	Name: Colm Naughton, Address: 23 Maywood Crescent, Raheny, Dublin 5.		
6. Decision	O.C.M. No. 0533 Date 15/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 863 Date 26/04/2000	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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Facs: 01-414 9104



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Architect & Planning Service,
10 The Close,
Temple Manor,
Celbridge,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 863	Date of Final Grant 26/04/2000
Decision Order Number 0533	Date of Decision 15/03/2000
Register Reference S99A/0922	Date 20/01/00

Applicant Colm Naughton,

Development Two 2 storey dwelling houses and two new vehicular entrances and dishing of footpath.

Location To side of 2 Glenfield Avenue, Clondalkin, Dublin 22.

Floor Area 84.00 Sq Metres

Time extension(s) up to and including

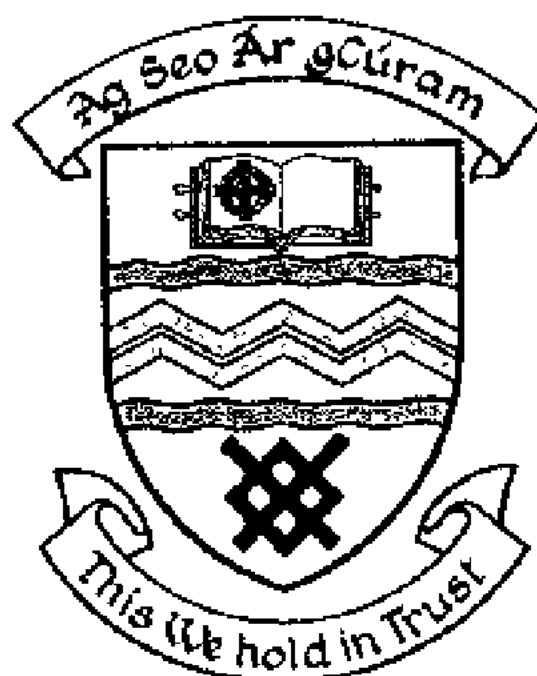
Additional Information Requested/Received /20/01/2000

A Permission has been granted for the development described above,
subject to the following (13) 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 on 21/12/99, 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 two separate premises be used as single dwelling units.
 REASON:
 To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises along the road.
 REASON:
 In the interest of visual amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

Foul Drainage:

1. Applicant to ensure full and complete separation of foul and surface water systems.
2. 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.

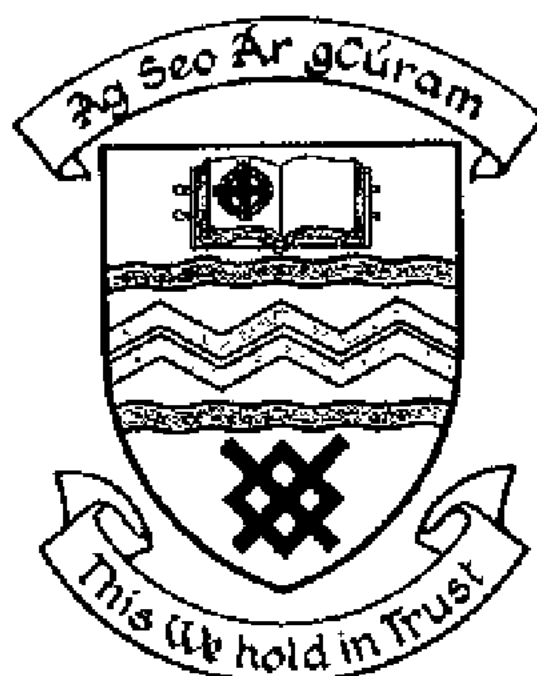
Surface Water:

1. Applicant proposes to divert the 225mm surface water sewer to the south of his site in order to provide at least 5m between the sewer and the proposed development. These works are to be carried out by South Dublin County Council personnel at the applicant's prior expense. The proposed development of No. 2B Glenfield Avenue shall not commence until these diversion works are satisfactorily completed.
2. Applicant to ensure full and complete separation of foul and surface water systems.
3. 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

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minimum covers pipes shall be bedded and surrounded
in C20 concrete 150mm thick.

Water Supply:

1. Separate connection required for each proposed dwelling.
2. Connection, and tapping of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
3. No dwelling shall be greater than 46 metres from a hydrant.
4. 24 hour storage per unit shall be provided.

REASON:

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

- 5 Footpath and kerb to be dished and the new driveway constructed for both houses to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

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

- 6 Relocation/upgrading of Eircom manhole cover/frame to be at applicant's own expense.

REASON:

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

- 7 The applicant shall revise the internal layout of the houses so that the chimney flue is to the rear of the front roof line rather than to the front, is in keeping with the other houses along this road. The applicant shall submit drawings for approval prior to the commencement.

REASON:

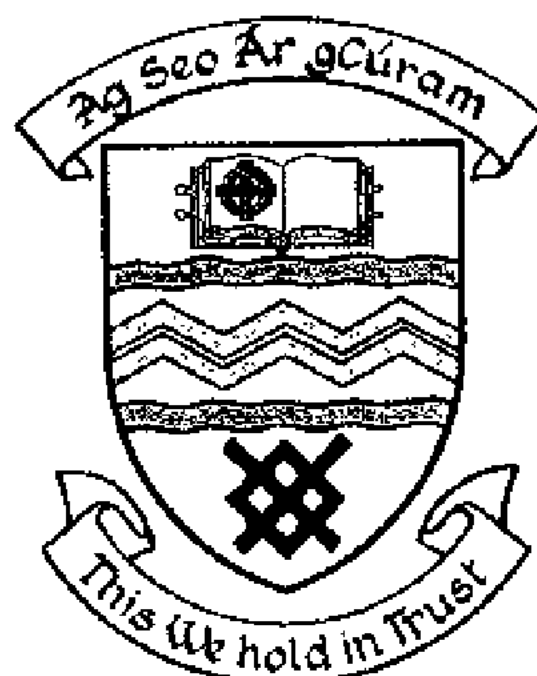
In the interest of the proper planning and development of the area.

- 8 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER DWELLING 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

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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) PER DWELLING 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.

- 10 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) PER DWELLING 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.

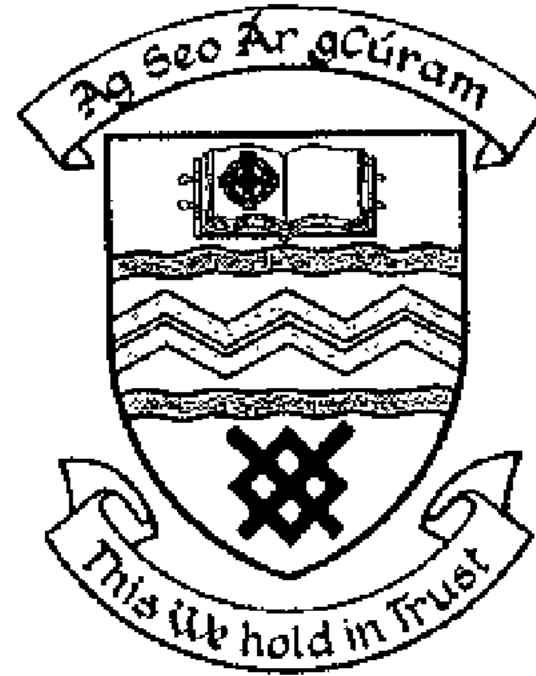
- 11 That a financial contribution in the sum of £400 (four hundred pounds) EUR 508 (five hundred and eight euros) PER DWELLING be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution 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.

- 12 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including

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maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) EUR 10,150 (ten thousand one hundred and fifty euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of £5,000 (five thousand pounds) EUR 6,350 (six thousand three hundred and fifty euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 13 That an acceptable house numbering proposal be submitted and approved by the County Council before any constructional work has taken place on the proposed houses.

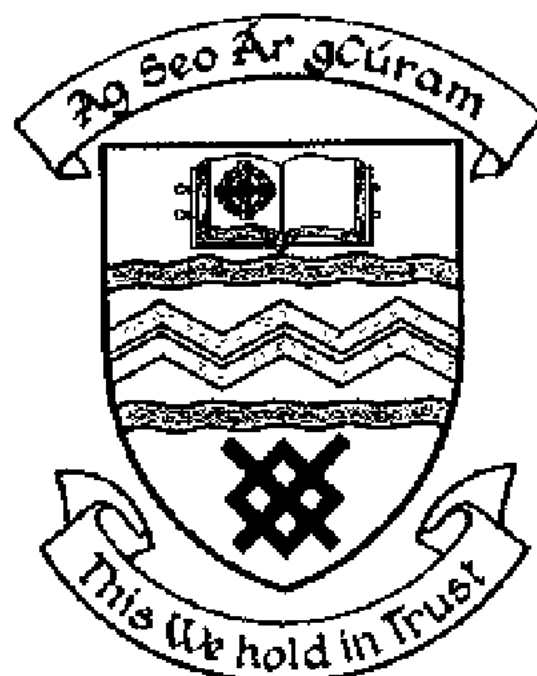
REASON:

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

- (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

REG REF. S99A/0922

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Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

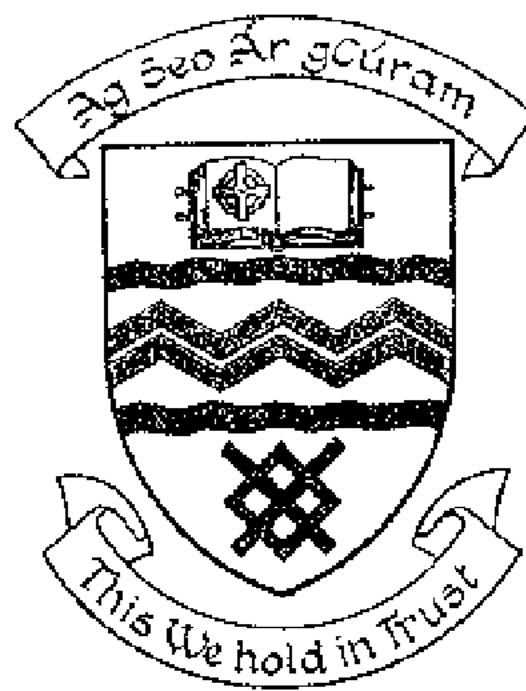
Signed on behalf of South Dublin County Council.

E. Bowler02/05/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0533	Date of Decision 15/03/2000 <i>LM</i>
Register Reference S99A/0922	Date: 21/12/99

Applicant Colm Naughton,
Development Two 2 storey dwelling houses and two new vehicular entrances
and dishing of footpath.
Location To side of 2 Glenfield Avenue, Clondalkin, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /20/01/2000
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.

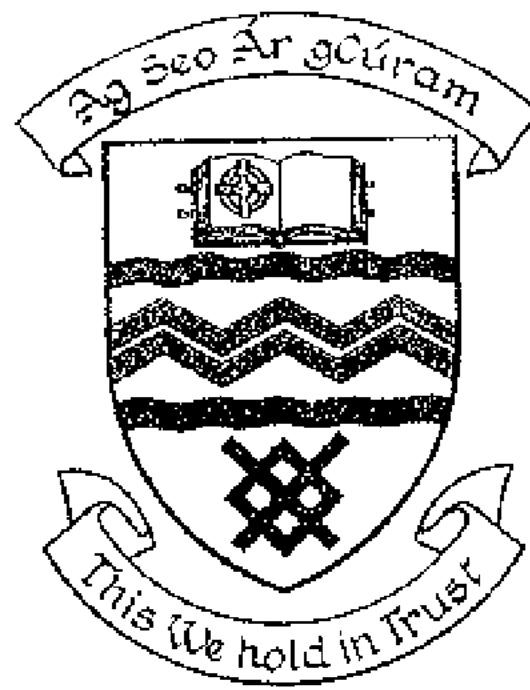
LM 15/03/00
for SENIOR ADMINISTRATIVE OFFICER

Architect & Planning Service,
10 The Close,
Temple Manor,
Celbridge,
Co. Kildare.

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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 on 21/12/99, 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 two separate premises be used as single dwelling units.

REASON:

To prevent unauthorised development.

- 3 That all external finishes harmonise in colour and texture with the existing premises along the road.

REASON:

In the interest of visual amenity.

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

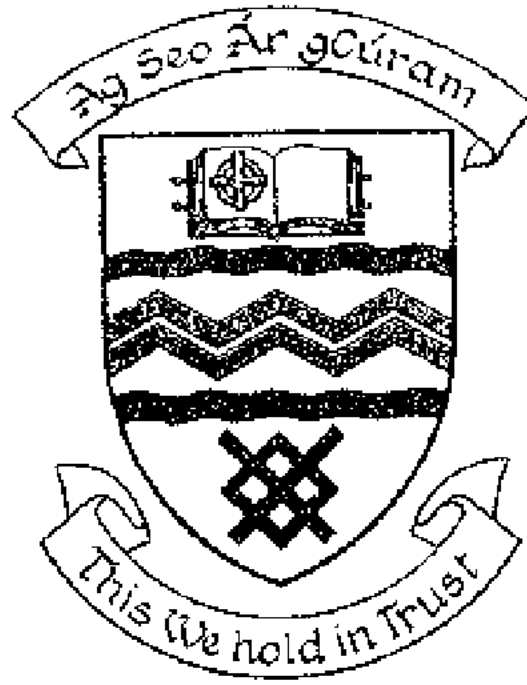
Foul Drainage:

1. Applicant to ensure full and complete separation of foul and surface water systems.
2. 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.

Surface Water:

1. Applicant proposes to divert the 225mm surface water sewer to the south of his site in order to provide at least 5m between the sewer and the proposed development. These works are to be carried out by South Dublin County Council personnel at the applicant's prior expense. The proposed development

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- of No. 2B Glenfield Avenue shall not commence until these diversion works are satisfactorily completed.
2. Applicant to ensure full and complete separation of foul and surface water systems.
 3. 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.

Water Supply:

1. Separate connection required for each proposed dwelling.
2. Connection, and tapping of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
3. No dwelling shall be greater than 46 metres from a hydrant.
4. 24 hour storage per unit shall be provided.

REASON:

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

- 5 Footpath and kerb to be dished and the new driveway constructed for both houses to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

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

- 6 Relocation/upgrading of Eircom manhole cover/frame to be at applicant's own expense.

REASON:

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

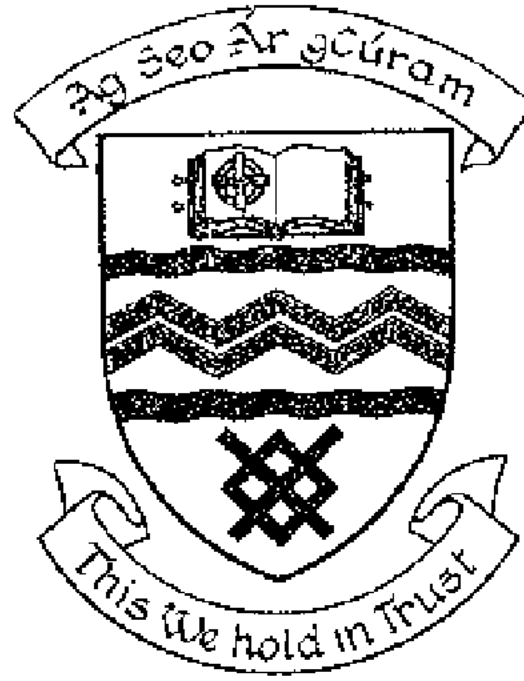
- 7 The applicant shall revise the internal layout of the houses so that the chimney flue is to the rear of the front roof line rather than to the front, is in keeping with the other houses along this road. The applicant shall submit drawings for approval prior to the commencement.

REASON:

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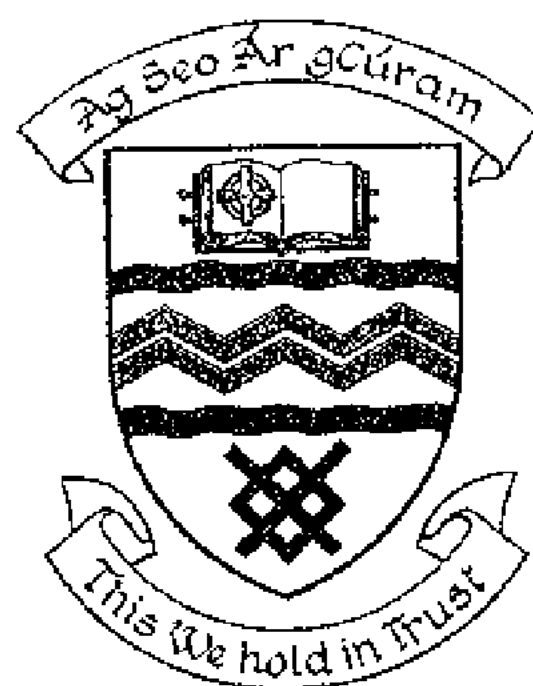
In the interest of the proper planning and development of the area.

- 8 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) PER DWELLING 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) PER DWELLING 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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development and improvement of amenity lands in the area which will facilitate the proposed development.

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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 development should contribute towards the cost of the works.

- 12 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £8,000 (eight thousand pounds) EUR 10,150 (ten thousand one hundred and fifty euros) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

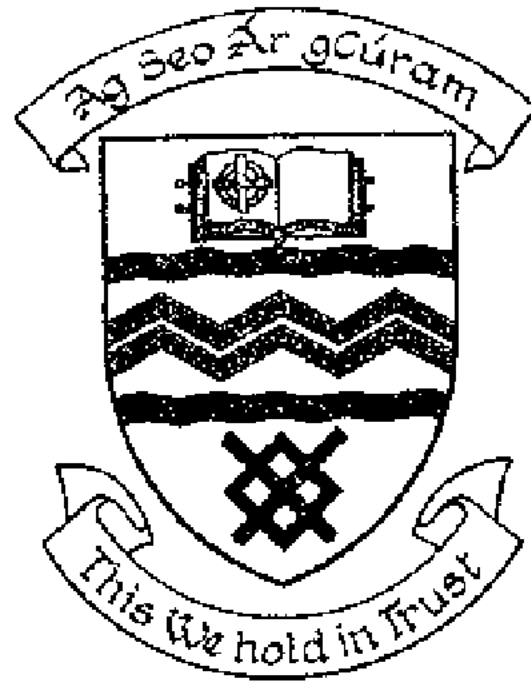
b. Lodgement with the Council of a Cash Sum of £5,000 (five thousand pounds) EUR 6,350 (six thousand three hundred and fifty euros) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or./...

c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

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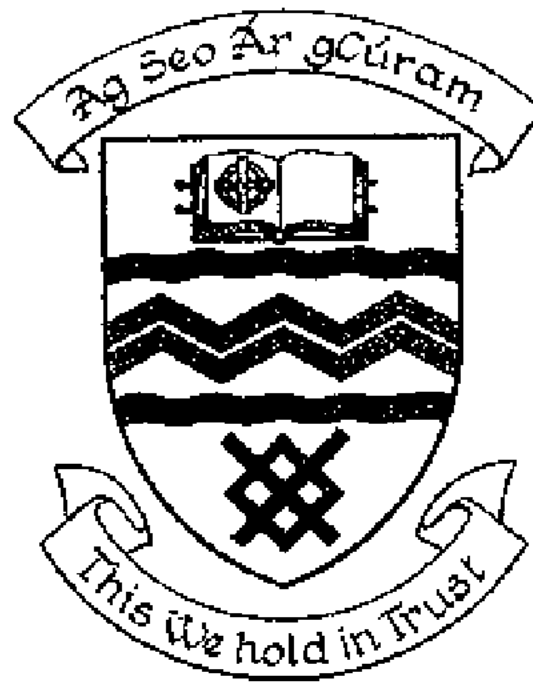
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 13 That an acceptable house numbering proposal be submitted and approved by the County Council before any constructional work has taken place on the proposed houses.

REASON:

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

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

Order Number 0064	Date of Order 17/01/2000
Register Reference S99A/0922	Date 21/12/99

Applicant Colm Naughton,
Development Two 2 storey dwelling houses and two new vehicular entrances and dishing of footpath.
Location To side of 2 Glenfield Avenue, Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 13/01/00 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 notice is not legible from the public road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

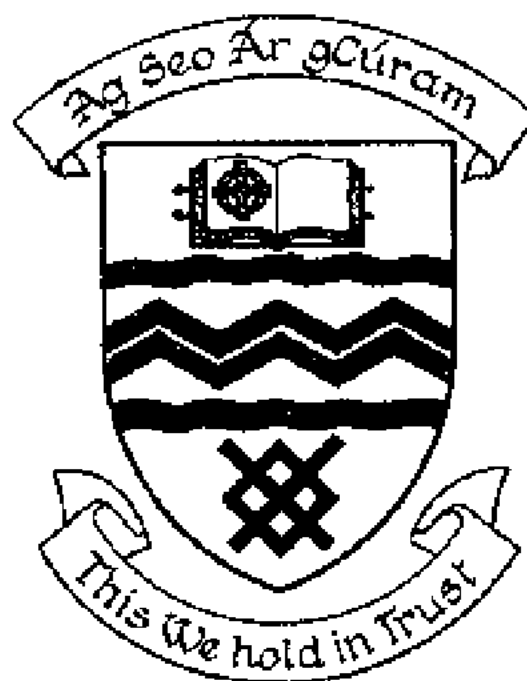
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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:

Architect & Planning Service,
10 The Close,
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Co. Kildare.

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- (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,

LA
.....
for Senior Administrative Officer.

17/01/00