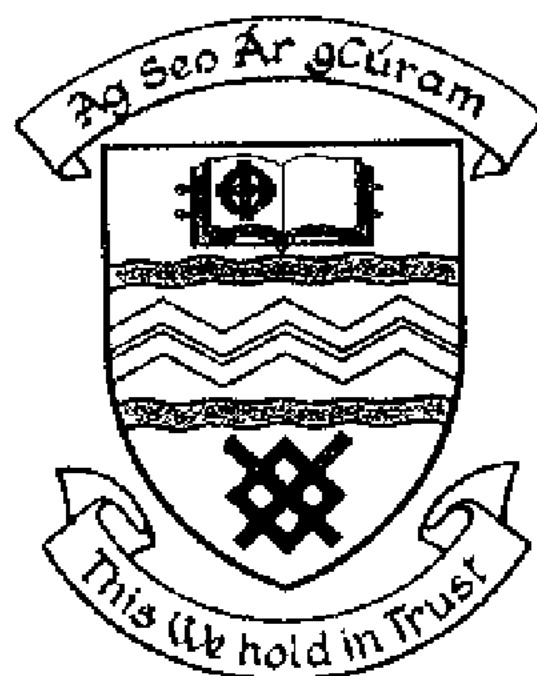


|                             |                                                                                                                                |                                                        |                     |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------|
|                             | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) | Plan Register No.<br><br>S99A/0716                     |                     |
| 1. Location                 | 20 Westbourne Court, Clondalkin, Dublin 22.                                                                                    |                                                        |                     |
| 2. Development              | 2-storey end of terrace 3 bedroom house.                                                                                       |                                                        |                     |
| 3. Date of Application      | 11/10/99                                                                                                                       | Date Further Particulars<br>(a) Requested (b) Received |                     |
| 3a. Type of Application     | Permission                                                                                                                     | 1. 04/11/1999<br>2.                                    | 1. 20/12/1999<br>2. |
| 4. Submitted by             | Name: Fintan Brady,<br>Address: 2 Esker Wood Grove, Lucan,                                                                     |                                                        |                     |
| 5. Applicant                | Name: Margaret and Ian Cross,<br>Address: 20 Westbourne Court, Clondalkin, Dublin 22.                                          |                                                        |                     |
| 6. Decision                 | O.C.M. No. 0314<br><br>Date 17/02/2000                                                                                         | Effect<br>AP GRANT PERMISSION                          |                     |
| 7. Grant                    | O.C.M. No. 664<br><br>Date 30/03/2000                                                                                          | Effect<br>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. ....<br>Registrar       | .....<br>Date                                                                                                                  | .....<br>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**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
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Fintan Brady,  
2 Esker Wood Grove,  
Lucan,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

|                              |                                |
|------------------------------|--------------------------------|
| Final Grant Order Number 664 | Date of Final Grant 30/03/2000 |
| Decision Order Number 0314   | Date of Decision 17/02/2000    |
| Register Reference S99A/0716 | Date 20/12/99                  |

**Applicant** Margaret and Ian Cross,

**Development** 2-storey end of terrace 3 bedroom house.

**Location** 20 Westbourne Court, Clondalkin, Dublin 22.

**Floor Area** 75.00 Sq Metres

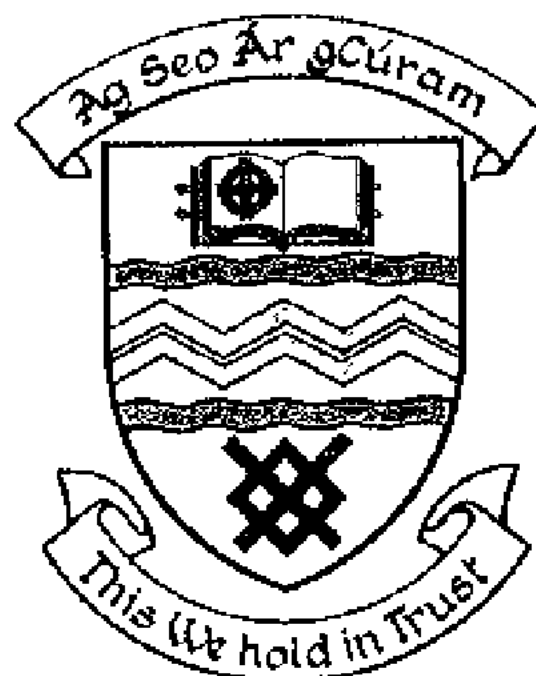
**Time extension(s) up to and including**

**Additional Information Requested/Received** 04/11/1999 /20/12/1999

A Permission has been granted for the development described above,  
subject to the following (23) Conditions.



**SOUTH DUBLIN COUNTY COUNCIL**  
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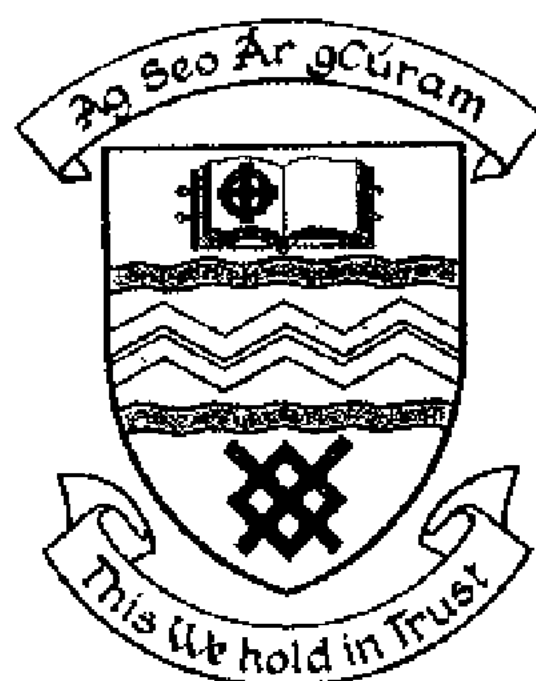
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**Conditions and Reasons**

- 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 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes on adjoining buildings and shall conform with those finishes indicated on drawing No.95.115.W3 submitted on 11/10/99 with this application.  
REASON:  
In the interest of visual amenity.
- 3 The site boundary treatment to the front 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 New Nangor Road. A 2 metre high boundary wall shall be constructed along the southern site boundary. The wall shall be dashed on the outside and capped.  
REASON:  
In the interest of 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. One tree is to be provided in front of the house.  
REASON|:  
In the interest of proper planning and development and visual amenity.
- 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.

**SOUTH DUBLIN COUNTY COUNCIL**  
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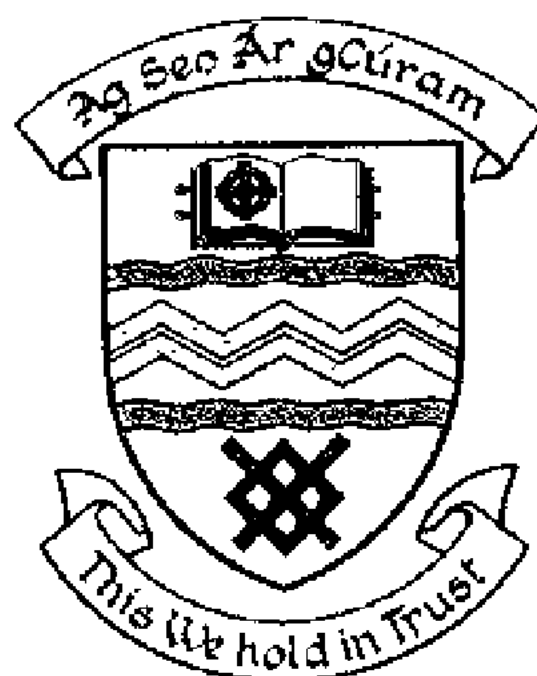
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- 7 That the dwelling shall not be occupied until all the services have been connected thereto and are operational.  
 REASON:  
 In the interest of visual amenity and the protection of residential amenity in the area.
- 8 Whilst providing a driveway 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.
- 9 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.
- 10 That an acceptable house numbering scheme be submitted to the approved by the Planning Authority before any constructional work takes place on the proposed house.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 11 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.
- 12 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
 REASON:  
 In the interest of amenity.
- 13 That no dwellinghouse 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.



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

REASON:

In the interest of proper planning and development.

- 15 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 proper planning and development.

- 16 No building within 5m of public sewer or sewer with potential to be taken in charge.

REASON:

In the interest of proper planning and development.

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

REASON:

In the interest of proper planning and development.

- 18 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 proper planning and development.

- 19 No dwelling shall be greater than 46 metres from a hydrant.

REASON:

In the interest of proper planning and development.

- 20 24 hr storage shall be provided.

REASON:

In the interest of proper planning and development.

- 21 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR952 (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.

**SOUTH DUBLIN COUNTY COUNCIL**  
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- 22 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR2666 (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.

- 23 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR1270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of Corkagh Park, 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 Corkagh Park, 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.

Signed on behalf of South Dublin County Council.

*[Signature]*  
 31/03/00  
 for SENIOR ADMINISTRATIVE OFFICER



Telephone: 01-414 9000  
Fax: 01-414 9104

|                              |                             |
|------------------------------|-----------------------------|
| Decision Order Number 0314   | Date of Decision 17/02/2000 |
| Register Reference S99A/0716 | Date: 11/10/99              |

Page 1 of 6

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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**Conditions and Reasons**

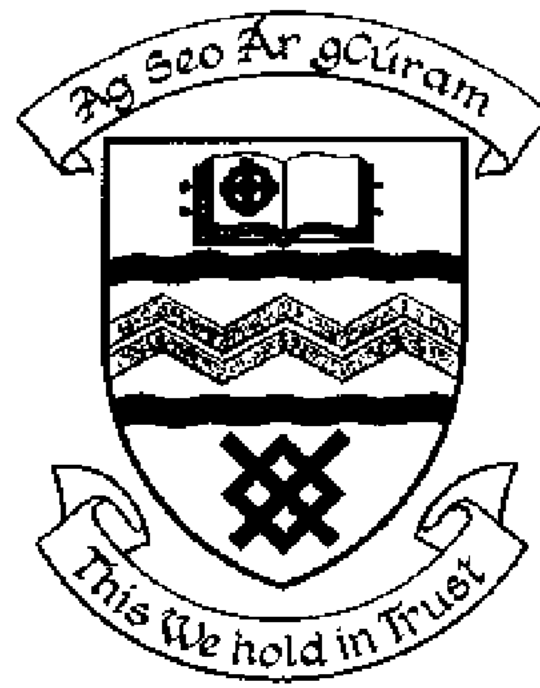
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REG. REF. S99A/0716

they shall be of the high level type only.

REASON:

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6 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

7 That the dwelling shall not be occupied until all the services have been connected thereto and are operational.

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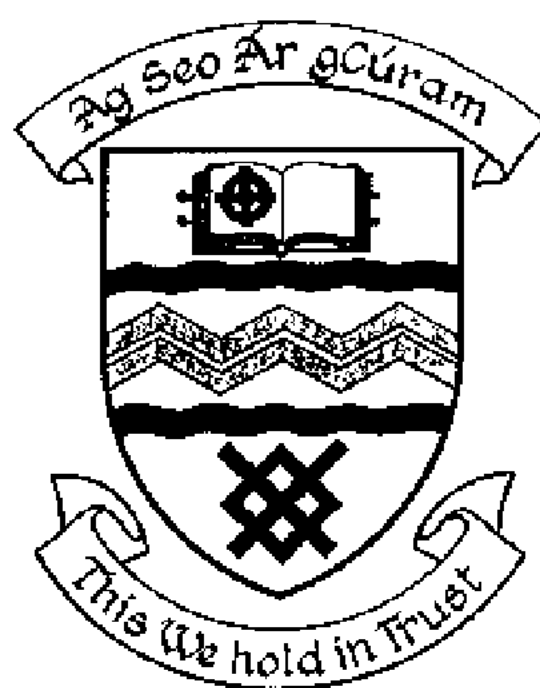
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REASON:

To protect the amenities of the area.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S99A/0716

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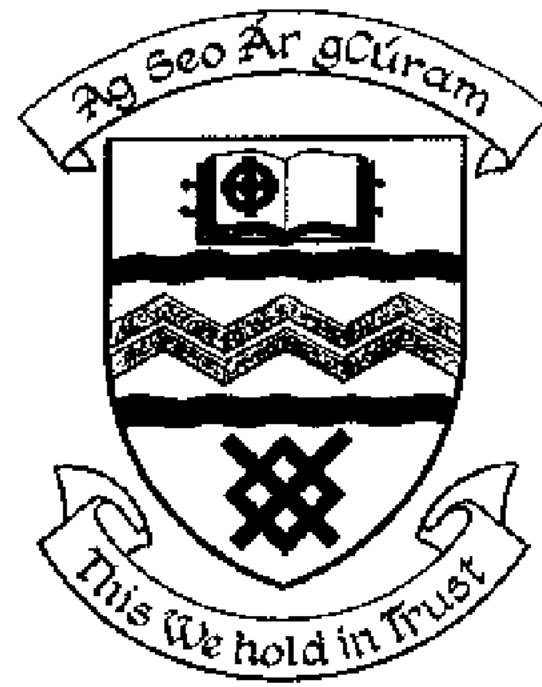
In the interest of proper planning and development.



**SOUTH DUBLIN COUNTY COUNCIL**  
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REG. REF. S99A/0716

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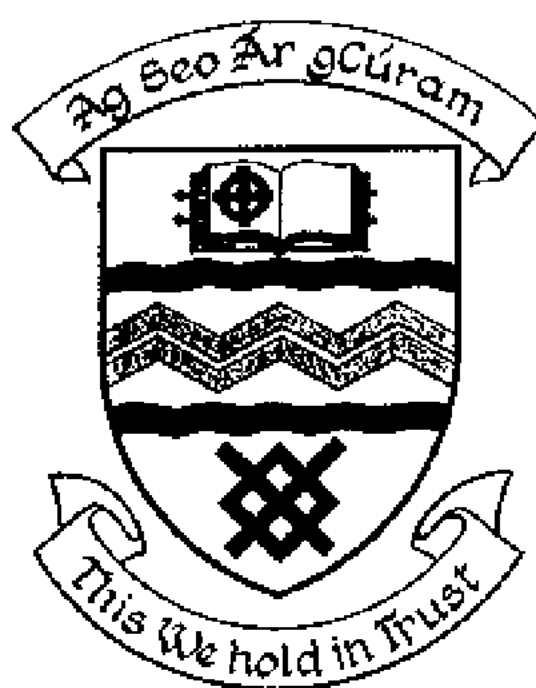
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REASON:

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

|                              |                                          |
|------------------------------|------------------------------------------|
| Decision Order Number 2702   | Date of Decision 08/12/1999<br><i>WA</i> |
| Register Reference S99A/0716 | Date: 11/10/99                           |

Applicant                      Margaret and Ian Cross,  
Development                 2-storey end of terrace 3 bedroom house.

Location                      20 Westbourne Court, Clondalkin, Dublin 22.

App. Type                      Permission

Dear Sir/Madam,

With reference to your planning application, received on 11/10/99 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. It is Council policy that no building should be built within 5 metres of watermains less than 225mm and within 8 metres of watermains greater than 225mm. There is a 300mm diameter water main to south of the development close to the required 8 metres clear distance. The applicant is advised to identify the distance of the proposed development from the 300mm diameter watermain and show the precise location of the main and the proposed development on a site layout plan. Applicant is advised to contact the Area Water Engineer (tel. 4570784) for assistance in establishing the exact location of the watermain.

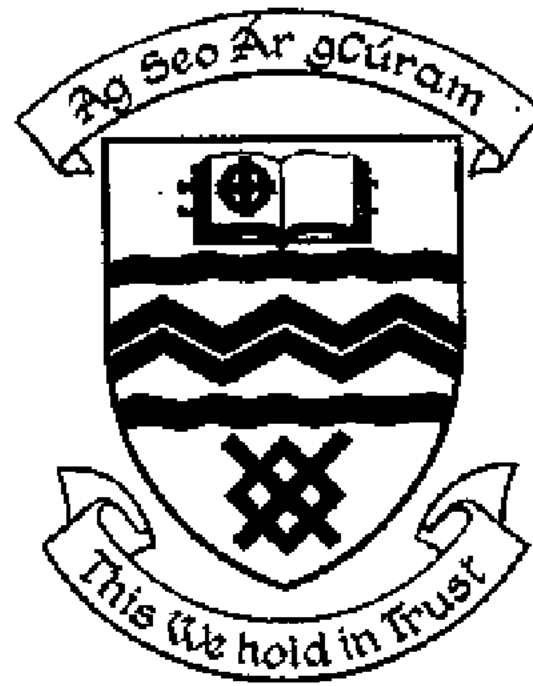
Signed on behalf of South Dublin County Council

*WA*  
.....  
for Senior Administrative Officer

09/12/99

Fintan Brady,  
2 Esker Wood Grove,  
Lucan,  
Co. Dublin.

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

|                              |                          |
|------------------------------|--------------------------|
| Order Number 2410            | Date of Order 04/11/1999 |
| Register Reference S99A/0716 | Date 11/10/99            |

**Applicant** Margaret and Ian Cross,  
**Development** 2-storey end of terrace 3 bedroom house.  
**Location** 20 Westbourne Court, Clondalkin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 01/11/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a 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:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

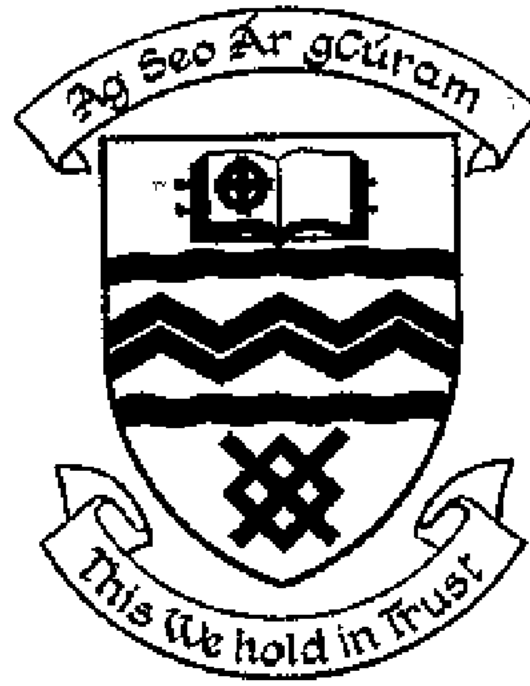
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REG REF. S99A/0716

- (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,

*MA*  
..... 04/11/99  
for Senior Administrative Officer.