

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0595	
1. Location	Adjacent to No. 3 Woodford Way, Clondalkin, Dublin 22.		
2. Development	Detached dwelling.		
3. Date of Application	27/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/10/1999 2.	1. 11/01/2000 2.
4. Submitted by	Name: David and Susan Marsh, Address: 3 Woodford Way, Clondalkin,		
5. Applicant	Name: David and Susan Marsh, Address: 3 Woodford Way, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0457 Date 06/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 832 Date 19/04/2000	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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David and Susan Marsh,
3 Woodford Way,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 832	Date of Final Grant 19/04/2000
Decision Order Number 0457	Date of Decision 06/03/2000
Register Reference S99A/0595	Date 11/01/00

Applicant David and Susan Marsh,

Development Detached dwelling.

Location Adjacent to No. 3 Woodford Way, Clondalkin, Dublin 22.

Floor Area 89.50 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/10/1999 /11/01/2000

A Permission has been granted for the development described above,
subject to the following (10) 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 the revised plans and details submitted by way of additional information on 11/01/00, 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 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 3 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

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

- a) Applicant to ensure full and complete separation of foul and surface water systems.
- b) No building to be within 5m of a public sewer or sewer with potential to be taken in charge.
- c) 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.
- d) All connections to be carried out by South Dublin County Council personnel at applicant's prior expense.
- e) 24 hour storage and separate connection shall be provided.
- f) Separate water connection required for proposed dwelling.
- g) The dwelling shall not be greater than 46 metres from a hydrant.
- h) No building to lie within 5m of watermains of less than 225mm diameter.

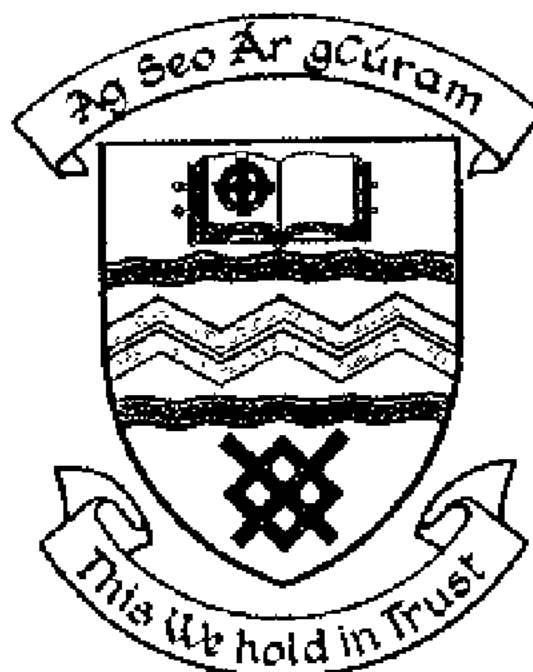
REASON:

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

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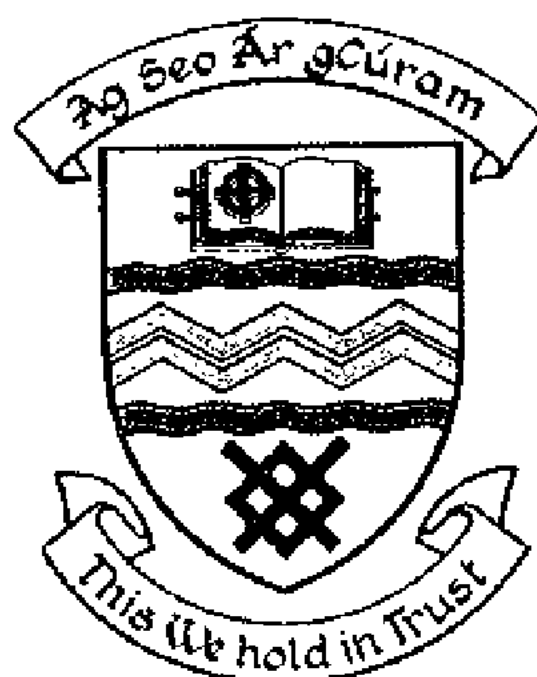
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-
- 5 Prior to the first occupation of the proposed dwelling, front, side and rear garden area shall be provided with sufficient top soil, levelled, graded and planted to allow grass and other vegetation to grow.
REASON:
In the interests of residential and visual amenity.
- 6 The footpath and kerb shall be dishd and the new driveways constructed to the satisfaction of the Area Engineer Road Maintenance (Palmerstown Depot Ph. 6267392).
REASON:
In the interest of the proper planning and development of the area.
- 7 That an acceptable house number be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.
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) 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 one 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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- 10 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 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.

- (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]
 20/04/00
 for SENIOR ADMINISTRATIVE OFFICER

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 0457	Date of Decision 06/03/2000 <i>LA</i>
Register Reference S99A/0595	Date: 27/08/99

Applicant David and Susan Marsh,
Development Detached dwelling.
Location Adjacent to No. 3 Woodford Way, Clondalkin, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 21/10/1999 /11/01/2000
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 (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

LA
..... 07/03/00
for SENIOR ADMINISTRATIVE OFFICER

David and Susan Marsh,
3 Woodford Way,
Clondalkin,
Dublin 22.

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Conditions and Reasons

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REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 - a) Applicant to ensure full and complete separation of foul and surface water systems.
 - b) No building to be within 5m of a public sewer or sewer with potential to be taken in charge.
 - c) 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.
 - d) All connections to be carried out by South Dublin County Council personnel at applicant's prior expense.
 - e) 24 hour storage and separate connection shall be provided.
 - f) Separate water connection required for proposed dwelling.

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- g) The dwelling shall not be greater than 46 metres from a hydrant.
- h) No building to lie within 5m of watermains of less than 225mm diameter.

REASON:

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

- 5 Prior to the first occupation of the proposed dwelling, front, side and rear garden area shall be provided with sufficient top soil, levelled, graded and planted to allow grass and other vegetation to grow.

REASON:

In the interests of residential and visual amenity.

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REASON:

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

- 7 That an acceptable house number be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.

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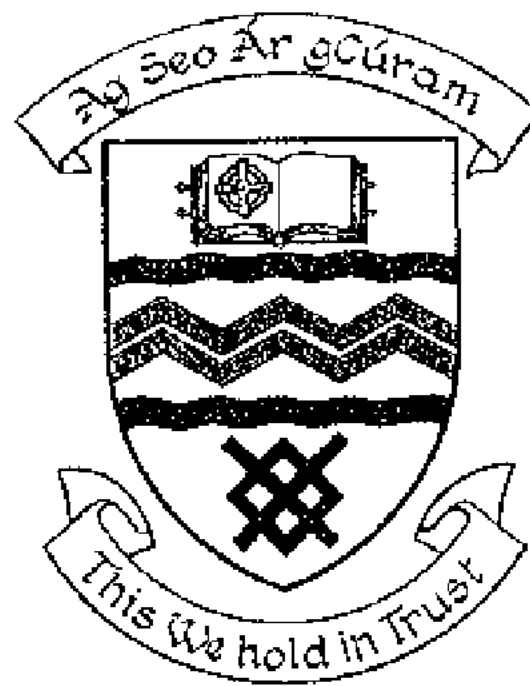
REASON:

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

Decision Order Number 2305	Date of Decision 21/10/1999
Register Reference S99A/0595	Date: 27/08/99

Applicant David and Susan Marsh,
Development Detached dwelling.

Location Adjacent to No. 3 Woodford Way, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 27/08/99 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 The applicant is advised that the Planning Authority consider having regard to established building line to the rear, that a detached dwelling is an unacceptable design solution for the subject site. The applicant is advised to consider amending the proposed dwelling so as to provide for a terrace type unit to match existing dwellings both in terms of design and scale. The applicant is requested to submit a revised site plan, floor plans and elevations. Note - elevational drawings should detail the adjoining dwelling.
- 2 The applicant is advised that the proposed dwelling is located within 5 metres of a 225mm foul sewer and watermain and that this distance is considered to be unacceptable. The applicant is advised to accurately locate and plot the services running along the side boundary and to set back the proposed dwelling the appropriate distance.

NOTE : The applicant is advised to consult the
Environmental Services Section of South Dublin

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County Council with regard to their requirements for
a set back.

- 3 Applicant to submit full details of proposed drainaage arrangements, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- 4 Applicant to submit full details of proposed watermain layout indicating connection to public system.

Signed on behalf of South Dublin County Council

AM
.....
for Senior Administrative Officer

21/10/99