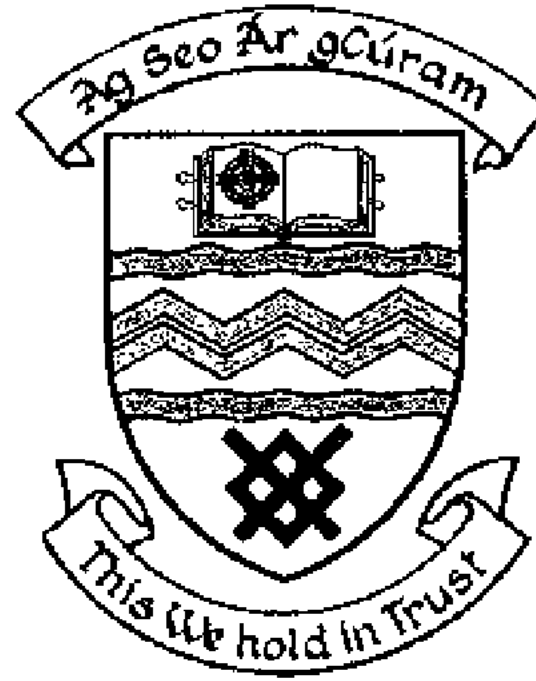


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0355	
1. Location	149 St. Johns Crescent, Greenpark, Clondalkin, D 22		
2. Development	2 storey detached house to side		
3. Date of Application	28/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/07/1999 2.	1. 26/08/1999 2.
4. Submitted by	Name: Mr. Vincent Douglas Address: 149 St. Johns Crescent, Greenpark,		
5. Applicant	Name: Mr. Vincent Douglas Address: 149 St. Johns Crescent, Greenpark, Clondalkin, D 22		
6. Decision	O.C.M. No. 2307  Date 21/10/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2678  Date 03/12/1999	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**



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  
Fax: 01-414 9104

Mr. Vincent Douglas  
149 St. Johns Crescent ,  
Greenpark ,  
Clondalkin ,  
D 22 .

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2678	Date of Final Grant 03/12/1999
Decision Order Number 2307	Date of Decision 21/10/1999
Register Reference S99A/0355	Date 26/08/99

**Applicant** Mr. Vincent Douglas

**Development** 2 storey detached house to side .

**Location** 149 St. Johns Crescent , Greenpark , Clondalkin , D 22 .

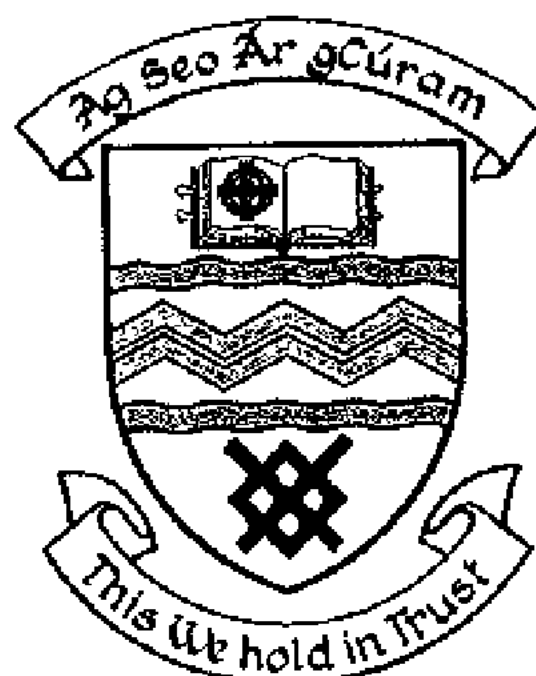
**Floor Area** 100.80 Sq Metres

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

**Additional Information Requested/Received** 26/07/1999 /26/08/1999

A Permission has been granted for the development described above,  
subject to the following (13) Conditions.

**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

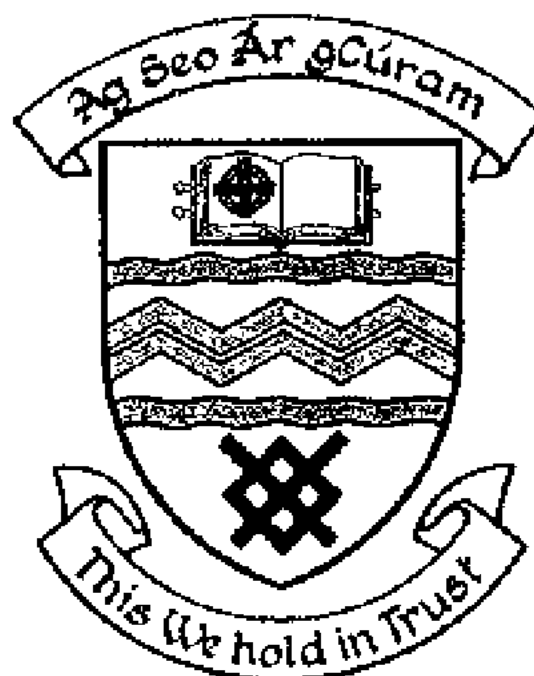
**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

**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 26.08.1999, 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 match those of the adjoining dwelling.  
REASON:  
In the interests of visual amenity.
- 3 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 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.
- 5 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.
- 6 Prior to the first occupation of the proposed dwelling, front, side and rear garden areas 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.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and shall have regard to the following :

**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  
 Fax: 01-414 9104

- (a) The applicant is advised that a combined sewer arrangement is not acceptable and that prior to the commencement of development details to be submitted indicating full and complete separation of foul and surface water systems. The applicant is advised that separate systems exist within the vicinity of the proposed development.
- (b) All connections to be carried out by South Dublin County Council personnel at applicant's prior expense.
- (c) 24 hr. storage and separate connection shall be provided.

**REASON:**

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

- 8 The footpath and kerb shall be dished and the new driveways constructed to the satisfaction of the Area Engineer, Roads Maintenance.

**REASON:**

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

- 9 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.

- 10 Prior to the commencement of development the applicant shall pay a contribution of #300 (three hundred pounds) Eur 381 (three hundred and eighty one Euros) towards the cost of replacement and further street tree planting in the area.

**REASON:**

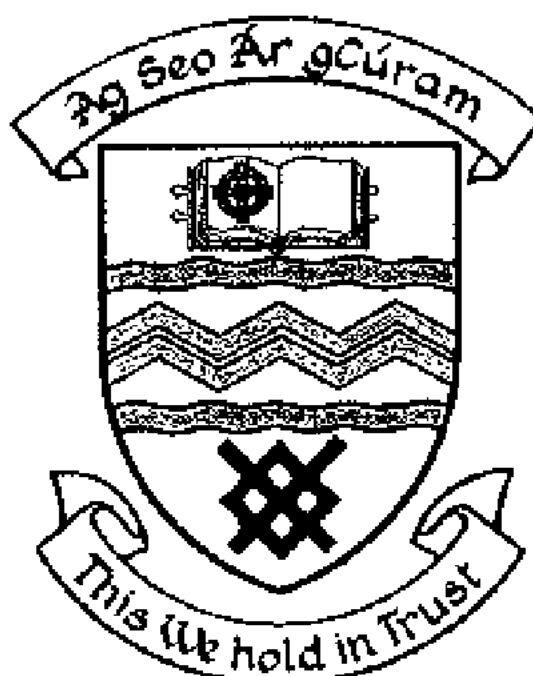
In the interests of visual amenity.

- 11 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

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  
Fax: 01-414 9104

reasonable that the developer should contribute towards the cost of providing the services.

- 12 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.

- 13 That a financial contribution in the sum of £1,000 (one thousand pounds) Eur 1,270 (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 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.

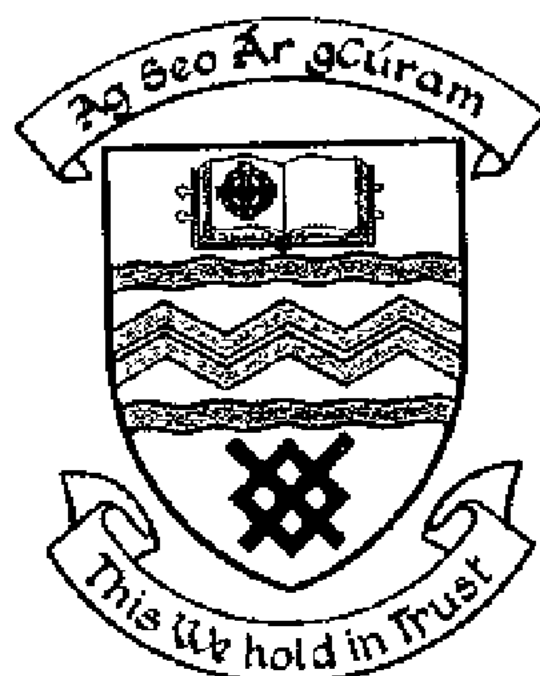
REASON:

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.

REG. REF. S99A/0355

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



**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**


P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
Facs: 01-414 9104

Signed on behalf of South Dublin County Council.

  
.....03/12/99  
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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

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

Decision Order Number 2307	Date of Decision 21/10/1999
Register Reference S99A/0355	Date: 28/05/99

Applicant                      Mr. Vincent Douglas

Development                2 storey detached house to side .

Location                    149 St. Johns Crescent , Greenpark , Clondalkin , D 22 .

Floor Area                                      Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received                      26/07/1999 /26/08/1999

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.

..... 21/10/99  
for SENIOR ADMINISTRATIVE OFFICER

Mr. Vincent Douglas  
149 St. Johns Crescent ,  
Greenpark ,  
Clondalkin ,  
D 22 .

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

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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

REG REF. S99A/0355

**Conditions and Reasons**

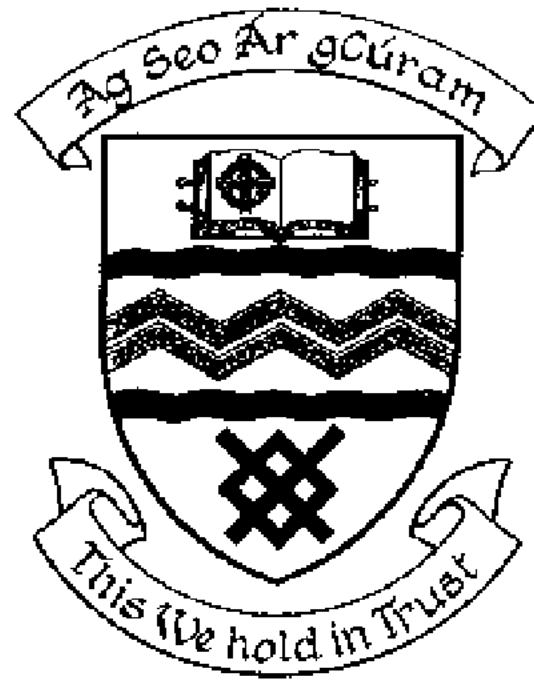
- 1      The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by the revised plans and details submitted by way of additional information on 26.08.1999, save as may be required by the other conditions attached 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 match those of the adjoining dwelling.  
REASON:  
In the interests of visual amenity.
- 3      That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4      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.
- 5      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.
- 6      Prior to the first occupation of the proposed dwelling, front, side and rear garden areas 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.



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

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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

REG. REF. S99A/0355

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and shall have regard to the following :

- (a) The applicant is advised that a combined sewer arrangement is not acceptable and that prior to the commencement of development details to be submitted indicating full and complete separation of foul and surface water systems. The applicant is advised that separate systems exist within the vicinity of the proposed development.
- (b) All connections to be carried out by South Dublin County Council personnel at applicant's prior expense.
- (c) 24 hr. storage and separate connection shall be provided.

**REASON:**

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

- 8 The footpath and kerb shall be dished and the new driveways constructed to the satisfaction of the Area Engineer, Roads Maintenance.

**REASON:**

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

- 9 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.

- 10 Prior to the commencement of development the applicant shall pay a contribution of £300 (three hundred pounds) Eur 381 (three hundred and eighty one Euros) towards the cost of replacement and further street tree planting in the area.

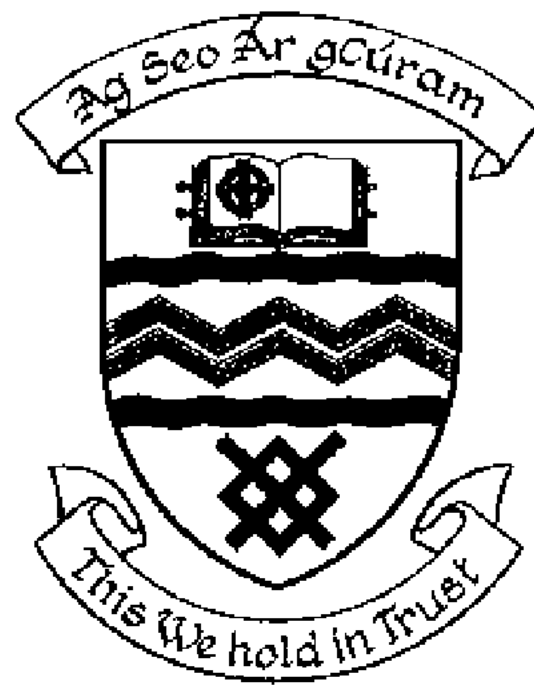
**REASON:**

In the interests of visual amenity.

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

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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

REG REF. S99A/0355

- 11 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.

- 12 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.

- 13 That a financial contribution in the sum of £1,000 (one thousand pounds) Eur 1,270 (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 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.

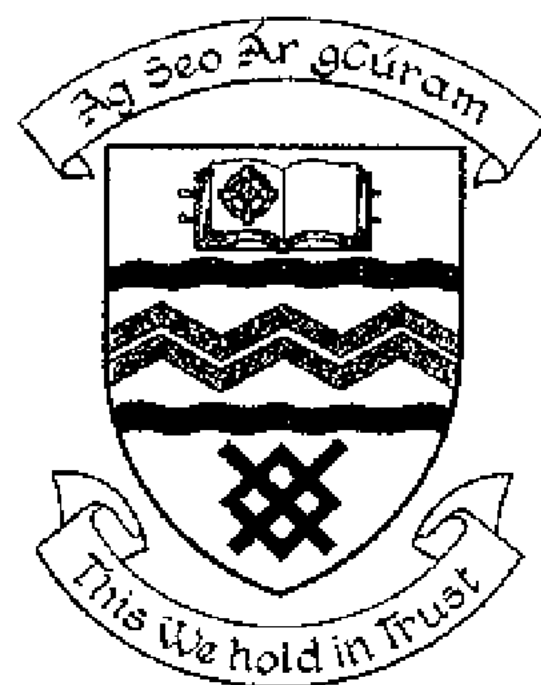
**REASON:**

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.

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

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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

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

Decision Order Number 1587	Date of Decision 26/07/1999
Register Reference S99A/0355	Date: 28/05/99

**Applicant** Mr. Vincent Douglas  
**Development** 2 storey detached house to side .  
  
**Location** 149 St. Johns Crescent , Greenpark , Clondalkin , D 22 .  
  
**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 28/05/99 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 the proposed detached dwelling to be 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 in keeping both in terms of size and design with existing dwellings.
- 2 The applicant is advised that the proposed dwelling is located within 5 metres of a 225mm 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.

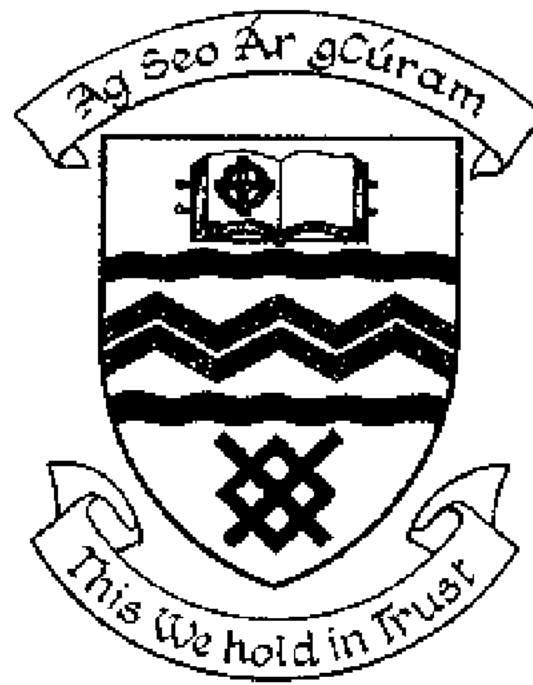
**NOTE:** The applicant is advised to consult with the Environmental Services Section of South Dublin County Council with regard to their requirements for the appropriate set back.

Mr. Vincent Douglas  
149 St. Johns Crescent ,  
Greenpark ,  
Clondalkin ,  
D 22 .

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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

REG REF. S99A/0355

Signed on behalf of South Dublin County Council

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

26/07/99