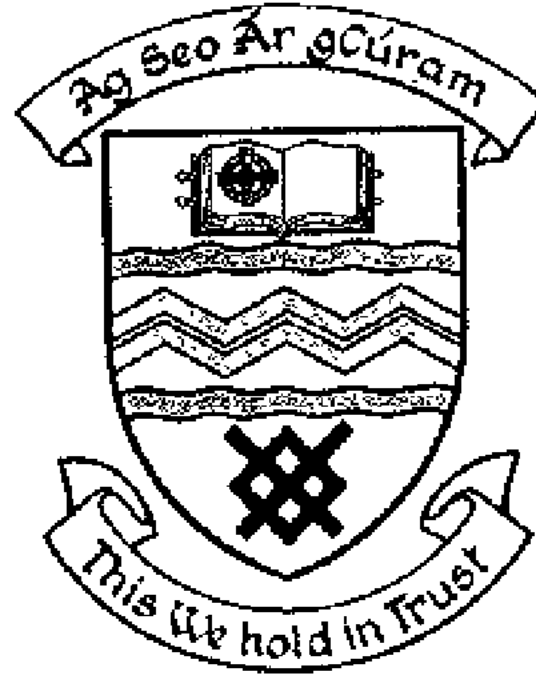


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0246	
1. Location	Adjacent to No. 2 Woodford Heights, Clondalkin, Dublin 22.		
2. Development	Two storey three bedroom end of terrace dwelling.		
3. Date of Application	23/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Raymond O'Sullivan, Address: Newtown, Eadestown,		
5. Applicant	Name: Mr. F. McCarthy, Address: 2 Woodford Heights, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1279  Date 21/06/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1662  Date 05/08/1999	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



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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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Dublin 24

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Raymond O'Sullivan,  
Newtown,  
Eadestown,  
Naas,  
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1662	Date of Final Grant 05/08/1999
Decision Order Number 1279	Date of Decision 21/06/1999
Register Reference S99A/0246	Date 23/04/99

**Applicant** Mr. F. McCarthy,

**Development** Two storey three bedroom end of terrace dwelling.

**Location** Adjacent to No. 2 Woodford Heights, Clondalkin, Dublin 22.

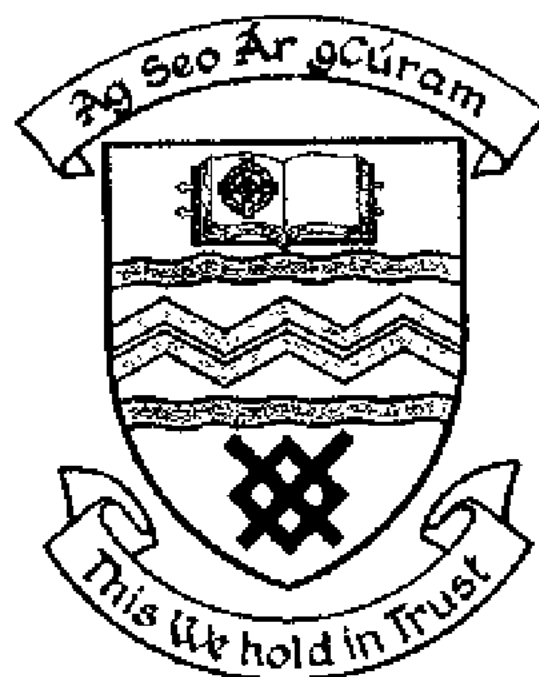
**Floor Area** 15.00 Sq Metres

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

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (16) Conditions.

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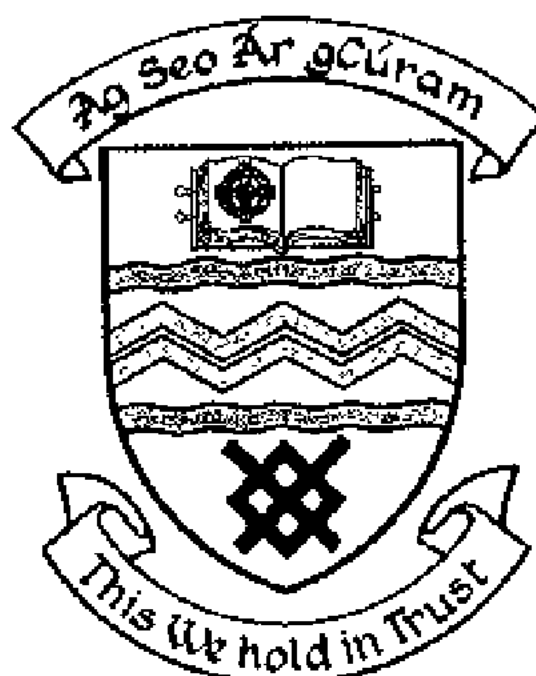
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**Conditions and Reasons**

- 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 That all external finishes harmonise in colour and texture with adjoining dwellings.  
REASON:  
In the interests of residential and visual amenity.
- 3 Prior to the commencement of development details of proposed boundary treatment to the site shall be submitted to and be to the satisfaction of the Planning Authority.  
REASON:  
In the interests of the proper planning and development of the area and visual amenity.
- 4 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 5 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.
- 6 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.
- 7 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.

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- 8 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) Applicant to ensure full and complete separation of foul and surface water systems;
- (b) No building shall lie within 5m of watermains less than 225mm diameter;
- (c) All connections to be carried out by South Dublin County Council personnel at applicant's prior expense;
- (d) 24 hour storage and separate connection shall be provided;
- (e) No dwelling shall be greater than 46 metres from a hydrant;
- (f) 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 order to comply with the Sanitary Services Acts, 1878-1964.

- 9 Prior to the commencement of development, applicant to submit written evidence of permission to connect to private sewer.

**REASON:**

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

- 10 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer Road Maintenance.

**REASON:**

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

- 11 2 no. off street carparking spaces shall be provided.

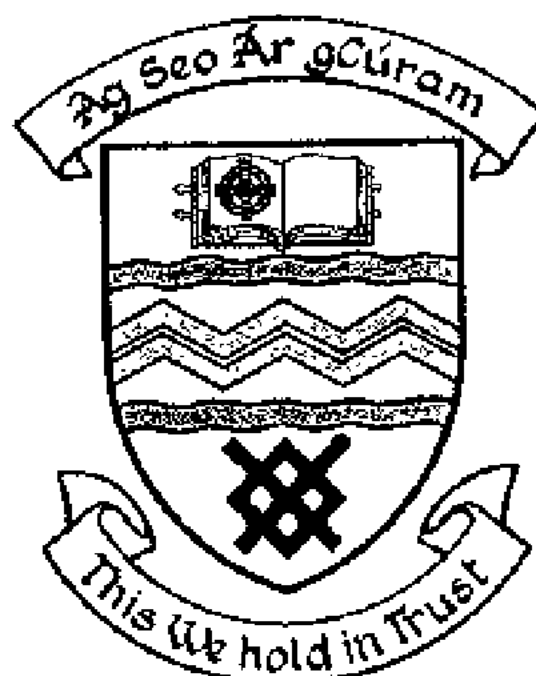
**REASON:**

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

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

**REASON:**

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

- 13 That the front elevation of the proposed house shall match that of the existing house.

REASON:

In the interest of visual amenity.

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

- 15 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) 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.

- 16 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards 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 provision and development of amenity lands in the area which will facilitate the proposed development.

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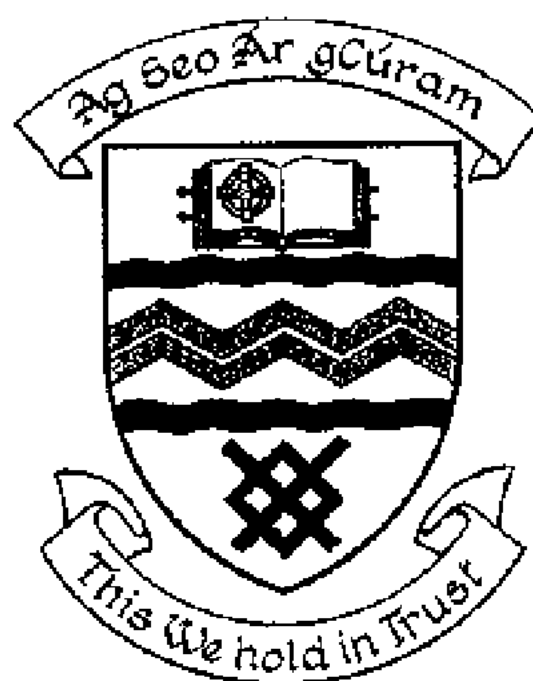
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety 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.

*Edward J. Geaney*.....06/08/99  
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 1279	Date of Decision 21/06/1999
Register Reference S99A/0246	Date: 23/04/99

Applicant Mr. F. McCarthy,  
Development Two storey three bedroom end of terrace dwelling.  
Location Adjacent to No. 2 Woodford Heights, Clondalkin, Dublin 22.  
Floor Area Sq Metres  
Time extension(s) up to and including  
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 ( 16 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

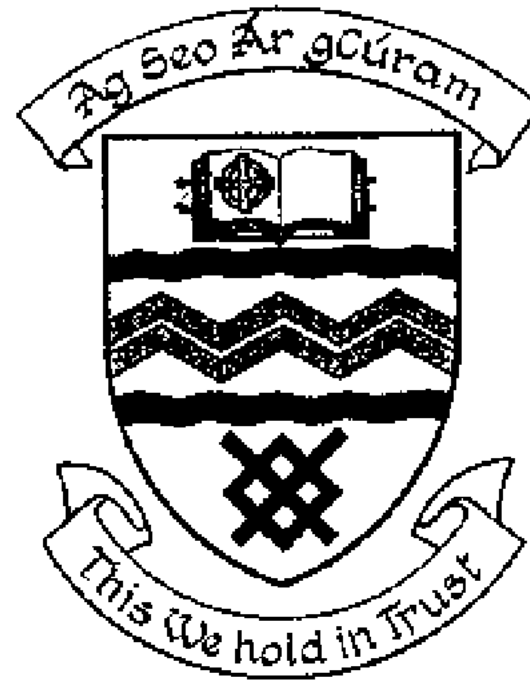
..... 21/06/99  
for SENIOR ADMINISTRATIVE OFFICER

Raymond O'Sullivan,  
Newtown,  
Eadestown,  
Naas,  
Co. Kildare.

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To prevent unauthorised development.
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REG. REF. S99A/0246

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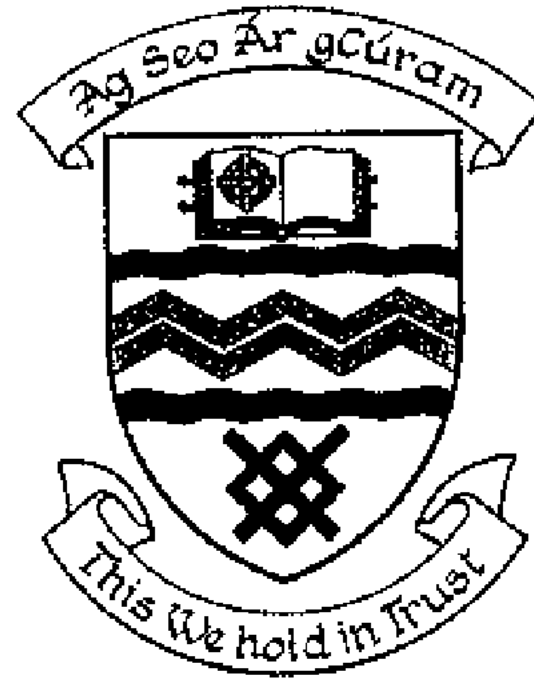
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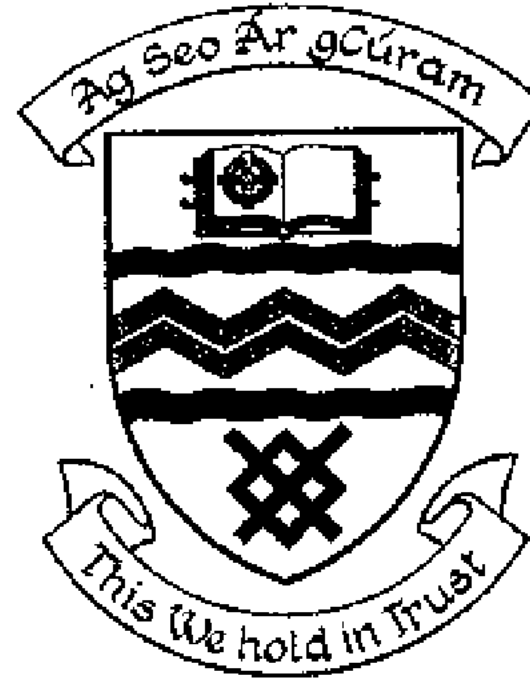
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REASON:  
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road

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