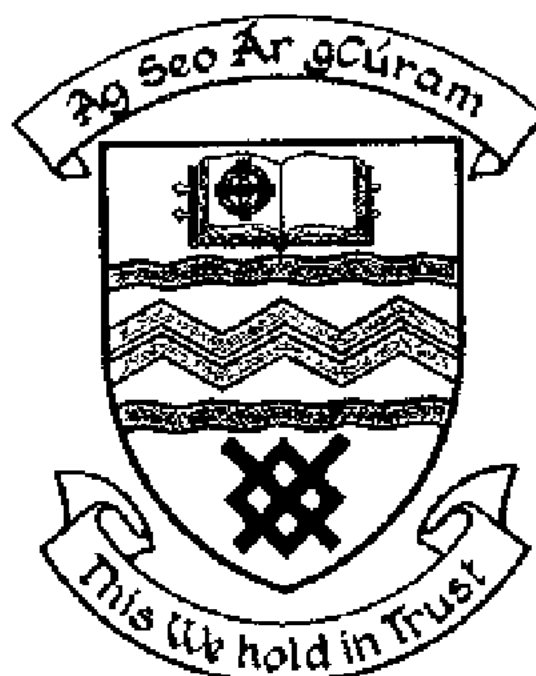


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0210	
1. Location	11 St. Brigids Cottages, Clondalkin, Dublin 22.		
2. Development	Dormer bungalow at side and revised vehicular entrance.		
3. Date of Application	01/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/05/1999 2.	1. 30/07/1999 2.
4. Submitted by	Name: Patrick Taaffe, Address: 187 The Rise, Belgard Heights,		
5. Applicant	Name: Teresa and Joseph Sweeney, Address: 11 St. Brigids Cottages, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2119 Date 28/09/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2461 Date 09/11/1999	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.	

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Patrick Taaffe,
187 The Rise,
Belgard Heights,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2461	Date of Final Grant 09/11/1999
Decision Order Number 2119	Date of Decision 28/09/1999
Register Reference S99A/0210	Date 30/07/99

Applicant Teresa and Joseph Sweeney,

Development Dormer bungalow at side and revised vehicular entrance.

Location 11 St. Brigids Cottages, Clondalkin, Dublin 22.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

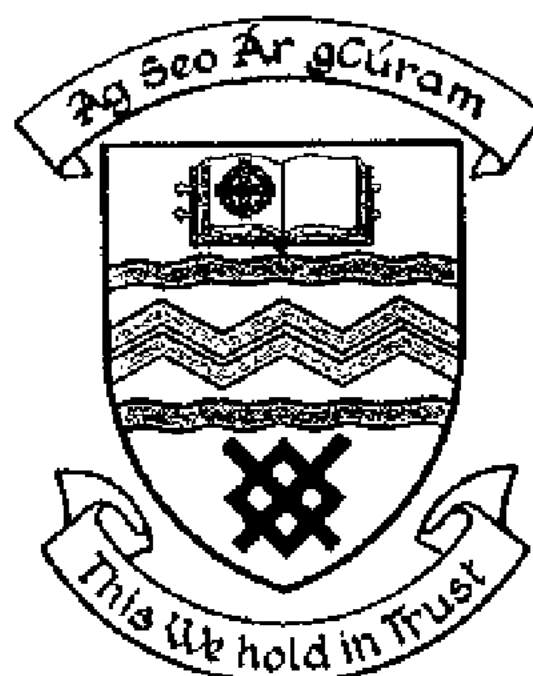
Additional Information Requested/Received 27/05/1999 /30/07/1999

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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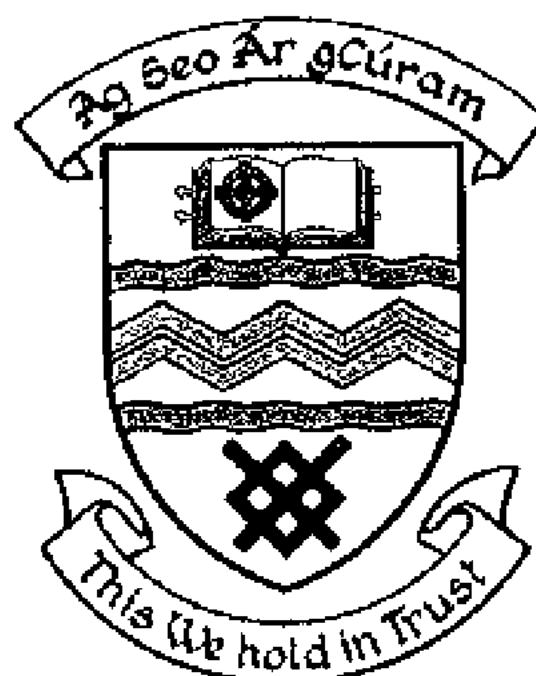
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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, in this regard roof tiles shall be of blue black slate and elevational finish shall be red brick to compliment the existing cottages.
 REASON:
 In the interest 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. The front boundary wall to the existing dwelling shall not exceed 900mm in height.
 REASON:
 In the interests of the proper planning and development of the and in the interests of traffic safety.
- 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.

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REASON:

In the interests of residential and visual amenity.

- 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) All connections to be carried out by South Dublin County Council personnel at applicant's prior expense;
 - c) 24 hour storage and separate connection shall be provided;
 - d) Soak way proposals for the disposal of surface water run off will not be considered in urban areas. A surface water sewer exists in the area of the proposed development. Applicant to submit full details of proposed surface water drainage arrangements, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.

REASON:

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

- 9 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.

- 10 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:

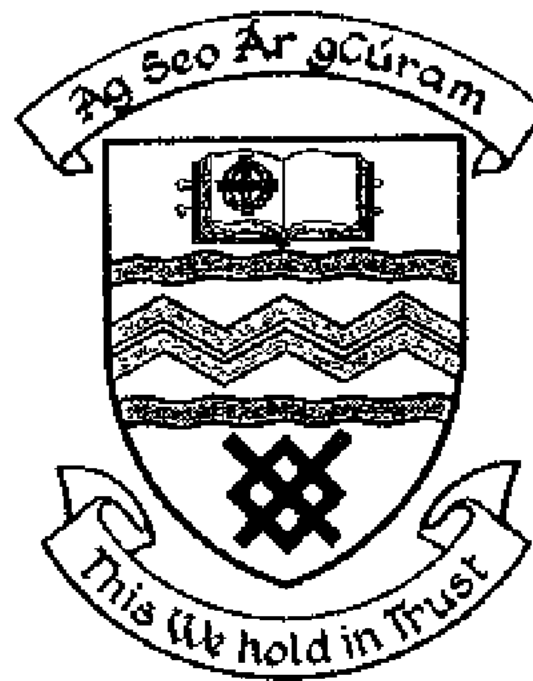
In the interest of the proper planning and development of the area.

- 11 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

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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) EUR2,666 (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) EUR1,270 (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 Class 1 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.

- 14 That a financial contribution in the sum of £200 (two hundred pounds) EUR254 (two hundred and fifty four euros) be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer which will facilitate this development; this contribution to be paid before the commencement of development on site.

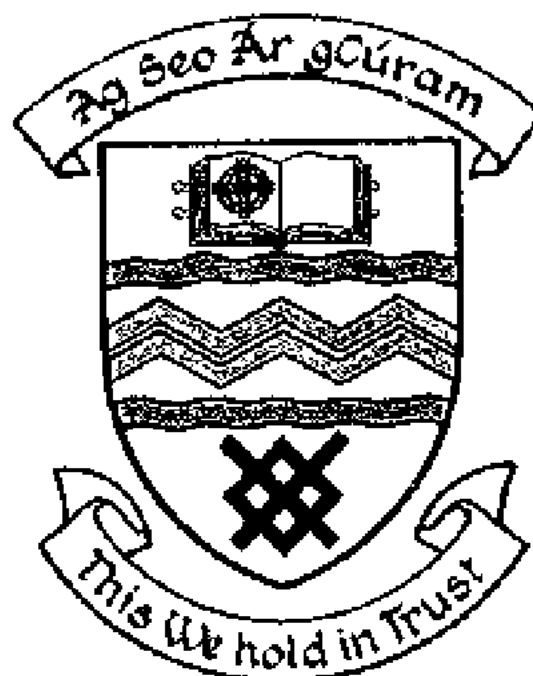
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

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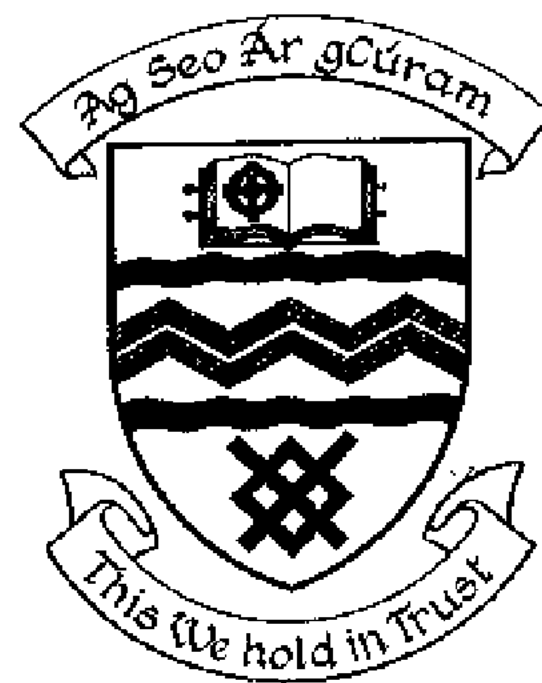
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-
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
 - (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
 - (3) A Fire Safety Certificate 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.

Edward O'Connell...10/11/99
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 2119	Date of Decision 28/09/1999
Register Reference S99A/0210	Date: 01/04/99.

Applicant Teresa and Joseph Sweeney,
Development Dormer bungalow at side and revised vehicular entrance.
Location 11 St. Brigids Cottages, Clondalkin, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 27/05/1999 /30/07/1999
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 (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 28/09/99
for SENIOR ADMINISTRATIVE OFFICER

Patrick Taaffe,
187 The Rise,
Belgard Heights,
Tallaght,
Dublin 24.

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REG REF. S99A/0210

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, in this regard roof tiles shall be of blue black slate and elevational finish shall be red brick to compliment the existing cottages.

REASON:

In the interest 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. The front boundary wall to the existing dwelling shall not exceed 900mm in height.

REASON:

In the interests of the proper planning and development of the and in the interests of traffic safety.

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

REASON:

To prevent unauthorised development.

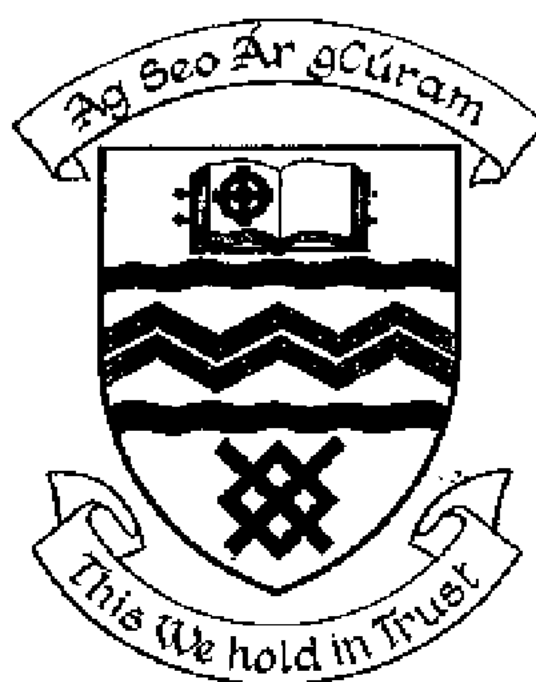
- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

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.

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REG. REF. S99A/0210

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.

- 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;
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- c) 24 hour storage and separate connection shall be provided;
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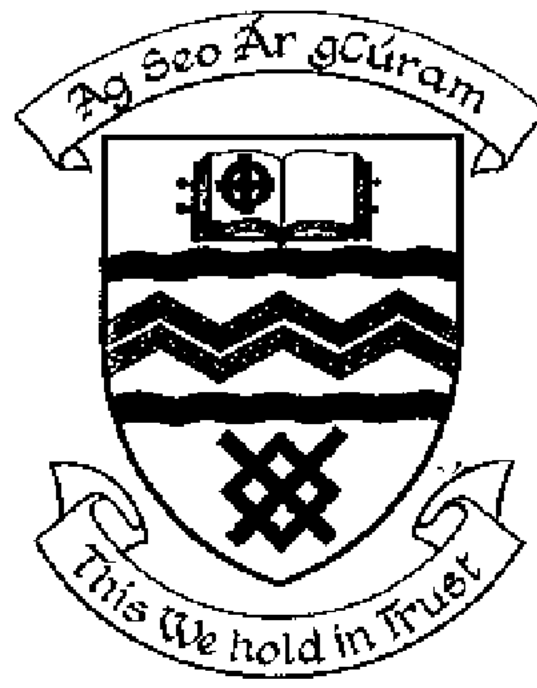
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REASON:

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

- 10 That an acceptable house number be submitted to and approved by the South Dublin County Council before any constructional

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REG REF. S99A/0210

work takes place on the proposed house.

REASON:

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- 11 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.

- 12 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR2,666 (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:

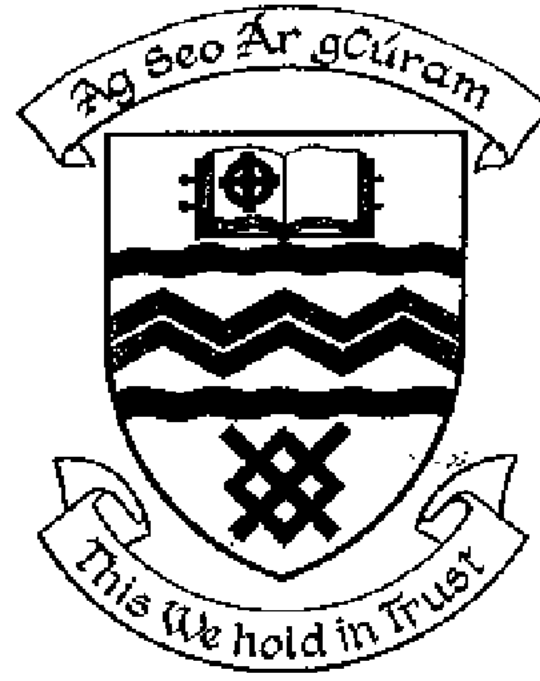
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- 13 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of Class 1 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

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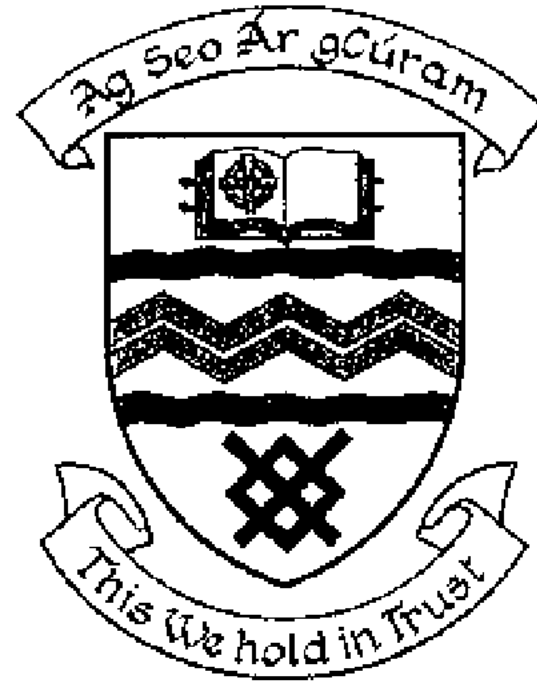
contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 14 That a financial contribution in the sum of £200 (two hundred pounds) EUR254 (two hundred and fifty four euros) be paid by the proposer to South Dublin County Council towards the cost of upgrading of Watery Lane Foul Sewer which will facilitate 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 developer should contribute towards the cost of the works.

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

Decision Order Number 1093	Date of Decision 27/05/1999
Register Reference S99A/0210	Date: 01/04/1999

Applicant Teresa and Joseph Sweeney,
Development Dormer bungalow at side and revised vehicular entrance.

Location 11 St. Brigids Cottages, Clondalkin, Dublin 22.


App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 01/04/1999 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 requested to submit site layout plans to show how it is proposed to subdivide the existing plot between the existing and proposed dwellings.
- 2 A set back of approx. 35 metres is required so that the proposed bungalow will align with the front building line of the approved bungalow on the adjoining plot in accordance with Condition No. 3 of the planning permission granted under Reg. Ref. S98A/0238.
- 3 Full details of proposed foul and surface water drainage and water supply arrangements are required.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

27/05/1999

Patrick Taaffe,
187 The Rise,
Belgard Heights,
Tállaght,
Dublin 24.