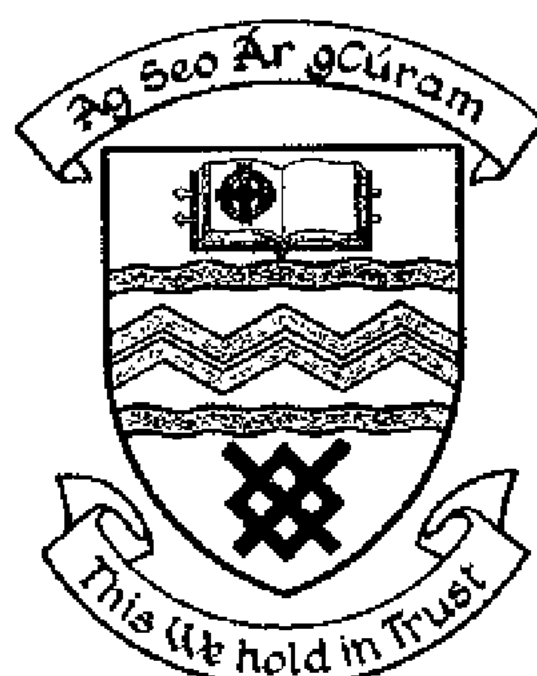


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0066	
1. Location	Rear of 71 New Road, Clondalkin, Dublin 22.		
2. Development	For two bedroom bungalow.		
3. Date of Application	08/02/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Building Design Services, Address: 22 Ashton, Blessington,		
5. Applicant	Name: Mr. & Mrs. John Duggan, Address: 71 New Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0637 Date 31/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2208 Date 28/09/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged	27/04/1999	Written Representations	
9. Appeal Decision	22/09/1999	Appeal Withdrawn	
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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Building Design Services,
22 Ashton,
Blessington,
Co. Wicklow.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2208	Date of Final Grant 28/09/1999
Decision Order Number 0637	Date of Decision 31/03/1999
Register Reference S99A/0066	Date 08/02/99

Applicant Mr. & Mrs. John Duggan,

Development For two bedroom bungalow.

Location Rear of 71 New Road, Clondalkin, Dublin 22.

Floor Area 81.00 Sq Metres

Time extension(s) up to and including

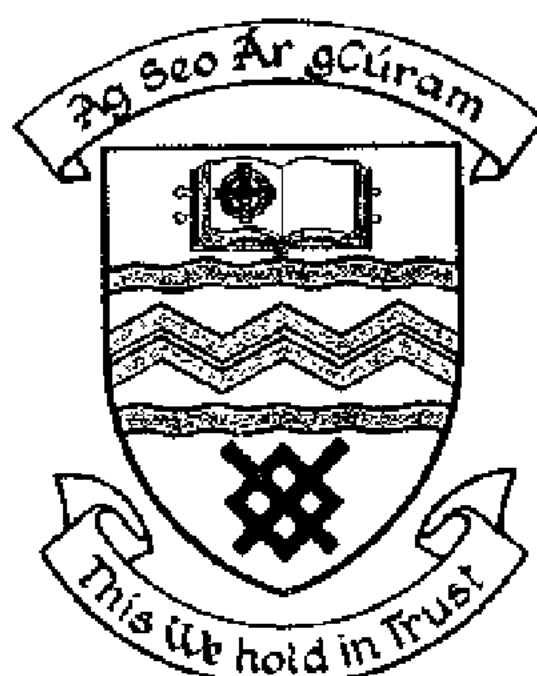
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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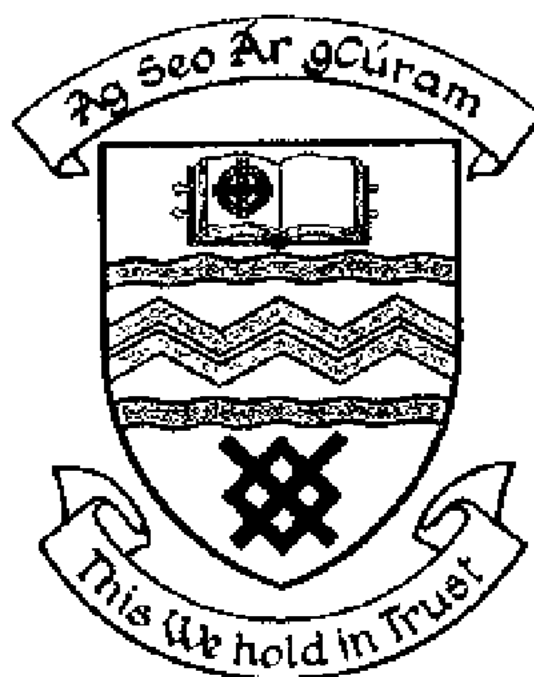
Conditions and Reasons

- 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 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, such details shall include the provision of a 2 metre block wall along the entire length of the southern boundary of the site and the provision of a 2 metre dividing wall between the rear garden of the existing dwelling and the front garden and driveway of the proposed dwelling, all such walls shall be capped and dashed/plastered to both sides.
 REASON:
 In the interests of the proper planning and development of the area and 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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council in this regard the applicant shall have regard to the following:-
 - a) Prior to the commencement of development the applicant to submit full details for the written

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- agreement of the Planning Authority of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer;
- b) Applicant to ensure full and complete separation of foul and surface water systems;
 - c) The applicant is advised that soakways in urban areas are not acceptable, especially as there is a surface water sewer available to connect to on the east side of New Road opposite this site. The applicant is advised to investigate the possibility of connecting to this surface water sewer and to submit details of same for the written agreement of the Planning Authority prior to the commencement of development;
 - d) Separate connection required for proposed dwelling. Connection, and tapping of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense;
 - e) The dwelling shall not be further than 46 metres from a hydrant;
 - f) 24 hour water storage 'shall be provided.

REASON:

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

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

REASON:

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

- 8 That a financial contribution in the sum of money equivalent to the value 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.

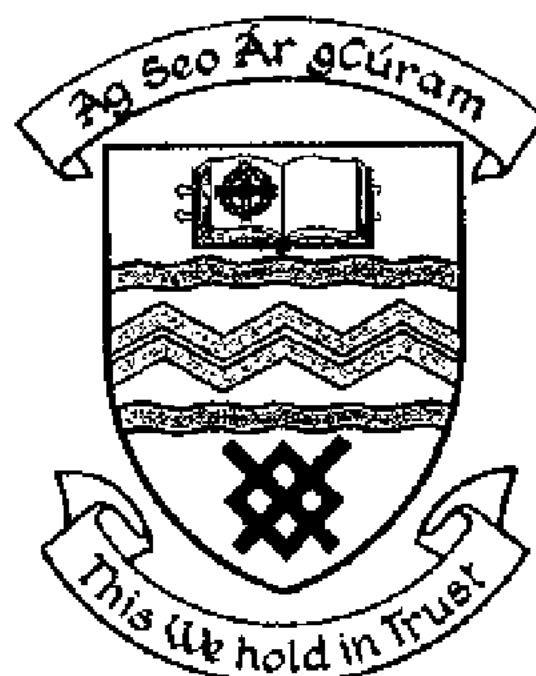
REASON:

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.

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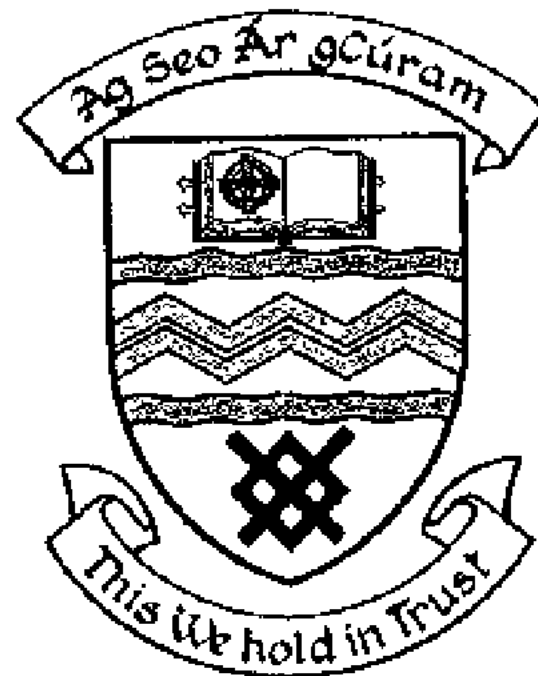
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- 9 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate 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.
 - 10 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 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 provision and development of amenity lands in the area which will facilitate the proposed development.
 - 11 That a financial contribution in the sum of £200 (two hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the Watery Lane Foul Sewer Duplication Scheme which serves 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.
- (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.

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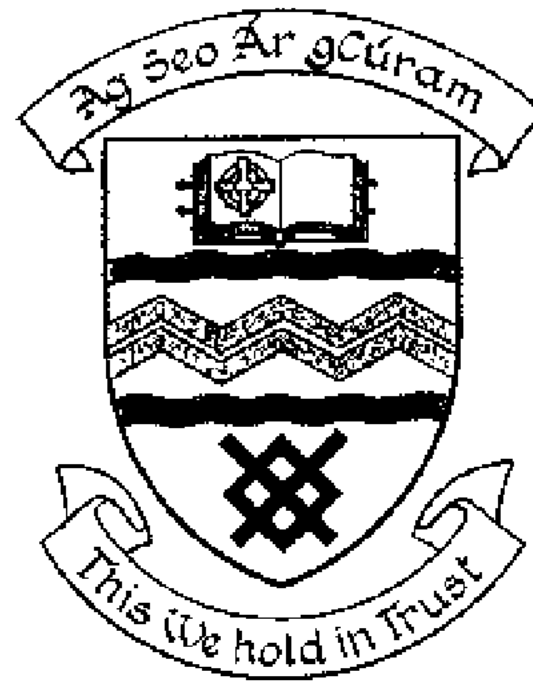
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- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.

E. Bowlow11/10/99
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 0637	Date of Decision 31/03/1999
Register Reference S99A/0066	Date: 08/02/1999

Applicant Mr. & Mrs. John Duggan,
Development For two bedroom bungalow.
Location Rear of 71 New Road, Clondalkin, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

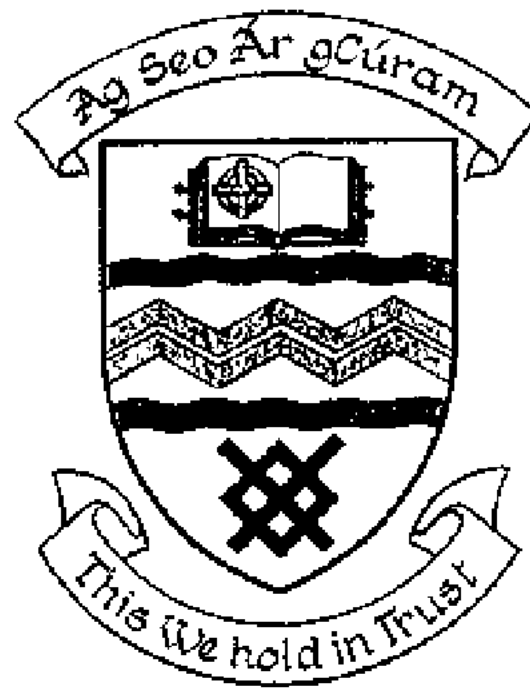
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 31/03/1999
for SENIOR ADMINISTRATIVE OFFICER

Building Design Services,
22 Ashton,
Blessington,
Co. Wicklow.

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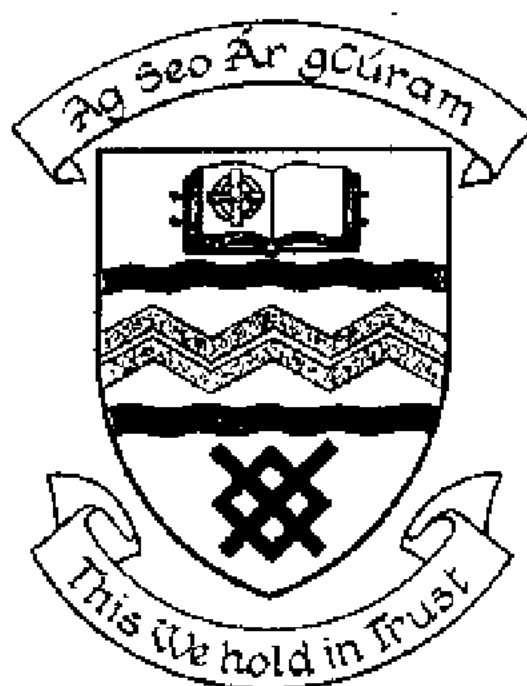
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Conditions and Reasons

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REASON:
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- 3 That the proposed house be used as a single dwelling unit.
REASON:
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REASON:
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- 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.

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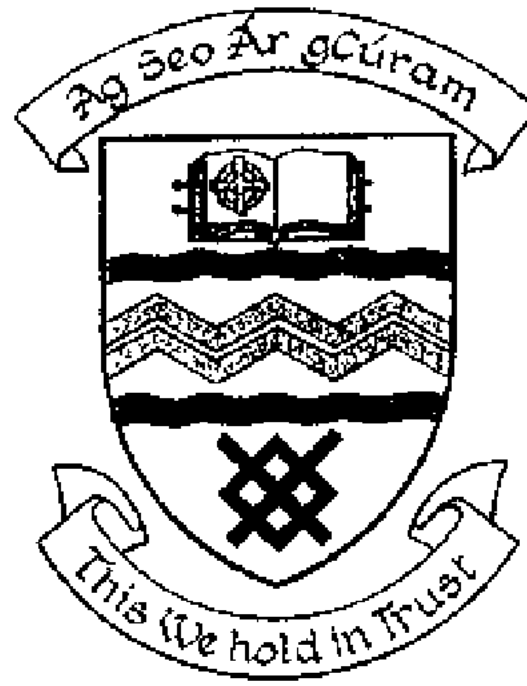
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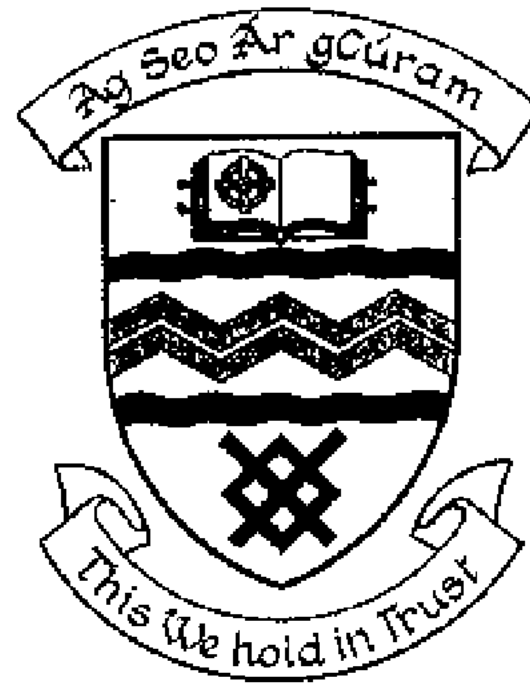
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REASON:

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