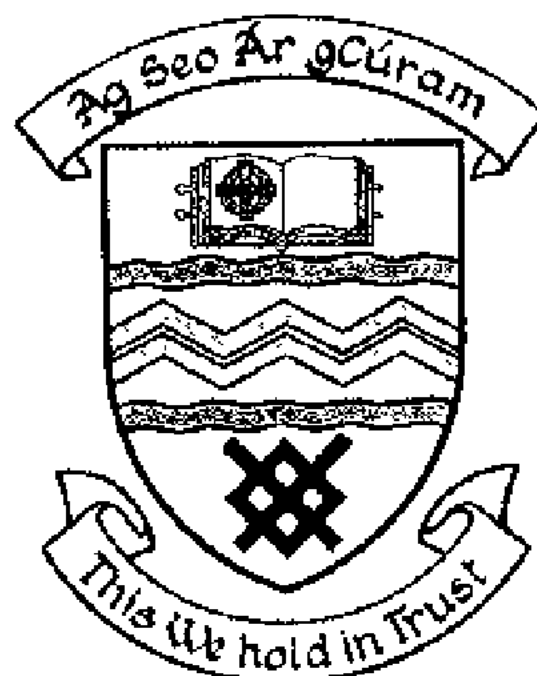


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S99A/0037	
1. Location	Site to side of 9 Riversdale Crescent, Clondalkin, Dublin 22.		
2. Development	2 storey dwelling house.		
3. Date of Application	26/01/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/03/1999 2.	1. 27/04/1999 2.
4. Submitted by	Name: M.H.M. Design, Address: 14a Baggottrath Place, Dublin 2.		
5. Applicant	Name: Andy & Linda Doyle, Address: 9 Riversdale Crescent, Clondlakin, Dublin 22..		
6. Decision	O.C.M. No. 1296  Date 22/06/1999	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**



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

M.H.M. Design,  
14a Baggotrath Place,  
Dublin 2.

**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 1296	Date of Decision 22/06/1999
Register Reference S99A/0037	Date 27/04/99

**Applicant** Andy & Linda Doyle,

**Development** 2 storey dwelling house.

**Location** Site to side of 9 Riversdale Crescent, Clondalkin, Dublin 22.

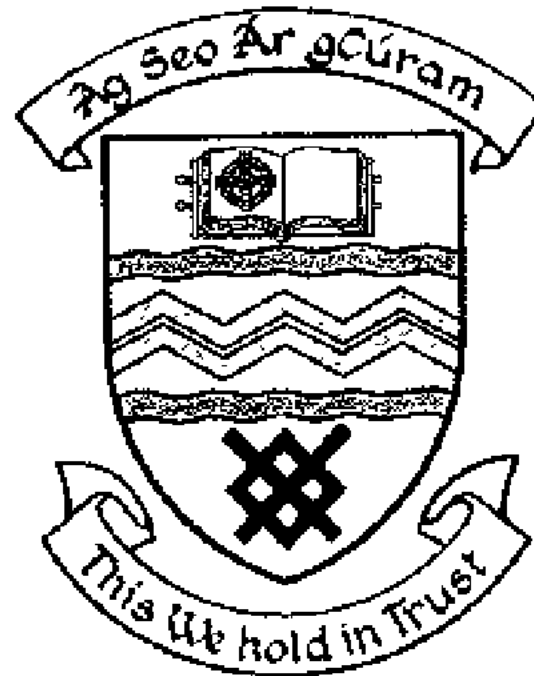
**Floor Area** 160.00 Sq Metres

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

**Additional Information Requested/Received** 22/03/1999 /27/04/1999

A Permission has been granted for the development described above,  
subject to the following (15) Conditions.

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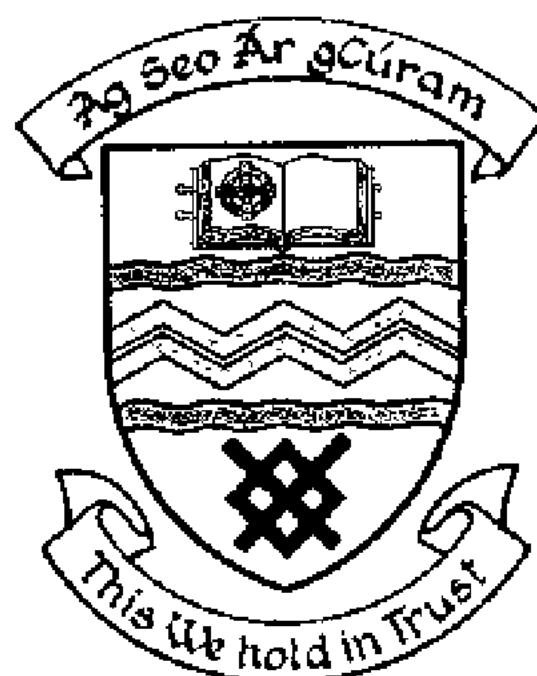
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by the revised plans and details submitted by way of additional information on 27/04/99, 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 The roof ridge height of the proposed dwelling shall be lowered so as to match adjoining dwellings. The applicant/developer shall submit revised details which provide for same, for the written agreement of the Planning Authority prior to commencement of development.  
 REASON:  
 In the interests of visual amenity.
- 3 That all external finishes harmonise in colour and texture with adjoining dwellings.  
 REASON:  
 In the interests of residential and visual amenity.
- 4 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.
- 5 That the proposed house be used as a single dwelling unit.  
 REASON:  
 To prevent unauthorised development.
- 6 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.
- 7 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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- 8 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.

- 9 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 and within 8m of watermains greater 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) The dwelling shall not be greater than 46 metres from a hydrant.

**REASON:**

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

- 10 The applicant shall consult with the ESB with regard to their requirements regarding relocation of the existing ESB pole located opposite the driveway entrance.

**REASON:**

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

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

**REASON:**

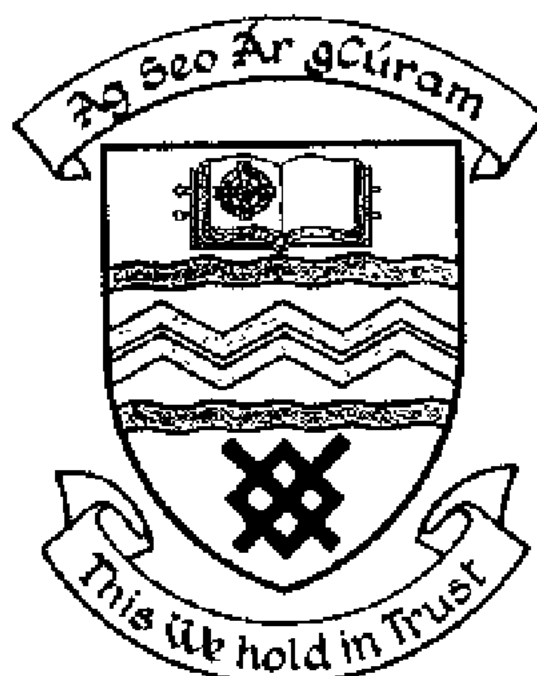
In the interest of the proper planning and development of the area.

- 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:**

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

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- 13 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.

- 14 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.

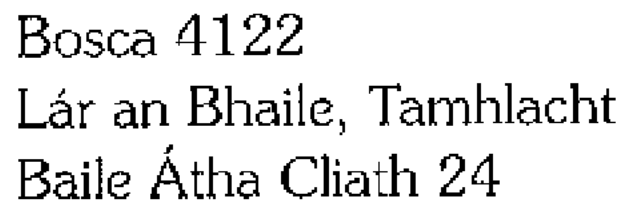
- 15 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of public open space in the area of the proposed development and which will facilitate the development; this contribution 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.

- (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.

REG. REF. S99A/0037



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- (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.

for SENIOR ADMINISTRATIVE OFFICER

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

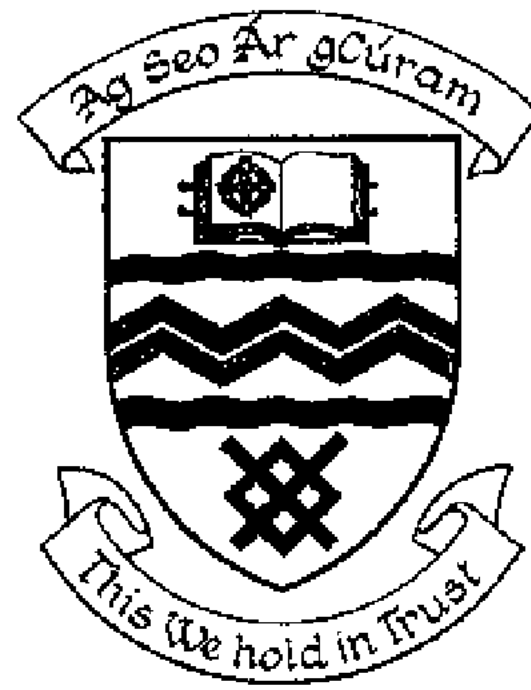
Telephone: 01-414 9000  
Fax: 01-414 9104

Decision Order Number 1296	Date of Decision 22/06/1999
Register Reference S99A/0037	Date: 26/01/99

..... 22/06/99  
for SENIOR ADMINISTRATIVE OFFICER

Page 1 of 5

**SOUTH DUBLIN COUNTY COUNCIL**  
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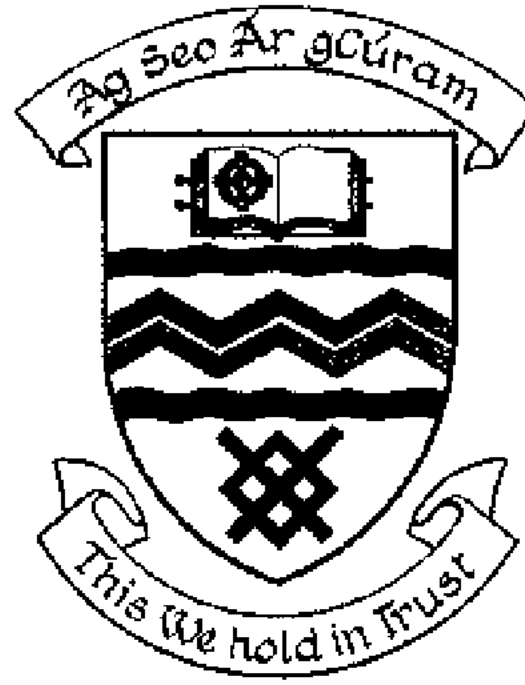
REG REF. S99A/0037

**Conditions and Reasons**

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- 5 That the proposed house be used as a single dwelling unit.  
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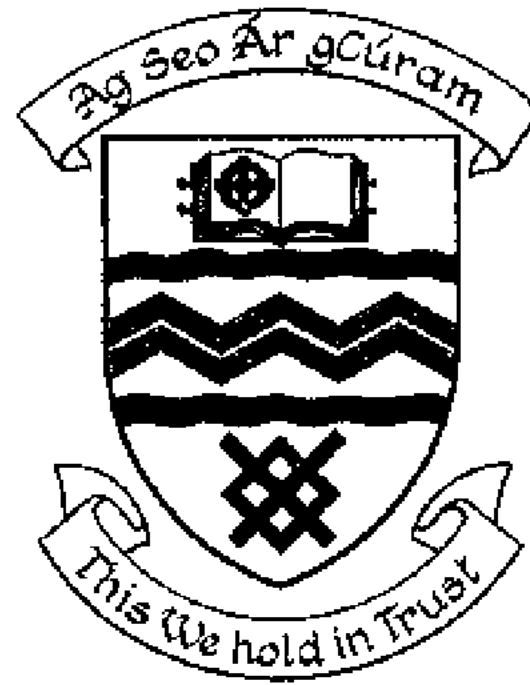
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REG. REF. S99A/0037

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In order to comply with the Sanitary Services Acts, 1878-1964.
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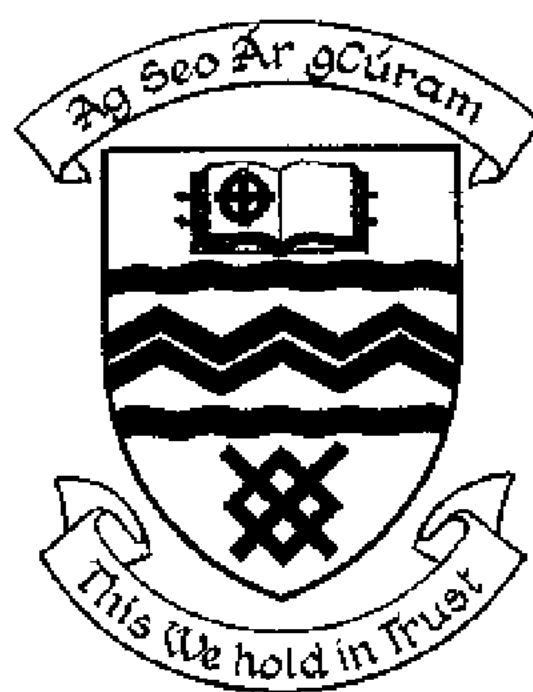
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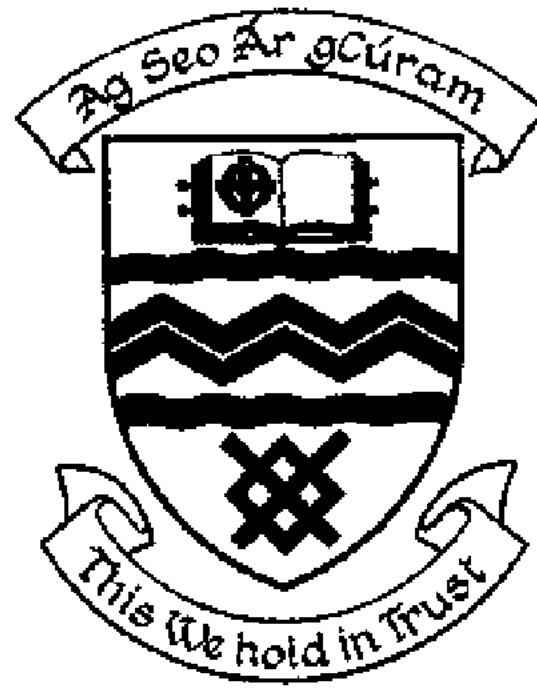
REG. REF. S99A/0037

development 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.

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

Decision Order Number 0551	Date of Decision 22/03/1999
Register Reference S99A/0037	Date: 26/01/1999

**Applicant** Andy & Linda Doyle,  
**Development** 2 storey dwelling house.

**Location** Site to side of 9 Riversdale Crescent, Clondalkin, Dublin  
22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 26/01/1999 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 Applicant to submit full details of proposed drainage arrangements, including pipe sizes gradients, cover levels, up to and including connection to public sewer.
- 2 The applicant is advised that South Dublin County Council records do not indicate the presence of foul or surface water sewers on Riversdale Crescent adjacent to this site. The applicant is requested to accurately locate, plot and submit the position of these sewers.
- 3 Applicant to submit an elevation drawing of the proposed dwelling which also indicates the adjoining property to the east.

Signed on behalf of South Dublin County Council

*LH*  
.....  
for Senior Administrative Officer

22/03/1999

M.H.M. Design,  
14a Baggotrath Place,  
Dublin 2.