

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0027	
1. Location	23 Woodford Crescent, Clondalkin, Dublin 22.		
2. Development	A two-storey house at side.		
3. Date of Application	21/01/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Aine Kinch, Address: 23 Woodford Crescent, Clondalkin,		
5. Applicant	Name: Aine Kinch Address: 23 Woodford Crescent, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0513 Date 18/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0903 Date 29/04/1999	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
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Aine Kinch,
23 Woodford Crescent,
Clondalkin,
Dublin 22.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0903	Date of Final Grant 29/04/1999
Decision Order Number 0513	Date of Decision 18/03/1999
Register Reference S99A/0027	Date 21st January 1999

Applicant Aine Kinch

Development A two-storey house at side.

Location 23 Woodford Crescent, Clondalkin, Dublin 22.

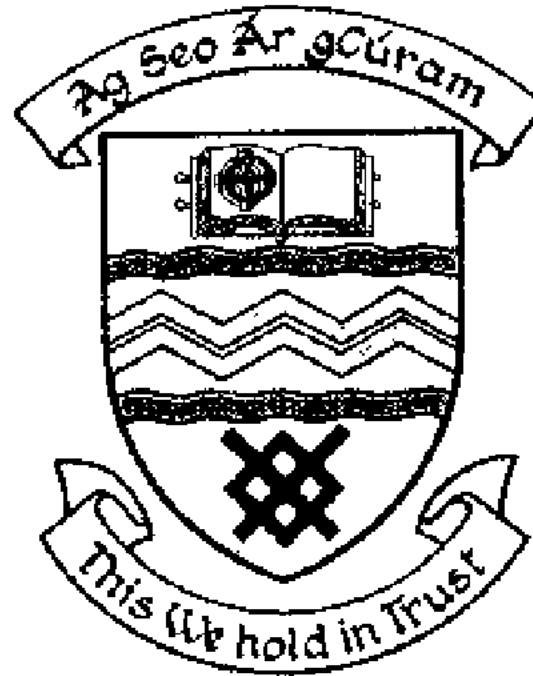
Floor Area 104.40 Sq Metres

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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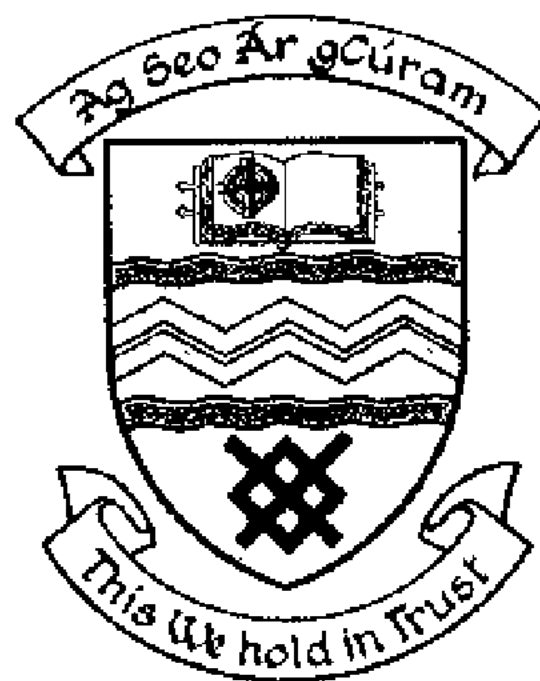
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Conditions and Reasons

- 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 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes of adjoining dwellings.
 REASON
 In the interest of the proper planning and development of the area.
- 3 Details of boundary treatment to the site to be submitted for the written agreement of the Planning Authority.
 REASON
 In the interest of the proper planning and development of the area.
- 4 All bathroom and utility windows shall be fitted with obscure glass and where openings are provided they shall be of high level opening type only.
 REASON
 In the interest of residential amenity.
- 5 Prior to the first occupation of the dwelling, side and rear garden areas shall be levelled graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.
 REASON
 In the interest of residential amenity.
- 6 That the proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 7 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.

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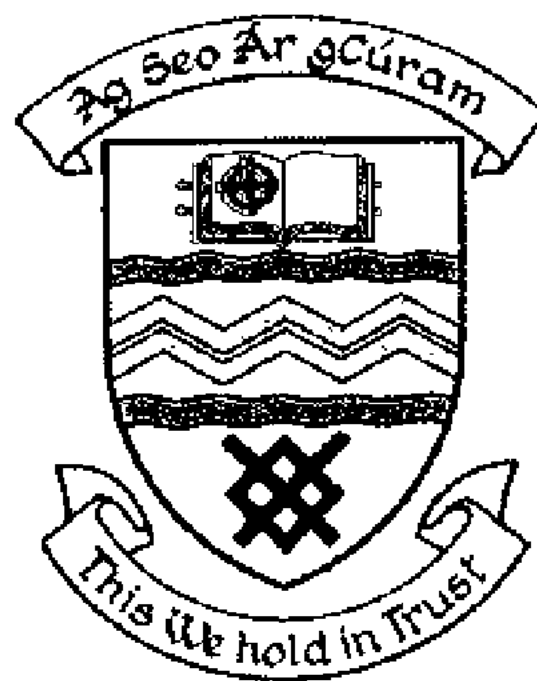
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- 8 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.
 REASON:
 In the interest of the proper planning and development of the area.
- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 10 Footpath and kerb to be dished and the new driveway to be constructed to the satisfaction of the Area Engineer, Roads Department.
 REASON:
 In the interest of the proper planning and development of the area.
- 11 The applicant shall consult the ESB as to their requirements regarding the existing ESB box, which may need to be relocated/upgraded, this shall be at the applicants own expense.
 REASON:
 In the interest to the proper planning and development of the area.
- 12 The proposed dormer windows to the attic space shall be omitted and replaced with 'velux' type roof lights and the proposed attic space shall be used for storage purposes only.
 REASON:
 In the interests of visual amenity and proper planning and development of the area.
- 13 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

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improvement works and traffic management schemes
 facilitating the proposed development.

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

- 16 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

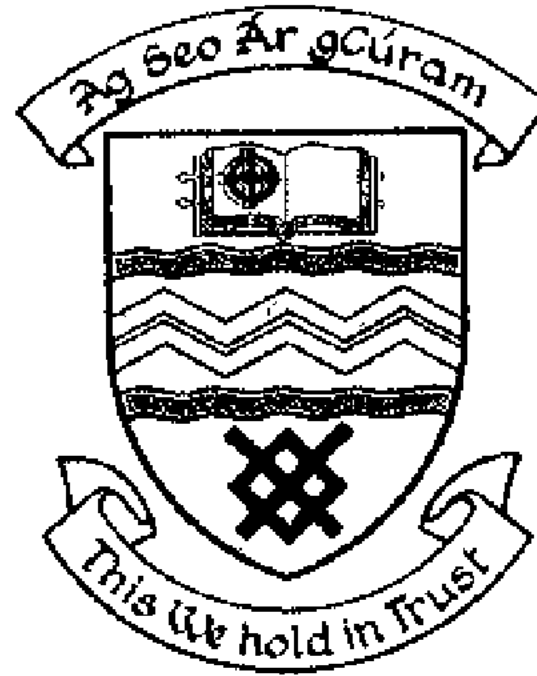
REASON:

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

- (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.

REG. REF. S99A-0027

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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.H. Hennessey 30th April 1999
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 0513	Date of Decision 18/03/1999
Register Reference S99A/0027	Date: 21/01/1999

Applicant Aine Kinch

Development A two-storey house at side.

Location 23 Woodford Crescent, 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.

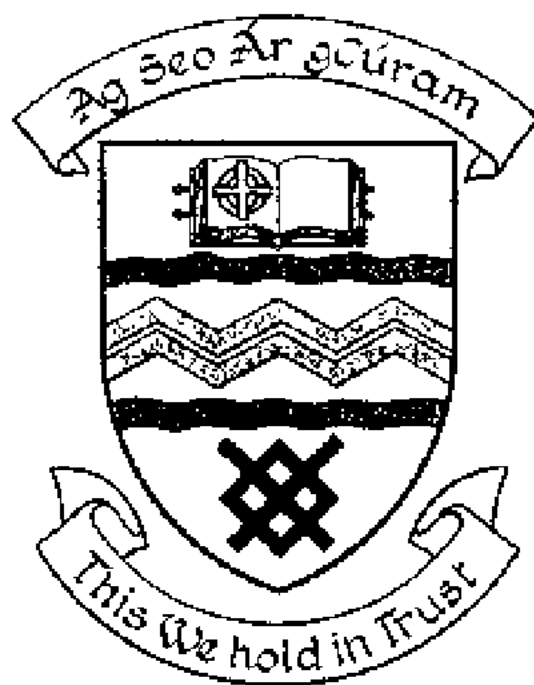
..... 18/03/1999
for SENIOR ADMINISTRATIVE OFFICER

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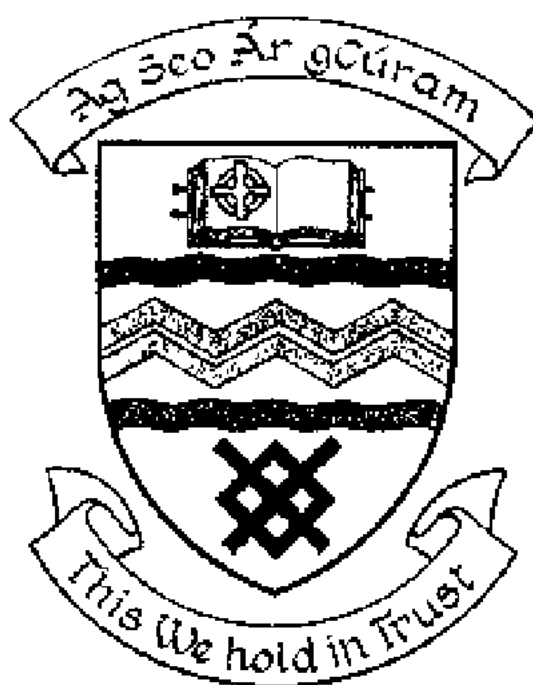
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