

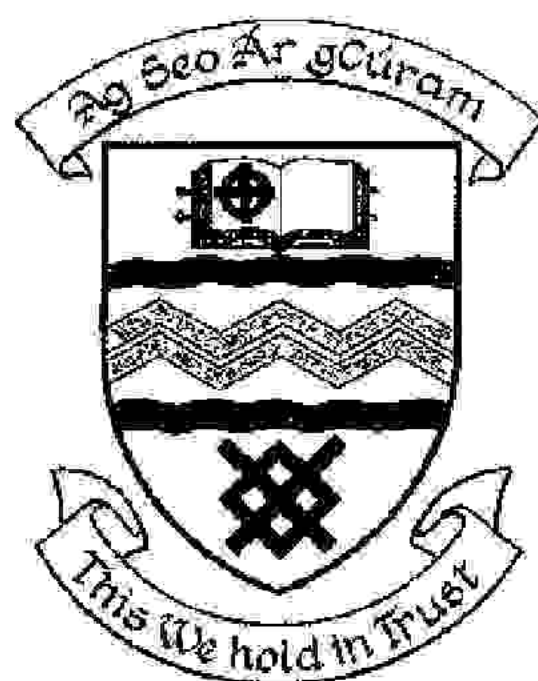
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0625	
1. Location	Kilmahuddrick, Clondalkin, Dublin 22.		
2. Development	12 no. houses consisting of 2 no.3 bed bungalows, 4 no.3 bed semi detached houses, 4 no.3 bed terraced houses and 2 no. 5 bed 3 storey houses which will form the showhouse complex for an overall residential scheme with entrance off existing Distributor Road located between Kilmahuddrick Close and Old Castle Drive.		
3. Date of Application	24/09/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/11/97 2.	1. 08/12/97 2.
4. Submitted by	Name: Fenton-Simons, Address: Planning & Development Consultants, 29 Fitzwilliam Place,		
5. Applicant	Name: Durkan New Homes Ltd., Address: Sandford Road, Ranelagh, Dublin 6W.		
6. Decision	O.C.M. No. 0220  Date 04/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0480  Date 19/03/98	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. ....	.....	.....	

# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

Fenton-Simons,  
Planning & Development Consultants,  
29 Fitzwilliam Place,  
Dublin 2.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0480	Date of Final Grant 19/03/98
Decision Order Number 0220	Date of Decision 04/02/98
Register Reference S97A/0625	Date 8th December 1997

**Applicant** Durkan New Homes Ltd.,

**Development** 12 no. houses consisting of 2 no.3 bed bungalows, 4 no.3 bed semi detached houses, 4 no.3 bed terraced houses and 2 no. 5 bed 3 storey houses which will form the showhouse complex for an overall residential scheme with entrance off existing Distributor Road located between Kilmahuddrick Close and Old Castle Drive.

**Location** Kilmahuddrick, Clondalkin, Dublin 22.

**Floor Area** 0.000 Sq Metres

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

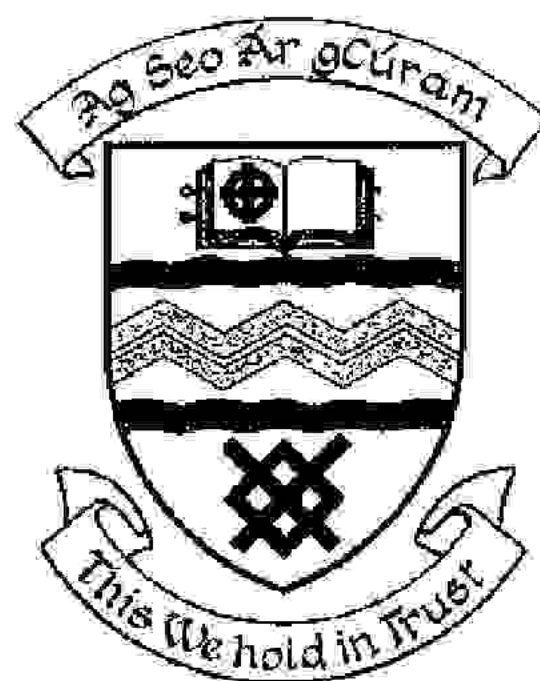
**Additional Information Requested/Received** 19/11/97 /08/12/97

A Permission has been granted for the development described above,  
subject to the following (20) Conditions.

REG REF. S97A/0625 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

---

**Conditions and Reasons**

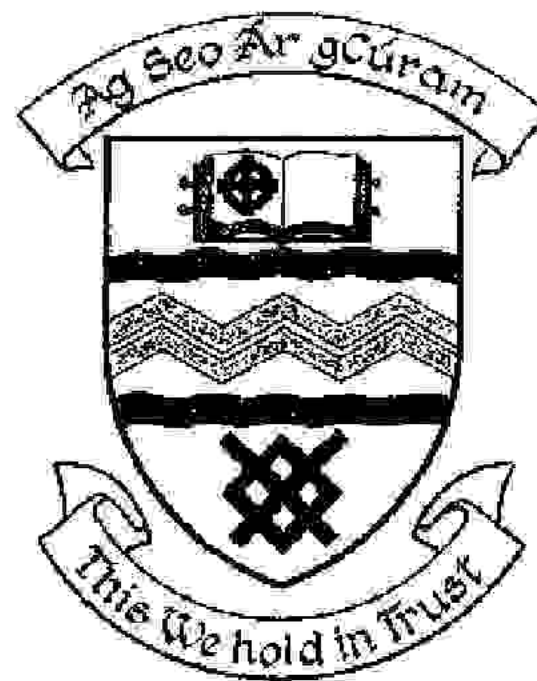
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 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.
- 4 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.
- 5 That public lighting be provided as each street is occupied in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.  
REASON:  
In the interest of amenity and public safety.
- 6 That no dwellinghouse 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.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON:



# SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

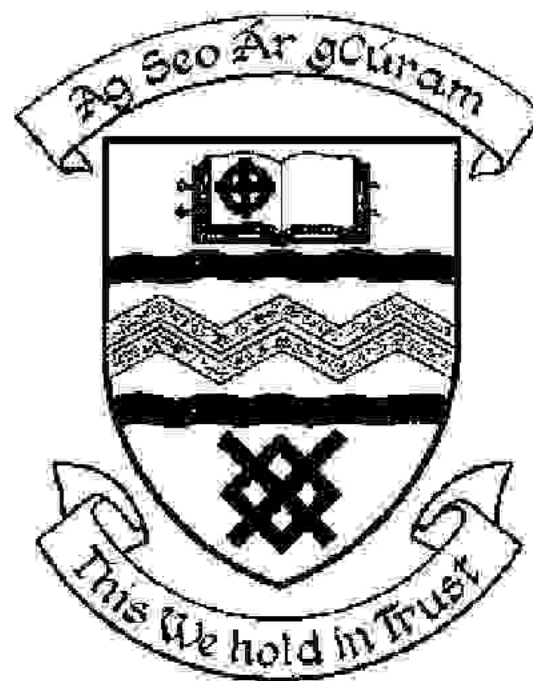
In order to comply with the Sanitary Services Acts, 1878-1964.

- 8 Prior to commencement of development applicant to submit detailed watermain layout showing location of connection to existing mains, location of sluice valves and hydrants etc. for the approval of the Planning Authority.  
REASON:  
In the interest of the proper planning and development of the area.
- 9 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.  
REASON:  
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 10 That an acceptable street naming and house numbering scheme be submitted to and approved by the 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.
- 11 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.  
REASON:  
In the interest of visual amenity.
- 12 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space,

REG REF. S97A/0625 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON:

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

- 13 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 14 A minimum front building line of 7.5 metres and rear garden depth of 11 metres shall be provided to each dwelling house except in the case of terraced houses where a minimum front building line of 9 metres shall be provided.

REASON:

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

- 15 That a minimum separation of 2.3 metres be provided between the side walls of adjacent house blocks.

REASON:

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

- 16 The main access road off the Distributor Road to be a minimum of 7.0 metres width.

REASON:

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

- 17 That a financial contribution in the sum of £5,280 (five thousand two hundred and eighty 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



# SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

reasonable that the developer should contribute towards the cost of providing the services.

- 18 That a financial contribution in the sum of money equivalent to the value of £9,600 (nine thousand six hundred pounds) (£800 eight hundred pounds per house) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

- 19 That a financial contribution in the sum of £500 (five hundred pounds) PER HOUSE (total £6,000 six 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 St. Cuthberts Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

**REASON:**

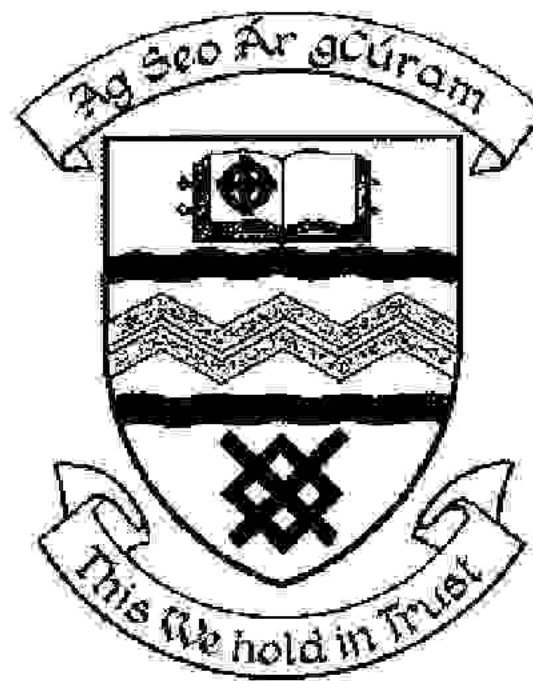
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- 20 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and

# SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104



PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £14,000 (fourteen thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

- b. Lodgement with the Council of a Cash Sum of £9,000 (nine thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or./...


- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

## REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

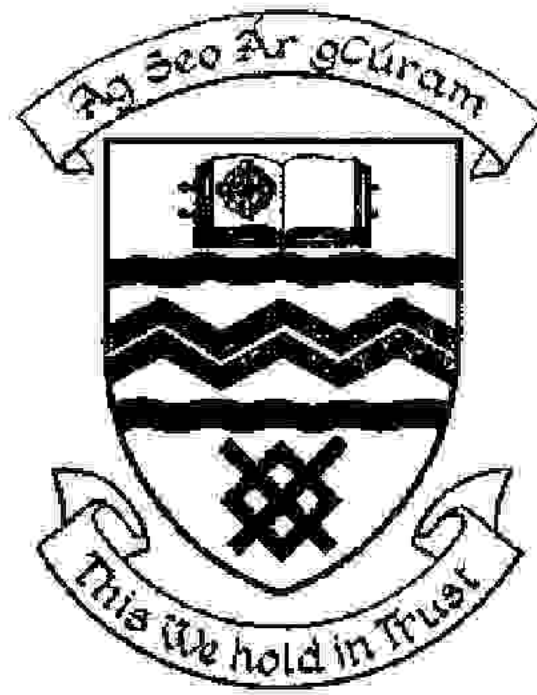
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control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

  
 ..... 20 March 1998  
 for SENIOR ADMINISTRATIVE OFFICER



**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104

**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

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

<b>Decision Order Number 4089</b>	<b>Date of Decision 19/11/97</b>
<b>Register Reference S97A/0625</b>	<b>Date 24th September 1997</b>

**Applicant**                      Durkan New Homes Ltd.,  
**Development**                12 no. houses consisting of 2 no.3 bed bungalows, 4 no.3 bed  
semi detached houses, 4 no.3 bed terraced houses and 2 no. 5  
bed 3 storey houses which will form the showhouse complex  
for an overall residential scheme with entrance off existing  
Distributor Road located between Kilmahuddrick close and Old  
Castle Drive.

**Location**                      Kilmahuddrick, Clondalkin, Dublin 22.

**App. Type**                      Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/09/97 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 advised that the proposed frontage development onto the distributor road is contrary to the standards of the Planning Authority for such roads. The applicant is requested to clarify if he can submit revised details omitting frontage development to the distributor road.
- 2      The applicant is requested to submit layout for the overall site showing relationship of application site to the remainder of the site, and including open space provision in accordance with Development Plan standards.

Fenton-Simons,  
Planning & Development consultants,  
29 Fitzwilliam Place,  
Dublin 2.



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
Facs: 01-462 0104  
REG REF. S97A/0625

PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
Fax: 01-462 0104

- 3 The applicant is requested to submit full foul and surface water details for the overall development area including pipe sizes and gradients and cover and invert levels up to and including point of connection to the public drainage system.

signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

19/11/97