

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0342	
1. Location	Site at New Nangor Fox and Geese Road, Deansrath, Clondalkin		
2. Development	Retention of change of house type to single storey special needs unit on site no 94. of approved housing development (Reg. Ref. S95A/0468)		
3. Date of Application	30/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/06/97 2.	1. 07/07/97 2.
4. Submitted by	Name: Niall D Brennan Associates, Address: Architects, 24 Fitzwilliam Place,		
5. Applicant	Name: Durkan New Homes Limited, Address: 1-3 Sandford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 1757  Date 02/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2060  Date 16/10/97	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.	

REG. REF. S97A/0342 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
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Niall D Brennan Associates,  
Architects,  
24 Fitzwilliam Place,  
Dublin 2.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2060	Date of Final Grant 16/10/97
Decision Order Number 1757	Date of Decision 02/09/97
Register Reference S97A/0342	Date 7th July 1997

**Applicant** Durkan New Homes Limited,

**Development** Retention of change of house type to single storey special needs unit on site no 94. of approved housing development (Reg. Ref. S95A/0468)

**Location** Site at New Nangor Fox and Geese Road, Deansrath, Clondalkin

**Floor Area** 0.000 Sq Metres

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

**Additional Information Requested/Received** 20/06/97 /07/07/97

A Permission has been granted for the development described above,  
subject to the following (7) conditions.

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**Conditions and Reasons**

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority on the 22nd August 1997 and shall otherwise accord with the terms and conditions of planning permission ref. ; S95A/0468 including the financial conditions thereof.  
REASON:  
In the interests of the proper planning and development of the area.
- 2 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.  
REASON:  
In the interest of safety and amenity.
- 4 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.
- 5 That arrangements be made with regard to the payment of the financial contribution in the sum of £41,400 (forty one thousand four hundred pounds), in respect of the overall development, as required by Condition No. 2 of planning permission granted under Reg. Ref. S95A/0468; arrangements to be made prior to 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 development should contribute towards the cost of providing the services.



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- 6 That arrangement be made with regard to the payment of the financial contribution in the sum of £75,200 (seventy five thousand two hundred pounds), in respect of the overall development, as required by Condition No. 3 of planning permission granted under Reg. Ref. S95A/0468; arrangements to be made prior to 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 road improvement works and traffic management schemes facilitating the proposed development.

- 7 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £150,000 (one hundred and fifty thousand pounds) or a Cash Lodgement in the sum of £95,000 (ninety five thousand pounds) as required by Condition No. 4 of planning permission granted under Reg. Ref. S95A/0468; these arrangements to be made prior to the commencement of this proposal.

REASON:

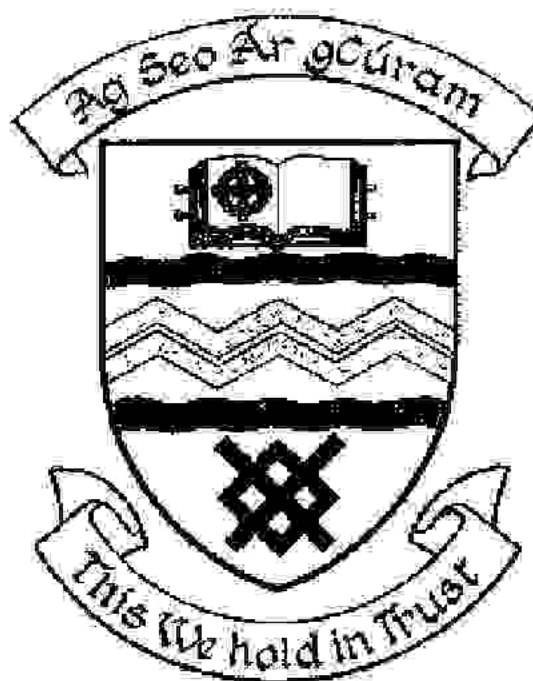
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.

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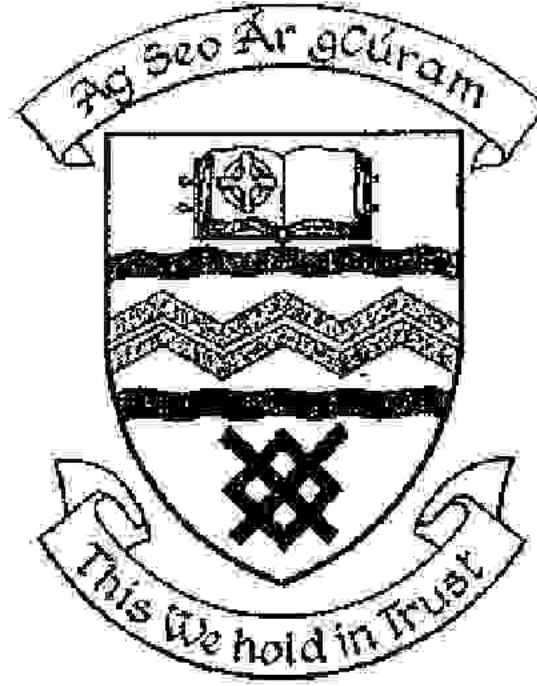
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- (4) Free standing walls must be designed and constructed in accordance with IS 325: Code of practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The owner must also ensure that the construction of all walls is supervised by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

Signed on behalf of South Dublin County Council.

  
.....16: October 1997  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL**  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Order Number</b> 1217	<b>Date of Order</b> 20/06/97
<b>Register Reference</b> S97A/0342	<b>Date</b> 30th May 1997

**Applicant** Durkan New Homes Limited,  
**Development** Permission for retention of change of house type to single storey special needs unit on site no 94. of approved housing development (Reg. Ref. S95A/0468)  
**Location** Site at New Nangor Fox and Geese Road, Deansrath, Clondalkin

Dear Sir/Madam,

An inspection carried out on 13/6/97 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

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Architects,  
24 Fitzwilliam Place,  
Dublin 2.

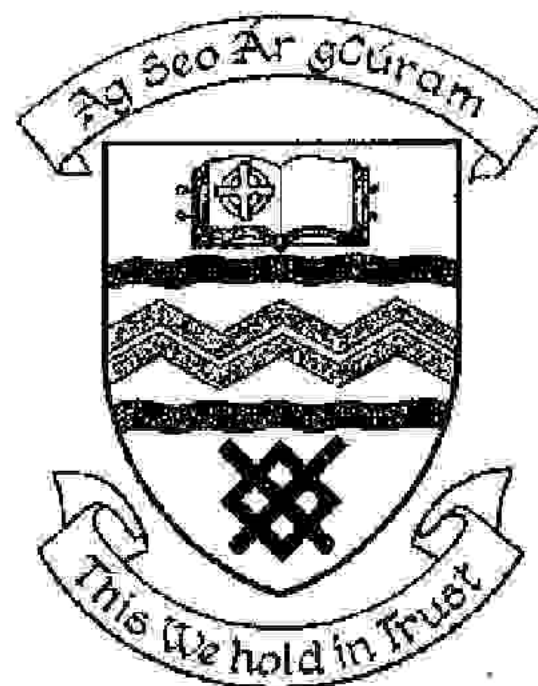


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REG REF. S97A/0342



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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

20/06/97