

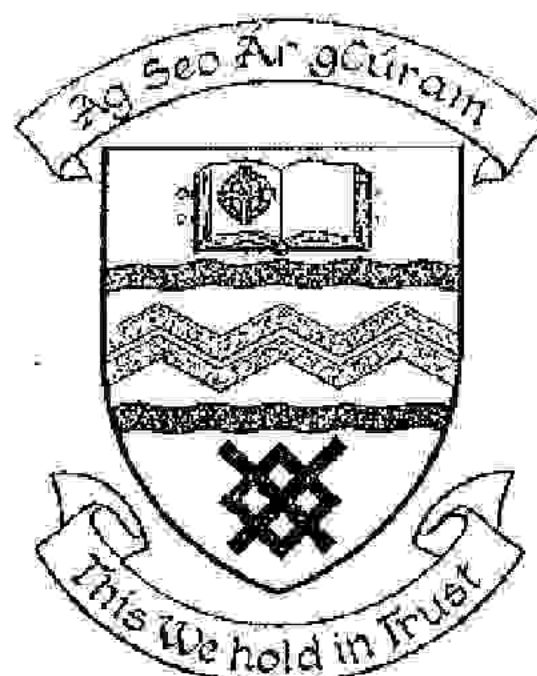
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0867	
1. Location	The rear of Garthy, Knocklyon, with access from The Rookery, Knocklyon, Dublin 16.		
2. Development	Construction of 2 no. 4 bedroom two storey houses.		
3. Date of Application	21/12/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/02/2002 2.	1. 15/05/2002 2.
4. Submitted by	Name: Pierce & Associates Architects, Address: 104 Francis Street, Dublin 8.		
5. Applicant	Name: Cordoe Ltd., Address: 70 Patrick Street, Dun Laoghaire, Co. Dublin.		
6. Decision	O.C.M. No. 2445 Date 08/07/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2937 Date 22/08/2002	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.T.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 2445	Date of Decision 08/07/2002
Register Reference S01A/0867	Date: 21/12/01

Applicant Cordoe Ltd.,

Development Construction of 2 no. 4 bedroom two storey houses.

Location The rear of Garthy, Knocklyon, with access from The Rookery, Knocklyon, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/02/2002 /15/05/2002

Clarification of Additional Information Requested/Received /

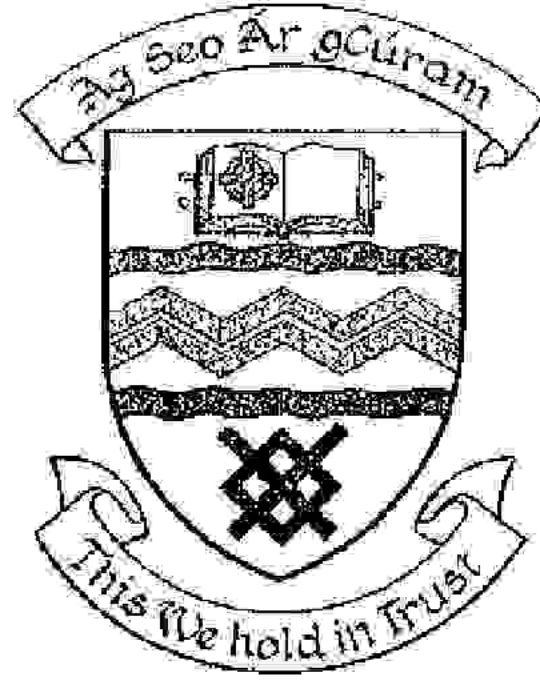
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 08/07/02
for SENIOR EXECUTIVE OFFICER

Pieroe & Associates Architects,
104 Francis Street,
Dublin 8.

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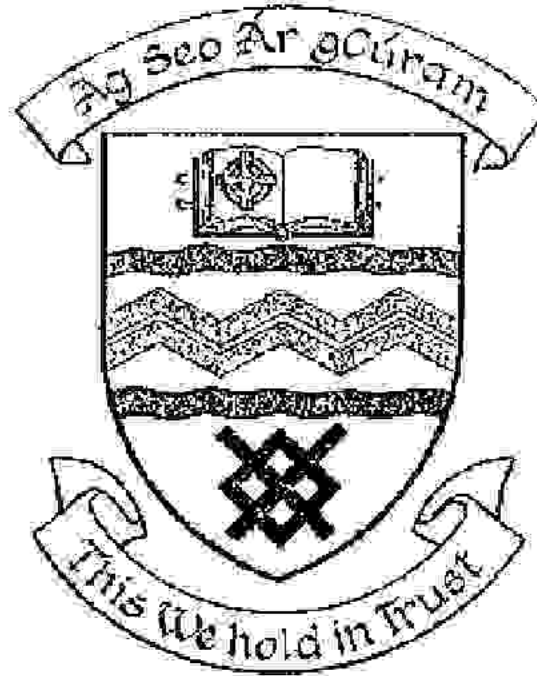
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received 15/05/02 and Unsolicited Additional Information received 07/06/02, 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 the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
 - i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - ii) Applicant shall ensure full and complete separation of foul and surface water systems.
 - iii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - iv) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 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.

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- 5 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.

- 6 That an acceptable 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.

- 7 Prior to the first occupation of the dwelling the front 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 proper planning and development of the area.

- 8 The following requirements of the Roads Department shall be satisfied:

- a) The footpath and kerb shall be dished to the satisfaction of the Area Engineer, Roads Maintenance.
- b) The relocation and/or replacement of trees to be at the applicant's own expense if necessary.
- c) Alterations to the Environmental Services manhole cover/frame shall be at the applicant's own expense.

REASON:

In the interests of public safety.

- 9 That a financial contribution in the sum of EUR 1,904 (one thousand nine hundred and four euro) 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.

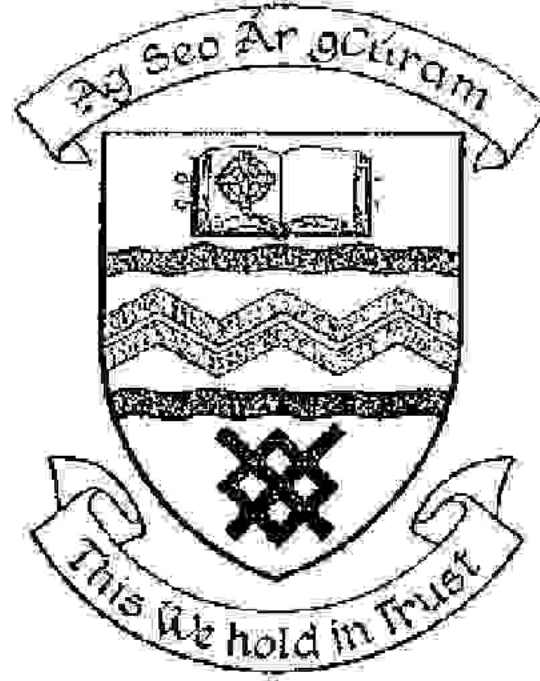
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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

- 10 That a financial contribution in the sum of EUR 5,332 (five thousand three hundred and thirty two euro) 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.

- 11 That a financial contribution in the sum of EUR 1,904 (one thousand nine hundred and four euro) 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

- 12 That a financial contribution in the sum of EUR 1,714 (one thousand seven hundred and fourteen euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

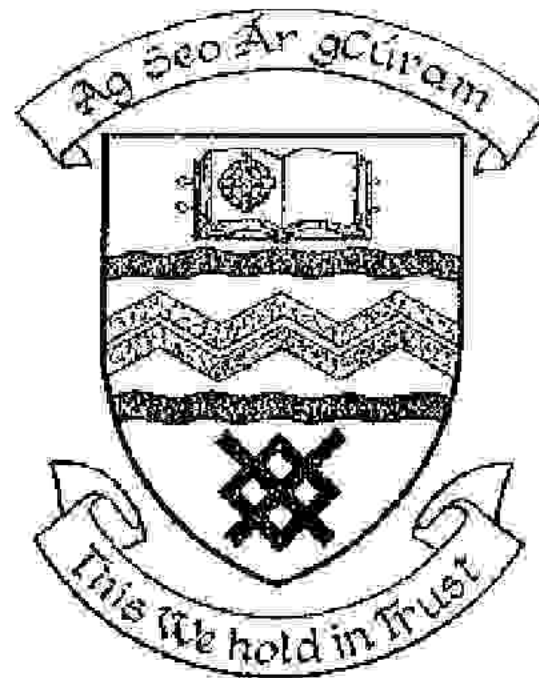
REASON:

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.

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- 13 That a financial contribution in the sum of EUR 2,904 (two thousand nine hundred and four euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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.

- 14 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 Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of EUR 10,158 (ten thousand one hundred and fifty eight) 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 EUR 6,348 (six thousand three hundred and forty eight euro) 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.

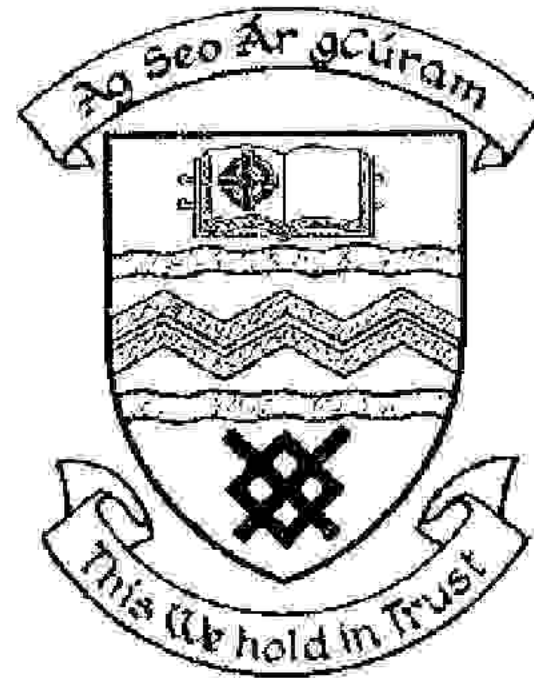
REASON:

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

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NOTIFICATION OF GRANT OF Permission

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 2937	Date of Final Grant 22/08/2002
Decision Order Number 2445	Date of Decision 08/07/2002
Register Reference S01A/0867	Date 15/05/02

Applicant Cordoe Ltd.,

Development Construction of 2 no. 4 bedroom two storey houses.

Location The rear of Garthy, Knocklyon, with access from The Rookery,
Knocklyon, Dublin 16.

Floor Area 242.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/02/2002 /15/05/2002

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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Conditions and Reasons

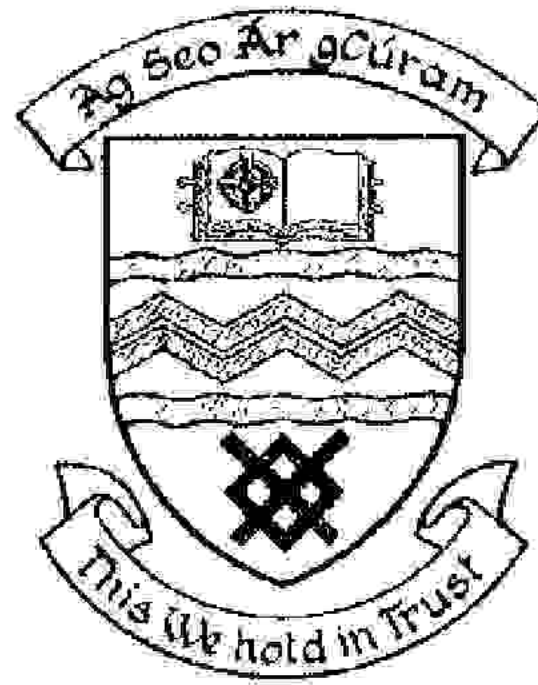
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received 15/05/02 and Unsolicited Additional Information received 07/06/02, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
 - i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - ii) Applicant shall ensure full and complete separation of foul and surface water systems.
 - iii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
 - iv) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
 REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 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 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.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0857 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 6 That an acceptable 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.

- 7 Prior to the first occupation of the dwelling the front 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 proper planning and development of the area.

- 8 The following requirements of the Roads Department shall be satisfied:

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- b) The relocation and/or replacement of trees to be at the applicant's own expense if necessary.
- c) Alterations to the Environmental Services manhole cover/frame shall be at the applicant's own expense.

REASON:

In the interests of public safety.

- 9 That a financial contribution in the sum of EUR 1,904 (one thousand nine hundred and four euro) 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 EUR 5,332 (five thousand three hundred and thirty two euro) 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

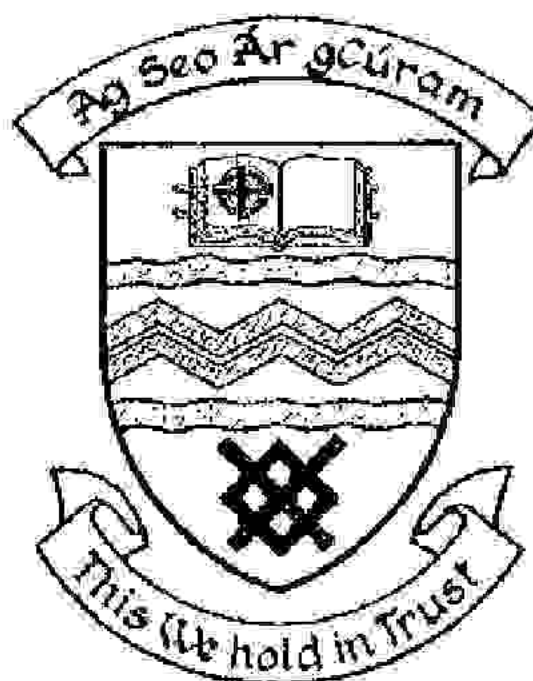
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improvement works and traffic management schemes
facilitating the proposed development.

11. That a financial contribution in the sum of EUR 1,904 (one thousand nine hundred and four euro) 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

12. That a financial contribution in the sum of EUR 1,714 (one thousand seven hundred and fourteen euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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.

13. That a financial contribution in the sum of EUR 2,904 (two thousand nine hundred and four euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

REASON:

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14. 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 Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of EUR 10,158 (ten thousand one hundred and fifty eight) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains

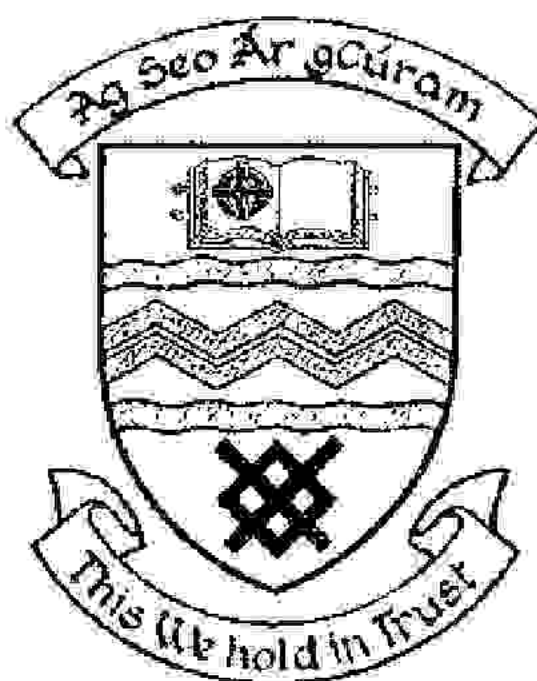
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and Drains are taken in charge by the Council.

Or./...

- b. Lodgement with the Council of a Cash Sum of EUR 6,348 (six thousand three hundred and forty eight euro) 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.

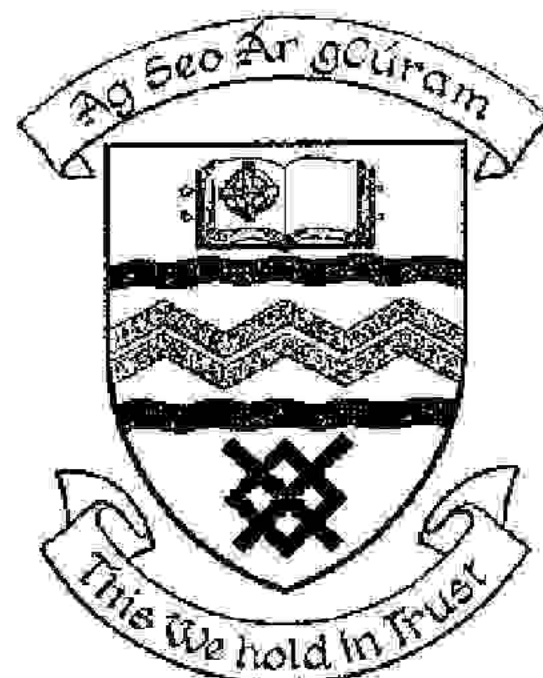
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (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.

.....23/03/02
for SENIOR ADMINISTRATIVE OFFICER

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0401	Date of Decision 19/02/2002
Register Reference S01A/0867	Date: 21/12/01

Applicant Cordoe Ltd.,
Development Construction of 2 no. 4 bedroom two storey houses.

Location The rear of Garthy, Knocklyon, with access from The Rookery,
 Knocklyon, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/12/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

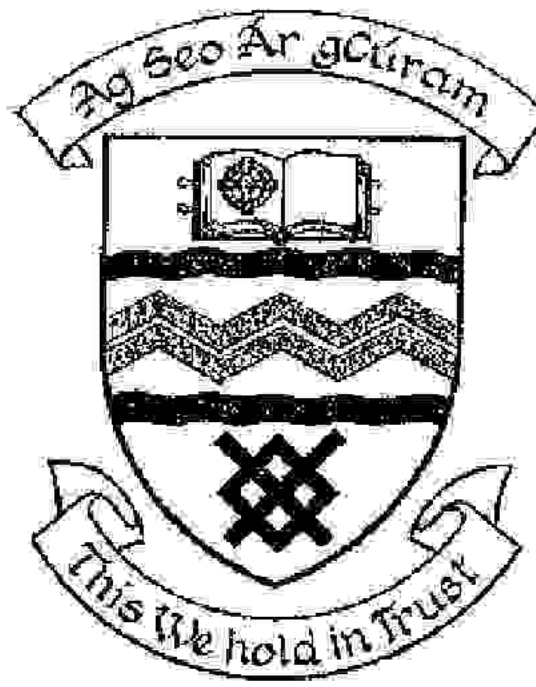
- 1 The applicant is requested to submit revised eastern elevation drawings clearly indicating that all first floor windows and the window to the stairs shall be of obscured glazing.
- 2 The applicant is requested to submit a foul drainage and surface water drainage layout for the proposed development showing the exact location of all sewers, drains, manholes, Ajs etc. up to the point of connection to the public sewers.
- 3 The applicant is requested to clearly state the proposed materials to be used in the external facade of the proposed dwellings, and to submit a catalogue photograph of the proposed brick.
- 4 The applicant is requested to submit details of the proposed boundary between the subject site and no. 1 The Rookery. It is considered that the existing boundary wall is inadequate

Pierce & Associates Architects,
104 Francis Street,
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and that a higher boundary wall would be preferable.
Details shall include proposed materials, finishes and
height.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

19/02/02