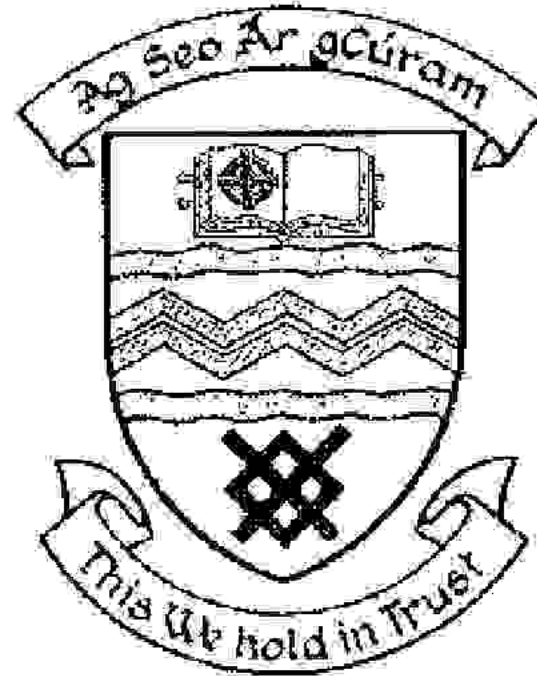


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0848	
1. Location	1 St. John's Drive, Clondalkin, Dublin 22.		
2. Development	Erection of new 2 storey 3 bedroom house in side garden to match existing houses with revised entrance from roadway.		
3. Date of Application	19/12/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/02/2002 2. 26/04/20	1. 13/03/2002 2. 04/06/20
4. Submitted by	Name: Paul Redmond and Associates, Address: 50 River Forest View, Leixlip, Co. Kildare.		
5. Applicant	Name: N. Byrne, Address: 1 St. Johns Drive, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2486  Date 11/07/2002	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.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**



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Tamhlacht, Baile Átha Cliath 24.

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Paul Redmond and Associates,  
50 River Forest View,  
Leixlip,  
Co. Kildare.

**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 2486	Date of Decision 11/07/2002
Register Reference S01A/0848	Date 04/06/02

**Applicant** N. Byrne,

**Development** Erection of new 2 storey 3 bedroom house in side garden  
to match existing houses with revised entrance from  
roadway.

**Location** 1 St. John's Drive, Clondalkin, Dublin 22.

**Floor Area** 500.00 Sq Metres

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

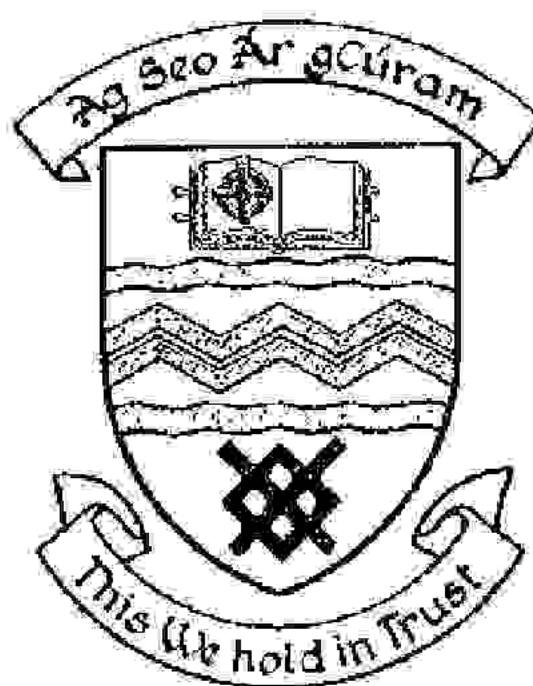
**Additional Information Requested/Received** 14/02/2002 /13/03/2002

A Permission has been granted for the development described above,  
subject to the following (13) Conditions.

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**Conditions and Reasons**

- 1 The development be carried out in its entirety in accordance with the plans, particulars specifications lodged with the application, and additional information lodged 13/03/2002, and Clarification of Additional Information lodged 04/06/2002, save as may be required by other conditions attached hereto.  
 Reason: To ensure that the development shall be in accordance with the permission and that effective control is maintained.
- 2 That all external finishes harmonise in colour and texture with the existing premises.  
 REASON:  
 In the interest of visual amenity.
- 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 the entire new house be used as a single dwelling unit.  
 REASON:  
 To prevent unauthorised development.
- 5 The house shall be numbered 1A unless there is an existing number 1A on St Johns Drive. In that case an acceptable house numbering scheme shall be submitted to and agreed by the 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.
- 6 The applicant is requested to adhere to the requirements of the Environmental Services Department, South Dublin County Council regarding the following.
  - (a) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (b) Applicant to ensure full and complete separation of foul and surface water systems.
  - (c) The property shall have its own individual service connection to the public watermain and 24 hour storage.
  - (d) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

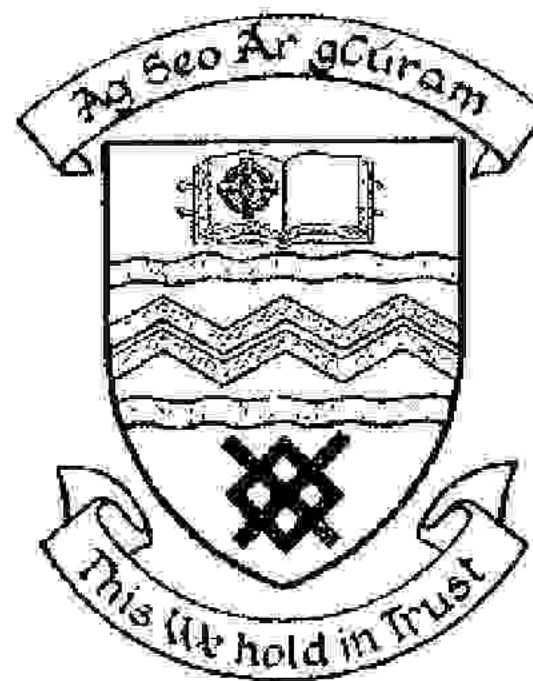


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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

REG. REF. SOLA/0349

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Reason: In the interests of public health and in order to comply with the Sanitary Services Acts 1878-1964.

- 7 The applicant is requested to adhere to the requirements of the Roads Department, South Dublin County Council regarding the following:

1. Footpath and kerb to be dished and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance.

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

- 8 The proposed development shall meet the following requirements:

. The new vehicular entrance width shall be between 2.3 - 3.0 metres width (maximum width of 3 metres).

. The gate piers shall harmonise with existing boundary walls.

. Any front gates shall be of wrought iron and front boundary walls shall be similar to existing garden boundary walls of adjacent dwellings.

. at least one third of the front garden area of the new house shall be either grassed or landscaped.

Reason:

In the interest of the protection of residential amenity and the maintenance of visual amenity and in the interest of public safety.

- 9 That the first floor bathroom window on the rear (north-west) elevation of the proposed building shall be fitted and permanently maintained with obscure glass.

Reason: In the interest of amenity.

- 10 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two 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:

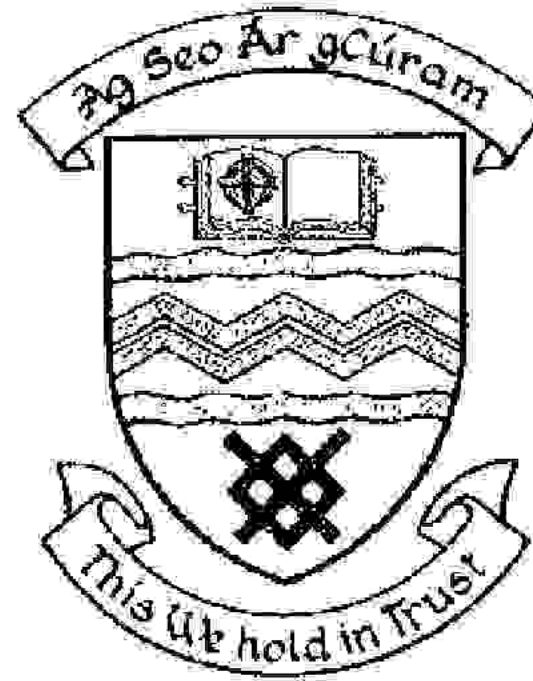
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six 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

SOUTH DUBLIN COUNTY COUNCIL  
REG REF. S01A/9348 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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.

- 12 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy 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.

- 13 That a financial contribution in the sum of EUR 190 (one hundred and ninety euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the 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 developer should contribute towards the cost of the works.

- (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



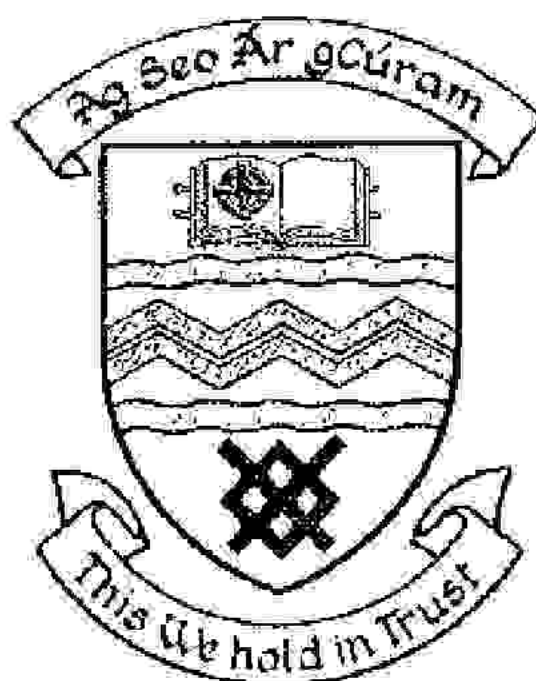
REG. REF. S01A/0810

# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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.

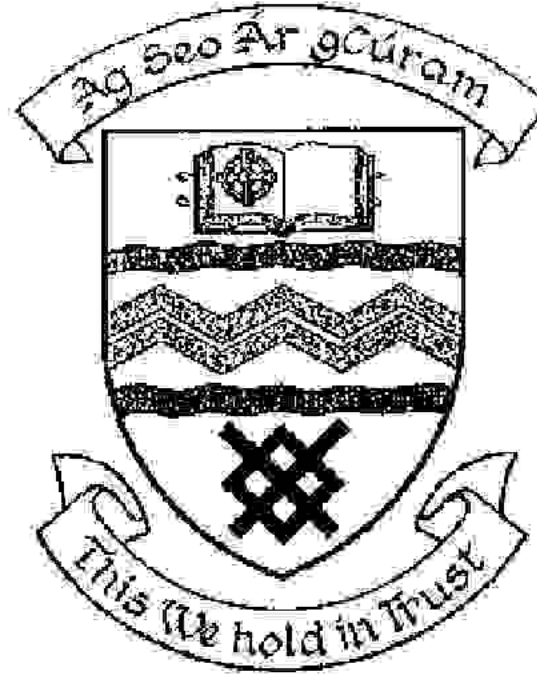
*[Handwritten Signature]*  
21/08/02  
for SENIOR ADMINISTRATIVE OFFICER

C

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

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

Decision Order Number 0887	Date of Decision 26/04/2002
Register Reference S01A/0848	Date 19/12/01

**Applicant** N. Byrne,  
**App. Type** Permission  
**Development** Erection of new 2 storey 3 bedroom house in side garden to match existing houses with revised entrance from roadway.

**Location** 1 St. John's Drive, Clondalkin, Dublin 22.

Dear Sir / Madam,

With reference to your planning application, additional information received on 13/03/02 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1999 and Planning and Development Act 2000, the following Clarification of Additional Information must be submitted in quadruplicate :

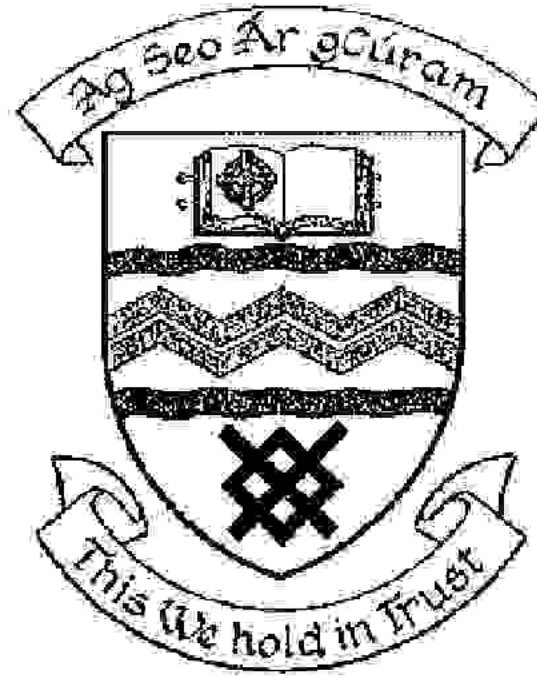
- 1 With regard to the request for additional information the following was sought under item 3, ' The proposed development is located adjacent to a roundabout and raising concerns about public safety. In this regard the applicant is requested to contact the Roads Department to ascertain their requirements and to adhere to them in their submission of Additional Information.' The Roads Department have no record of any contact and the applicant is requested to do so in relation to this application.

Paul Redmond and Associates,  
50 River Forest View,  
Leixlip,  
Co. Kildare.

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

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REG REF. S01A/0848

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the  
Planning Reg Ref. No. given above.

Yours faithfully

  
.....  
for SENIOR ADMINISTRATIVE OFFICER

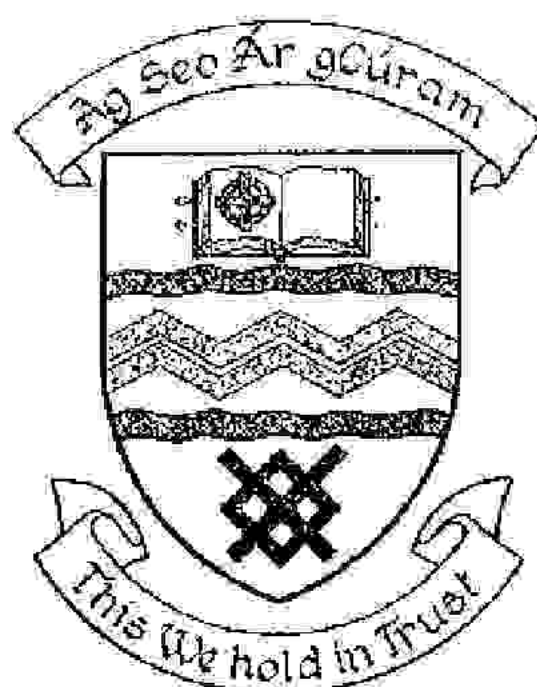
29/04/02



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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 2486	Date of Decision 11/07/2002
Register Reference S01A/0848	Date: 19/12/01

Applicant N. Byrne,

Development Erection of new 2 storey 3 bedroom house in side garden to match existing houses with revised entrance from roadway.

Location 1 St. John's Drive, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/02/2002 /13/03/2002

Clarification of Additional Information Requested/Received 26/04/2002 / 04/06/2002

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 ( 13 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

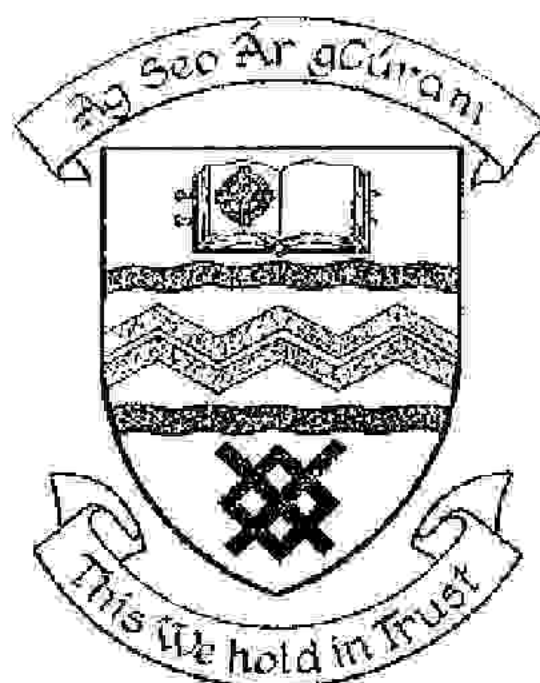
  
11/07/02  
for SENIOR EXECUTIVE OFFICER

Paul Redmond and Associates,  
50 River Forest View,  
Leixlip,  
Co. Kildare.

**SOUTH DUBLIN COUNTY COUNCIL**  
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**Conditions and Reasons**

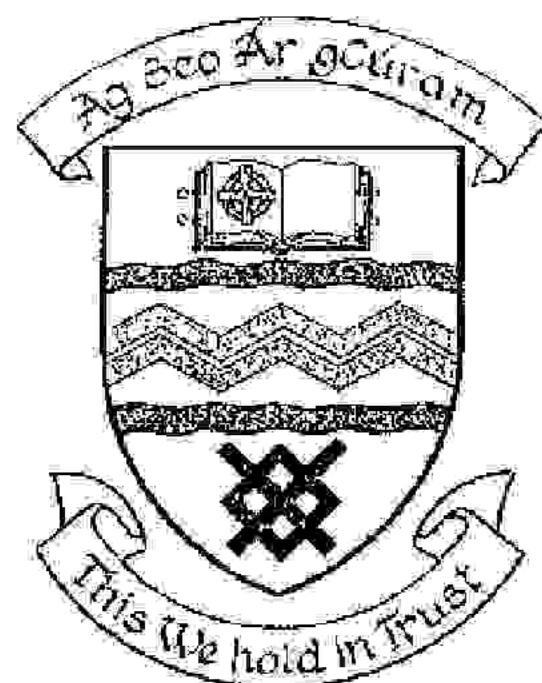
- 1 The development be carried out in its entirety in accordance with the plans, particulars specifications lodged with the application, and additional information lodged 13/03/2002, and Clarification of Additional Information lodged 04/06/2002, save as may be required by other conditions attached hereto.  
Reason: To ensure that the development shall be in accordance with the permission and that effective control is maintained.
- 2 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 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 the entire new house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 5 The house shall be numbered 1A unless there is an existing number 1A on St Johns Drive. In that case an acceptable house numbering scheme shall be submitted to and agreed by the 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.
- 6 The applicant is requested to adhere to the requirements of the Environmental Services Department, South Dublin County Council regarding the following.  
(a) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.  
(b) Applicant to ensure full and complete separation of foul



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and surface water systems.

(c) The property shall have its own individual service connection to the public watermain and 24 hour storage.

(d) 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 the interests of public health and in order to comply with the Sanitary Services Acts 1878-1964.

7 The applicant is requested to adhere to the requirements of the Roads Department, South Dublin County Council regarding the following:

1. Footpath and kerb to be dished and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance.

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

8 The proposed development shall meet the following requirements:

. The new vehicular entrance width shall be between 2.3 - 3.0 metres width (maximum width of 3. metres).

. The gate piers shall harmonise with existing boundary walls.

. Any front gates shall be of wrought iron and front boundary walls shall be similar to existing garden boundary walls of adjacent dwellings.

. at least one third of the front garden area of the new house shall be either grassed or landscaped.

Reason:

In the interest of the protection of residential amenity and the maintenance of visual amenity and in the interest of public safety.

9 That the first floor bathroom window on the rear (north-west) elevation of the proposed building shall be fitted and permanently maintained with obscure glass.

Reason: In the interest of amenity.

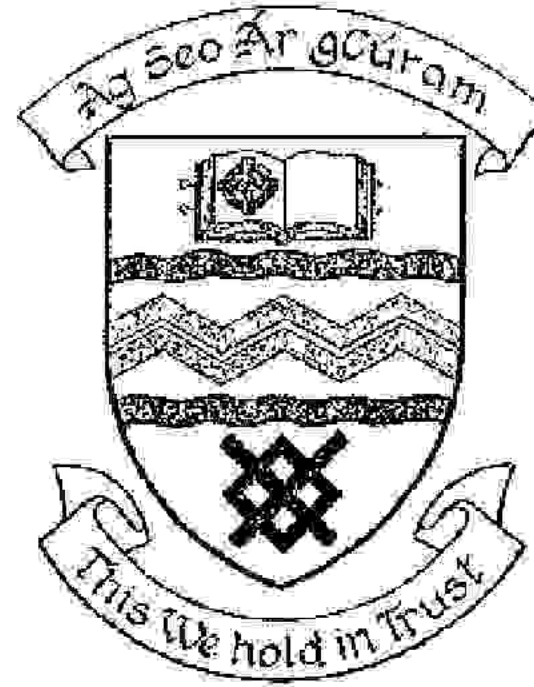
10 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and



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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.

- 11 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six 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.

- 12 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy 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.

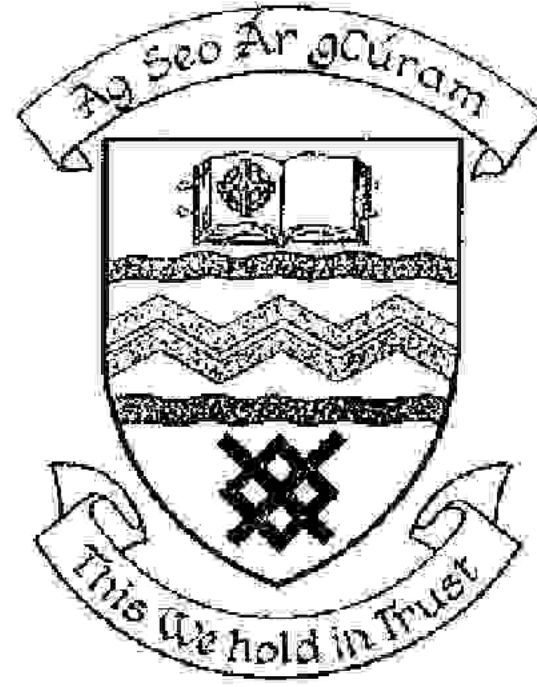
- 13 That a financial contribution in the sum of EUR 190 (one hundred and ninety euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

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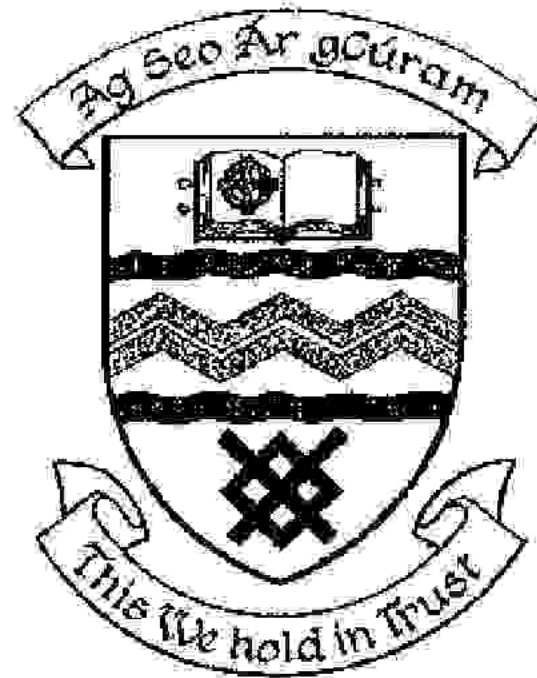
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The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

C

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



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

Decision Order Number 0349	Date of Decision 14/02/2002
Register Reference S01A/0848	Date: 19/12/01

**Applicant** N. Byrne,  
**Development** Erection of new 2 storey 3 bedroom house in side garden to match existing houses with revised entrance from roadway.

**Location** 1 St. John's Drive, Clondalkin, Dublin 22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/12/01 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 Revised plans particulars and details of the proposed development which ensures the proposed development integrates with adjoining development. This should include the following:
  - (i) the proposed dwelling to be attached to existing dwelling to form part of terraced block
  - (ii) the proposed dwelling to match in scale and materials adjoining dwelling
  - (iii) vehicle entrance to be 2.3-3.0 metres in width (3.0 metres maximum) with fixed gate pillars, wrought iron/ metal railing type gates which open inwards,
  - (iv) garden boundary walls to be maintained and to match boundary walls in the vicinity
  - (v) at least one third of front garden of both existing and proposed development to be maintained as grassed or landscaped area.

The applicant should noted that the above details require

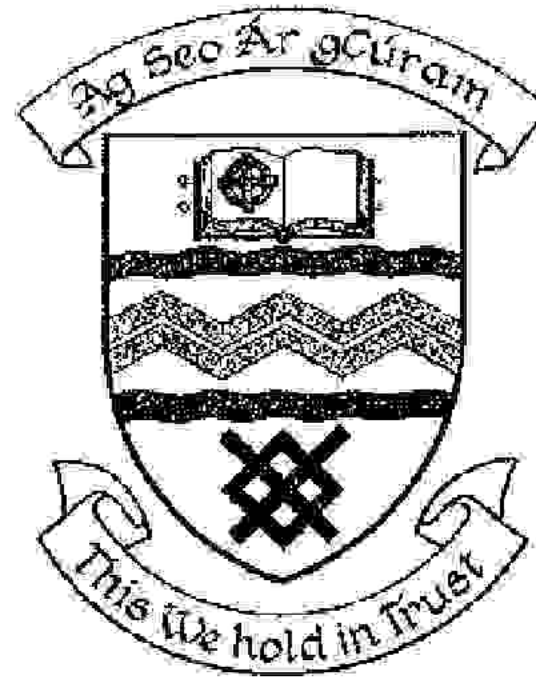
Paul Redmond and Associates,  
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REG REF. S01A/0848

accurate scaled drawings in elevation and plan to scale of  
not less than 1:100

- 2 Revised plans particulars and details of the proposed development which ensures the proposed development maintains the required distance from the public watermain..
  - (i) the dwelling to be a maximum of 5 metres in width
  - (ii) The applicant is proposing to dispose of surface water from the rear of the proposed house to a French drain. This is unacceptable as there is a surface water sewer adjacent to the site. In this regard the applicant shall submit revised house drainage plans showing the exact location of all drains, manholes, AJs etc. up to the point of connection to the sewer. This layout shall be in accordance with the Building Regulations and shall ensure full and complete separation of foul and surface water systems. Applicant shall note that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (iii) the applicant to contact the Environmental Services Department, South Dublin County Council, with regard to their requirements for setback from public watermain.
- 3 The applicant is requested to contact the Roads Department to ascertain their requirements and to adhere to them in their submission of Additional Information.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

14/02/02