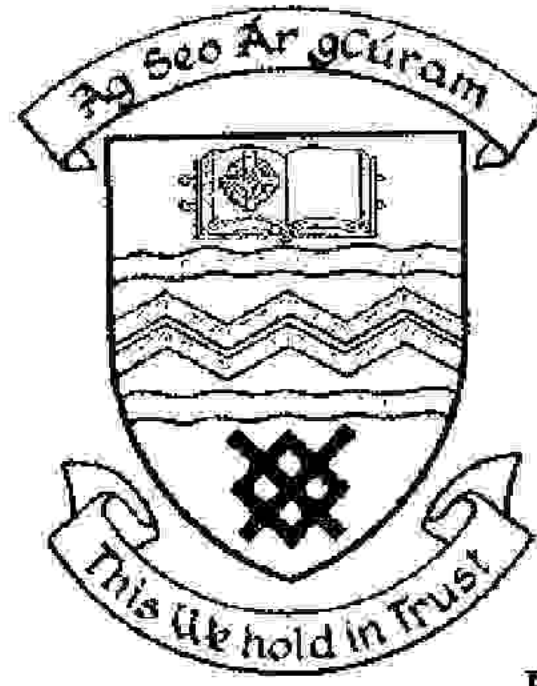


SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104

PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdcublincoco.ie](mailto:planning.dept@sdcublincoco.ie)

Raymond O'Sullivan,  
Newtown,  
Eadestown,  
Naas,  
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 0781	Date of Final Grant 17/04/2002
Decision Order Number 0532	Date of Decision 07/03/2002
Register Reference S01A/0721	Date 10/01/02

Applicant Mr Pat Costello,

Development Two storey end of terrace infill dwelling on garden site adjacent to

Location 67 Woodford Court, Clondalkin, Dublin 22.

Floor Area 0.00 Sq Metres

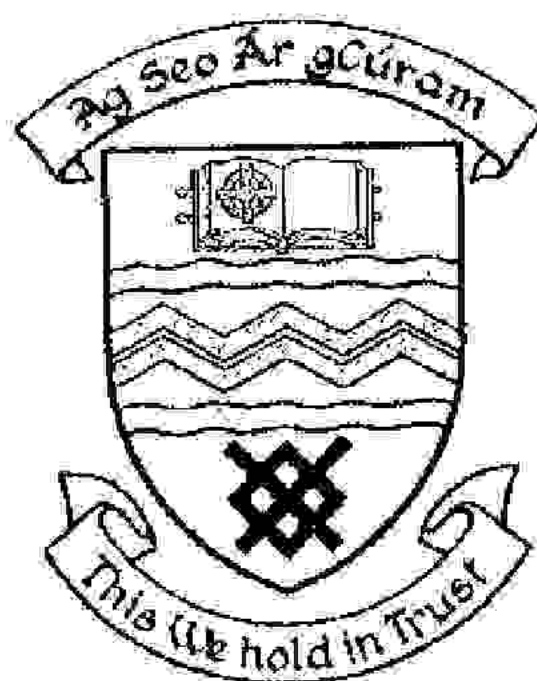
Time extension(s) up to and including

Additional Information Requested/Received 17/12/2001 /10/01/2002

A Permission has been granted for the development described above,  
subject to the following (12) Conditions.

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S0147074 HAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104

## PLANNING DEPARTMENT

County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

### 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 as amended by Additional Information received by the Planning Authority on 10/01/02, 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 all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4 The footpath and kerb are to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.  
REASON:  
In the interests of public safety.
- 5 Two number parking spaces shall be provided at both the existing and proposed houses as shown in the submitted documents.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 The following requirements of the Environmental Services Department shall be satisfied:
  - a) No building shall lie within 5 metres of a public sewer, a public watermain or any sewer or watermain with the potential to be taken in charge.
  - b) The applicant shall ensure complete and full separation of foul and surface water systems.
  - c) 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.
  - d) The property shall have its own individual service connection to the public watermain and 24 hour

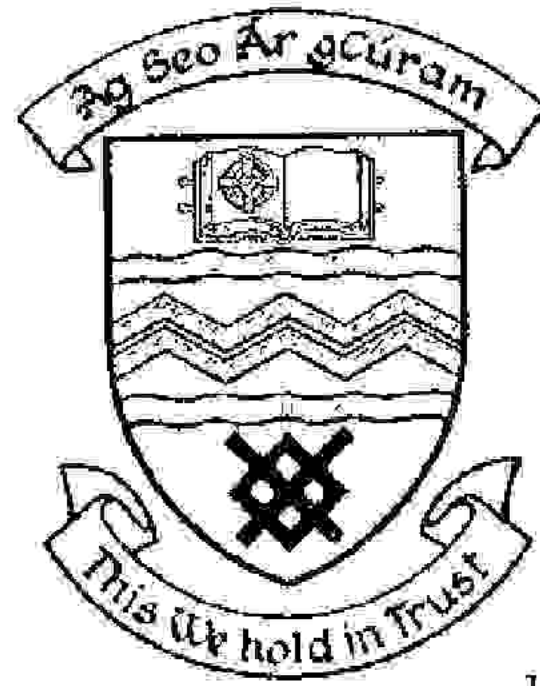


# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/00721 **COMPTROLLER CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104



PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdcublincoco.ie](mailto:planning.dept@sdcublincoco.ie)

- storage.
- e) 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 accordance with the public health acts.

- 7 No windows are to be provided at first floor level on the north elevation.

REASON:

In the interest of privacy and private amenity.

- 8 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.

- 9 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.

- 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.

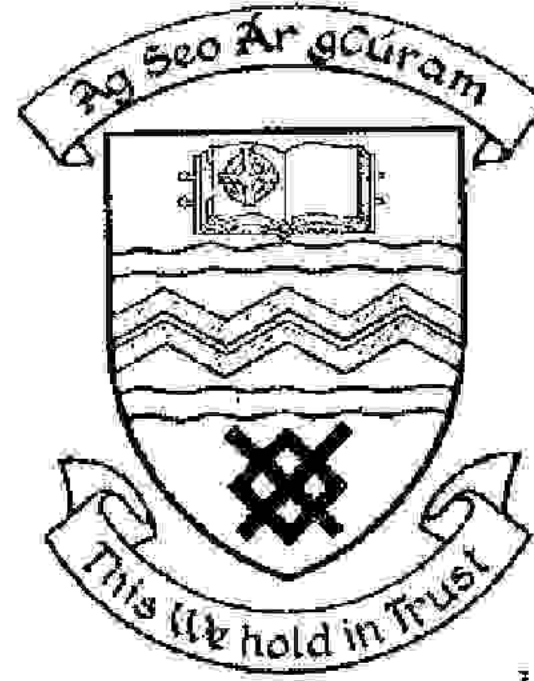
- 11 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer should

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A/0707/AIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,  
Iamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104

PLANNING  
DEPARTMENT  
County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sducoco.ie](mailto:planning.dept@sducoco.ie)

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.

- (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.

.....18/04/02  
for SENIOR ADMINISTRATIVE OFFICER

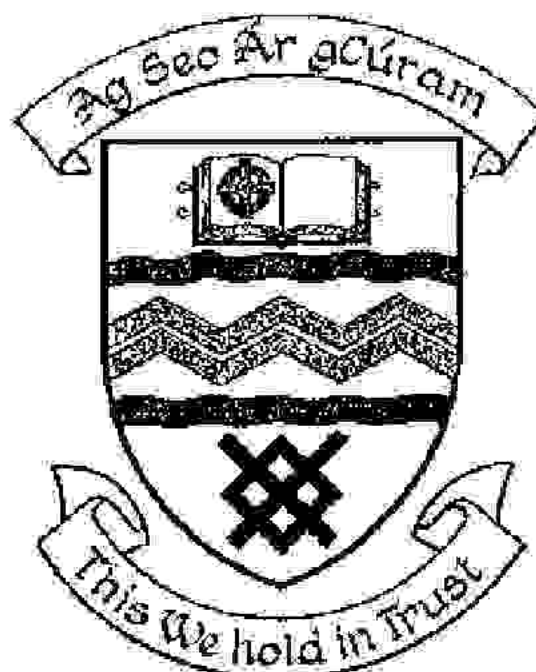


C

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

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

Decision Order Number 3701	Date of Decision 17/12/2001
Register Reference S01A/0721	Date: 31/10/01

Applicant                      Mr Pat Costello,  
Development                  Two storey end of terrace infill dwelling on garden site  
   adjacent to

Location                      67 Woodford Court, Clondalkin, Dublin 22.

App. Type                      Permission

Dear Sir/Madam,

With reference to your planning application, received on 31/10/01 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:

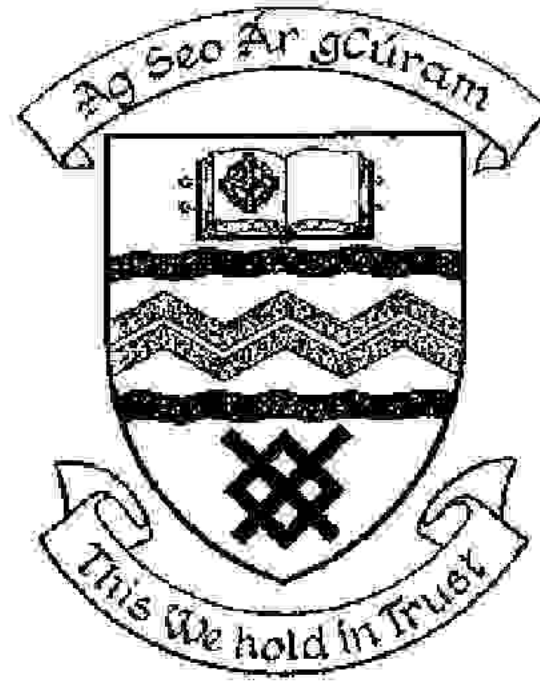
- 1      Section 3.4.16 'Private Open Space' in the South Dublin County Development Plan (1998) states that "All houses (i.e. terraced, semi-detached and detached dwellings, including duplex and townhouses) should have an area of private open space behind the front building line of not less than 60sq.m (exclusive of car parking area) to provide for an adequate level of residential amenity". The existing house will be over 5sq.m short of the required amount of private open space. The applicant is requested to submit an alternative layout that will provide the required private open space. This may be achieved by the alteration of the position of the boundary between the existing and proposed house.
- 2      The Roads Department of South Dublin County Council, require that '2 number off street car parking spaces be provided at both the existing and proposed house'. The applicant is requested to submit a revised layout plan indicating this.

Raymond O'Sullivan,  
Newtown,  
Eadestown,  
Naas,  
Co. Kildare.

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9104




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REG REF. S01A/0721

- 3 The applicant is requested to submit an alternative design of house that will omit the half hipped roof with a full gable in its place and that will have a chimney at its northern end so that its appearance will integrate with the existing house here.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

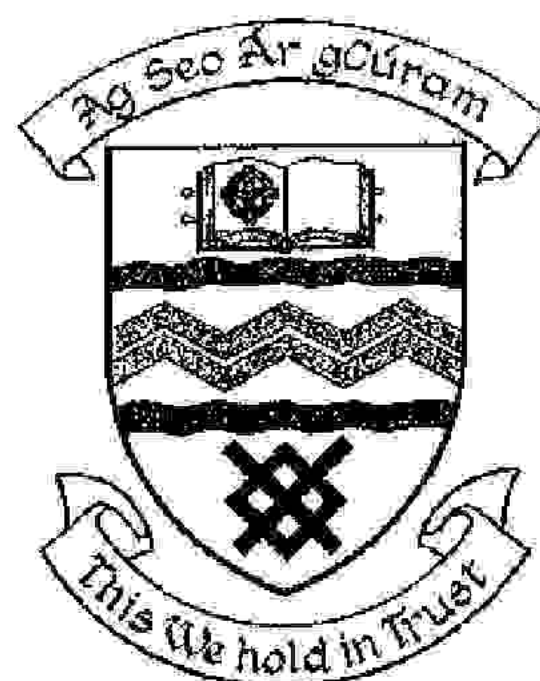
17/12/01

C

**SOUTH DUBLIN COUNTY COUNCIL**  
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Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
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Telefon: 01-414 9000  
Facs: 01-414 9104



**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
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Telephone: 01-414 9000  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 0532	Date of Decision 07/03/2002
Register Reference S01A/0721	Date: 31/10/01

**Applicant** Mr Pat Costello,

**Development** Two storey end of terrace infill dwelling on garden site adjacent to

**Location** 67 Woodford Court, Clondalkin, Dublin 22.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 17/12/2001 /10/01/2002

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

 ..... 07/03/02  
for SENIOR ADMINISTRATIVE OFFICER

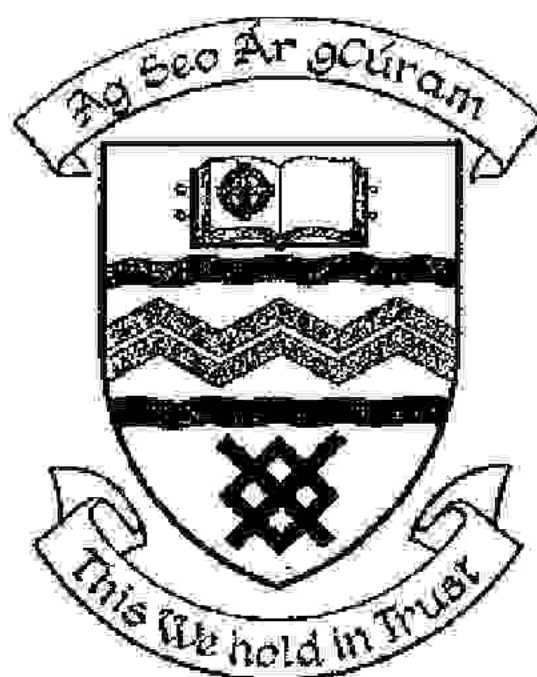
Raymond O'Sullivan,  
Newtown,  
Eadestown,  
Naas,  
Co. Kildare.



**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S01A/0721

**Conditions and Reasons**

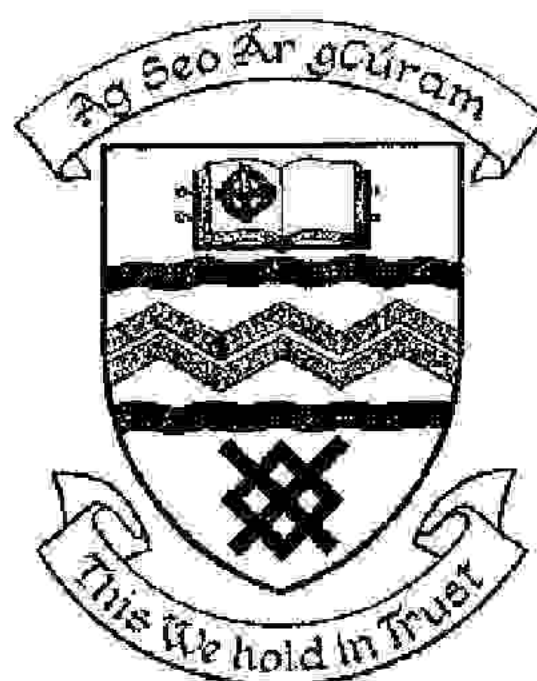
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 10/01/02, save as may be required by the other conditions attached hereto.  
REASON:  
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 all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4 The footpath and kerb are to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.  
REASON:  
In the interests of public safety.
- 5 Two number parking spaces shall be provided at both the existing and proposed houses as shown in the submitted documents.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 The following requirements of the Environmental Services Department shall be satisfied:
  - a) No building shall lie within 5 metres of a public sewer, a public watermain or any sewer or watermain with the potential to be taken in charge.
  - b) The applicant shall ensure complete and full separation of foul and surface water systems.



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Telefon: 01-414 9000  
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REG. REF. S01A/0721

- c) 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.
- d) The property shall have its own individual service connection to the public watermain and 24 hour storage.
- e) 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 accordance with the public health acts.

- 7 No windows are to be provided at first floor level on the north elevation.

**REASON:**

In the interest of privacy and private amenity.

- 8 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.

- 9 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.

- 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.

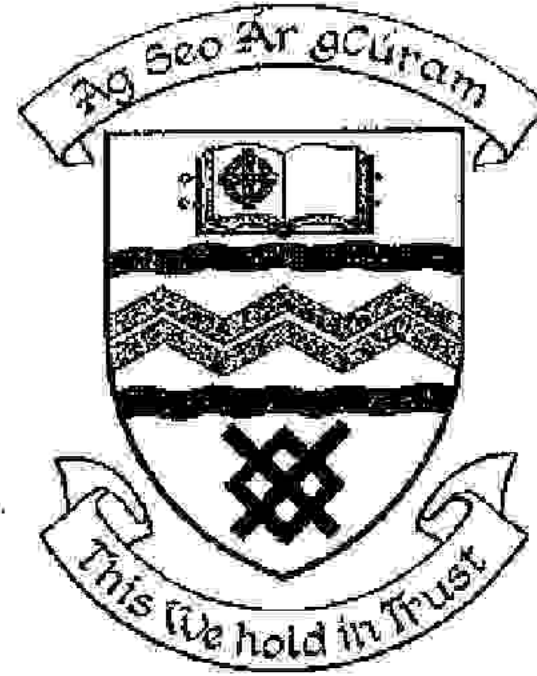
**REASON:**

The provision of such services in the area by the Council

**SOUTH DUBLIN COUNTY COUNCIL  
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Lár an Bhaile, Tamhlacht,  
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**PLANNING  
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REG REF. S01A/0721

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.



	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/0721	
1. Location	67 Woodford Court, Clondalkin, Dublin 22.		
2. Development	Two storey end of terrace infill dwelling on garden site adjacent to		
3. Date of Application	31/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/12/2001 2.	1. 10/01/2002 2.
4. Submitted by	Name: Raymond O'Sullivan, Address: Newtown, Eadestown,		
5. Applicant	Name: Mr Pat Costello, Address: 67 Woodford Court, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 0532  Date 07/03/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0781  Date 17/04/2002	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 Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0722	
1. Location	6 Mill Road, Saggart, Co. Dublin.		
2. Development	Two-storey detached dwelling with off street parking to side of		
3. Date of Application	31/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1.  2.	1.  2.
4. Submitted by	Name: Miss Alison O'Byrne, Address: 6 Mill Road, Saggart,		
5. Applicant	Name: Miss Alison O'Byrne, Address: 6 Mill Road, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 3647  Date 13/12/2001	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 0304  Date 06/02/2002	Effect AA GRANT APPROVAL	
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.	