

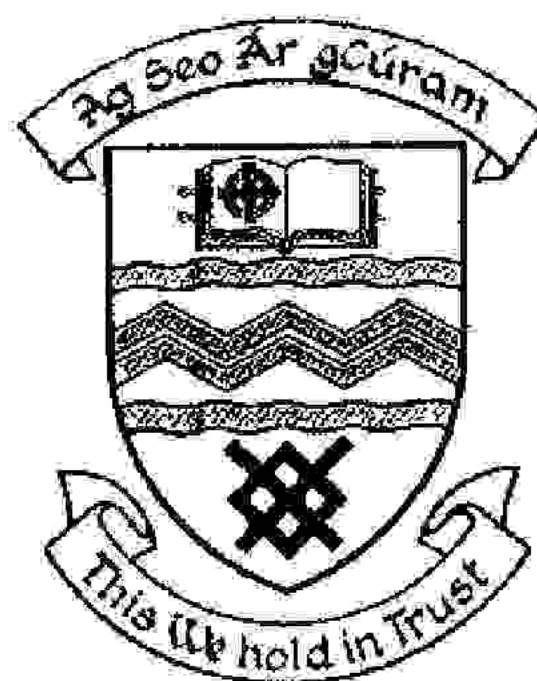
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0289	
1. Location	No 21 Hazelwood Lane, Clondalkin, Dublin 24.		
2. Development	2 Storey dwelling house at side.		
3. Date of Application	14/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Michael T. Hyland, FASI Architect., Address: 58 Larchfield, Station Road,		
5. Applicant	Name: Brendan & Ann Doyle, Address: 21 Hazelwood Lane, Clondalkin, Dublin 24.		
6. Decision	O.C.M. No. 2390 Date 12/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2003 Date 24/05/2002	Effect AP GRANT PERMISSION	
8. Appeal Lodged	09/08/2001	Written Representations	
9. Appeal Decision	07/09/2001	Appeal Withdrawn	
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/0289	
1. Location	No 21 Hazelwood Lane, Clondalkin, Dublin 24.		
2. Development	2 Storey dwelling house at side.		
3. Date of Application	14/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Michael T. Hyland, FASI Architect., Address: 58 Larchfield, Station Road,		
5. Applicant	Name: Brendan & Ann Doyle, Address: 21 Hazelwood Lane, Clondalkin, Dublin 24.		
6. Decision	O.C.M. No. 2390 Date 12/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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

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@sdblincoco.ie

Michael T. Hyland, FASI Architect.,
58 Larchfield,
Station Road,
Dunboyne,
Co. Meath.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2003	Date of Final Grant 24/05/2002
Decision Order Number 2390	Date of Decision 12/07/2001
Register Reference S01A/0289	Date 14/05/01

Applicant Brendan & Ann Doyle,

Development 2 Storey dwelling house at side.

Location No 21 Hazelwood Lane, Clondalkin, Dublin 24.

Floor Area 87.36 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

SOUTH DUBLIN COUNTY COUNCIL

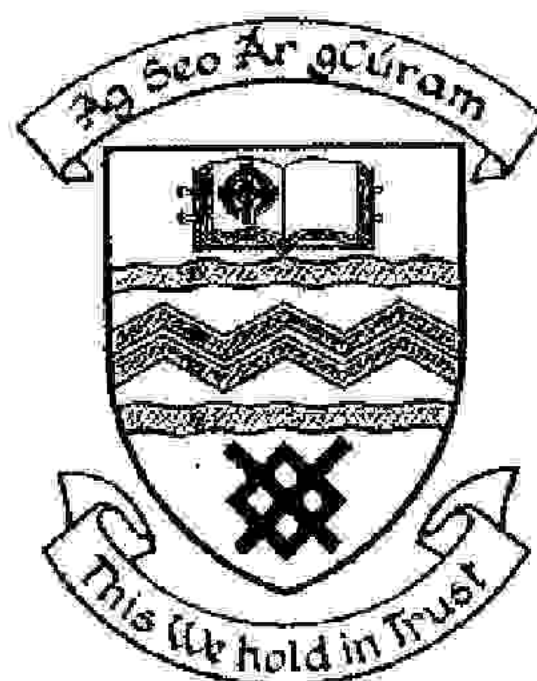
REG REF. S01A/0999

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@sdblincoco.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, 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 The applicant shall make provision for the following:

(a) 2 no. off street parking spaces at both existing/ proposed house. This may involve construction of double width driveways. The proposed dwelling and the existing dwelling shall have separate independent driveways.

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

(c) Footpath and kerb to be dished and the new driveway constructed for proposed house to the satisfaction of the Area Engineer, Roads Maintenance.

Reason: In the interest of public safety and the proper planning and development of the area.

- 3 The applicant shall submit, prior to the commencement of development, and for the written agreement of the Planning Authority, a front garden layout which includes a front boundary wall and gates and landscaping details. The following requirements of the Planning Authority shall be adhered to:

(a) the retention of at least one third of the front garden area of both the proposed development and the existing dwelling shall be retained as landscaped or grassed area

(b) the provision of vehicular entrance of a maximum of 3 metres and garden separation wall for both the proposed development and the existing dwelling.

(c) provision of front garden gates of cast iron/ metal which open inwards

(d) provision of capped garden gate pillars

Reason: In the interest of public safety, the protection of residential amenity and the maintenance of visual amenity

- 4 That the window to the landing at first floor level in the gable of the proposed development shall be of opaque glass.

SOUTH DUBLIN COUNTY COUNCIL

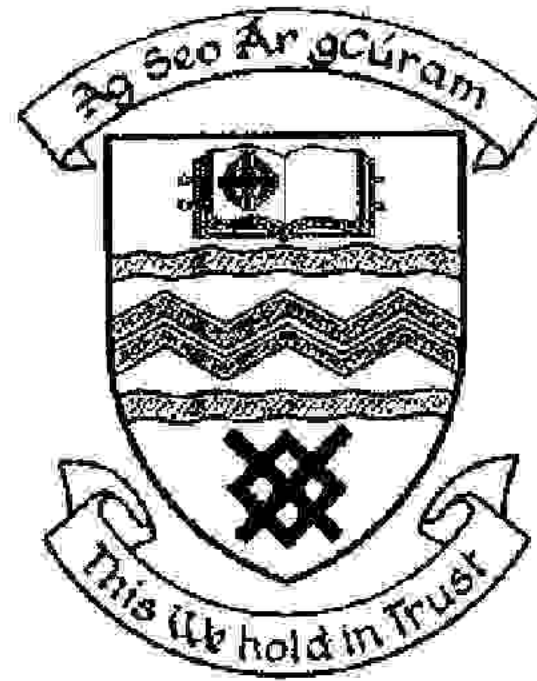
REG. REF. S012/0299

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@sdblincoco.ie

Reason: In the interest of the maintenance of residential amenity.

- 5 That an acceptable house numbering scheme be submitted to and approved 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 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary location 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.

- 7 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 8 The applicant shall comply with the requirements of the Environmental Services Department with regard to the following:

- No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- Applicant to ensure full and complete separation of foul and surface water systems.
- 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.
- The property shall have its own individual service connection to the public watermain and 24hour storage.
- The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

Reason: In the interest of public health and in order to comply with the sanitary Services Acts, 1878-1964.

- 9 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty

SOUTH DUBLIN COUNTY COUNCIL

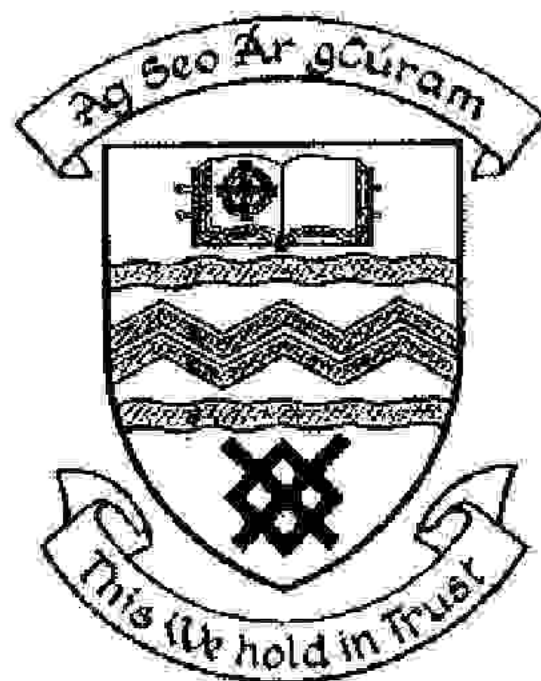
REG REF. S017/0909

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@sdublincoco.ie

two euros) 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 £2,100 (two thousand and one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) 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 £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) 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.

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/0000

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@sdblincoco.ie

- (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.


.....24/05/02
for SENIOR ADMINISTRATIVE OFFICER

REG. REF. : S01A/0289/01

DATE : 03.07.2002

**RE: 2 Storey dwelling house at side at No. 21 Hazelwood Lane, Clondalkin, Dublin
24 for Brendan and Ann Doyle. Compliance re. Condition numbers 3, 5, 6**

Dear Sir,

I refer to your submission received on 05/06/02 to comply with Condition No's. 3, 5, 6 of Grant of Permission Order No. 2003, dated 24/05/02, in connection with the above.

In this regard the submission received is satisfactory.

Yours faithfully,



for Senior Administrative Officer

John Somers B. Arch Architect
Stella Maris
Church Hill
Wicklow Town
Co. Wicklow.

**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

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

Decision Order Number 2390	Date of Decision 12/07/2001
Register Reference S01A/0289	Date: 14/05/01

Applicant Brendan & Ann Doyle,
Development 2 Storey dwelling house at side.
Location No 21 Hazelwood Lane, Clondalkin, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /
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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

 12/07/01
for SENIOR ADMINISTRATIVE OFFICER

Michael T. Hyland, FASI Architect.,
58 Larchfield,
Station Road,
Dunboyne,
Co. Meath.

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

REG REF. S01A/0289

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 The applicant shall make provision for the following:
 - (a) 2 no. off street parking spaces at both existing/ proposed house. This may involve construction of double width driveways. The proposed dwelling and the existing dwelling shall have separate independent driveways.
 - (b) Footpath and kerb to be dished and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance.
 - (c) Footpath and kerb to be dished and the new driveway constructed for proposed house to the satisfaction of the Area Engineer, Roads Maintenance.Reason: In the interest of public safety and the proper planning and development of the area.
- 3 The applicant shall submit, prior to the commencement of development, and for the written agreement of the Planning Authority, a front garden layout which includes a front boundary wall and gates and landscaping details. The following requirements of the Planning Authority shall be adhered to:
 - (a) the retention of at least one third of the front garden area of both the proposed development and the existing dwelling shall be retained as landscaped or grassed area
 - (b) the provision of vehicular entrance of a maximum of 3 metres and garden separation wall for both the proposed development and the existing dwelling.
 - (c) provision of front garden gates of cast iron/ metal which open inwards

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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

**PLANNING
DEPARTMENT**

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

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

REG. REF. S01A/0289

(d) provision of capped garden gate pillars

Reason: In the interest of public safety, the protection of residential amenity and the maintenance of visual amenity

- 4 That the window to the landing at first floor level in the gable of the proposed development shall be of opaque glass.
Reason: In the interest of the maintenance of residential amenity.

- 5 That an acceptable house numbering scheme be submitted to and approved 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 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary location 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.

- 7 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.

- 8 The applicant shall comply with the requirements of the Environmental Services Department with regard to the following:

- No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- Applicant to ensure full and complete separation of foul and surface water systems.
- 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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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

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

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

REG REF. S01A/0289

thick.

- The property shall have its own individual service connection to the public watermain and 24hour storage.
- The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

Reason: In the interest of public health and in order to comply with the sanitary Services Acts, 1878-1964.

- 9 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) 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 £2,100 (two thousand and one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) 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:

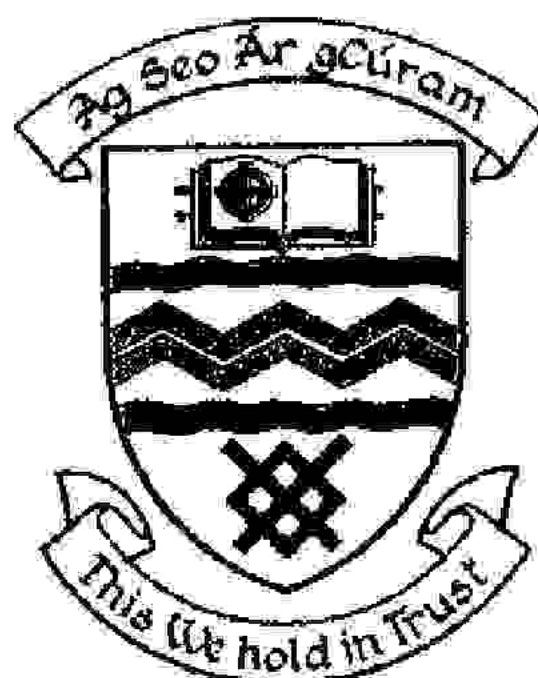
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 11 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) 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

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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



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

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

REG. REF. S01A/0289

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.