

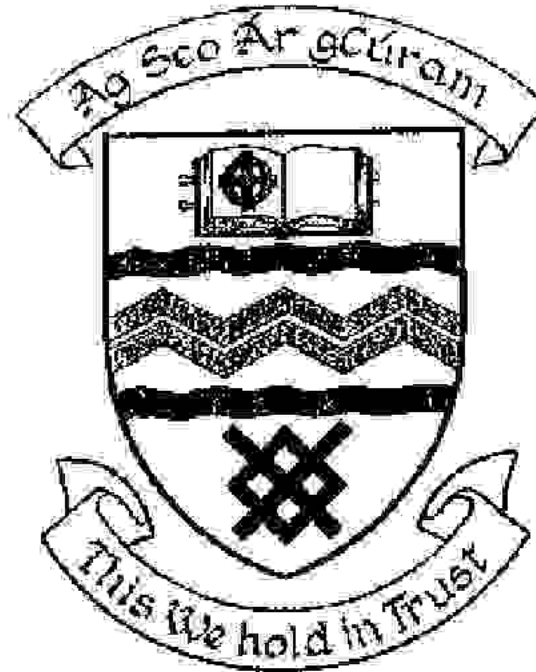
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0251	
1. Location	65 Cill Cais, Old Bawn, Dublin 24.		
2. Development	2 no. two bedroom houses at side.		
3. Date of Application	27/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: John O'Flynn, Address: 46 Sutton Downs, Bayside,		
5. Applicant	Name: Mr. E. Nester, Address: 65 Cill Cais, Old Bawn, Dublin 24.		
6. Decision	O.C.M. No. 2230  Date 25/06/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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.	

M

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

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

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

Decision Order Number 2230	Date of Decision 25/06/2001
Register Reference S01A/0251	Date: 27/04/01

Applicant            Mr. E. Nester,  
Development        2 no. two bedroom houses at side.  
  
Location            65 Cill Cais, Old Bawn, Dublin 24.  
  
App. Type            Permission

Dear Sir/Madam,  
With reference to your planning application, received on 27/04/01 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 drawings showing  
      (i) a double width driveway  
      (ii) two no. parking spaces for the existing house and each of the proposed houses. The applicant is advised that any revised proposals for an entrance should involve the retention of both existing street trees.
- 2     The applicant is requested to submit details of all proposed boundary treatment including landscaping.
- 3     The applicant is requested to submit details of materials.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

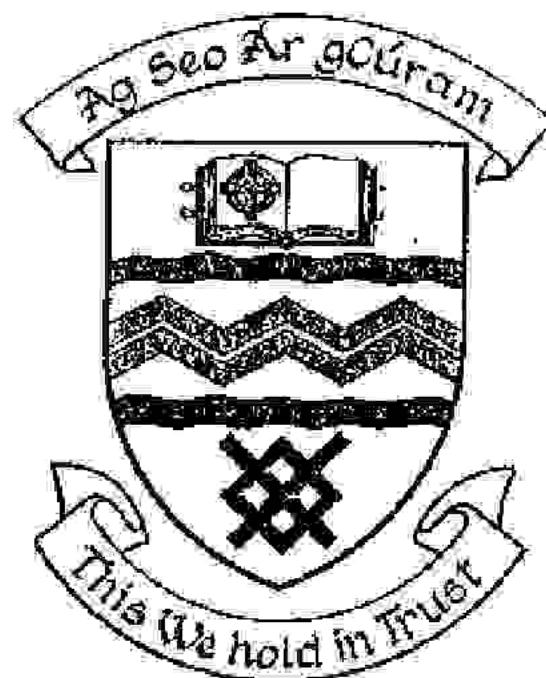
25/06/01

John O'Flynn,  
46 Sutton Downs,  
Bayside,  
Dublin 3.

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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 2454	Date of Decision 09/07/2002
Register Reference S01A/0251	Date: 27/04/01

Applicant Mr. E. Nester,  
Development 2 no. two bedroom houses at side.  
Location 65 Cill Cais, Old Bawn, Dublin 24.  
Floor Area Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received /05/09/2001  
Clarification of Additional Information Requested/Received 01/11/2001 / 13/05/2002

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

..... 10/07/02  
for SENIOR EXECUTIVE OFFICER

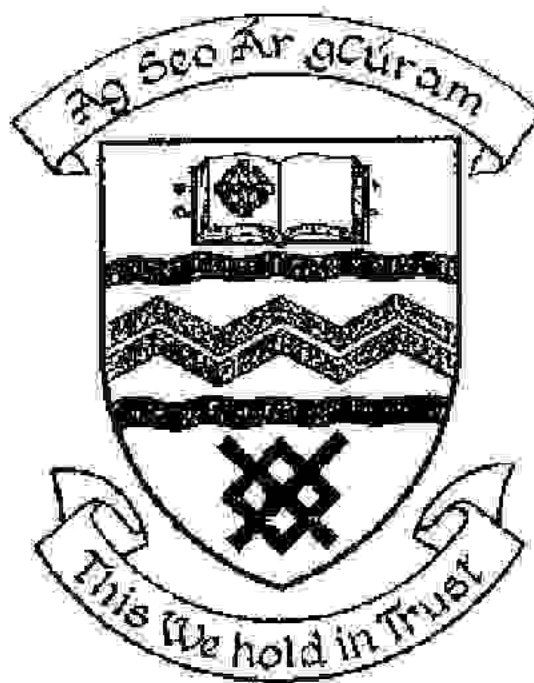
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 05/09/01 and Clarification of Additional Information received on 13/05/02, 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 The distance between the main rear building and the rear boundary wall shall be no less than 11 metres, and the main front building line shall strictly adhere to the existing front building line formed by the row of dwellings to the west, as shown on site location map received 27/04/01.

**REASON:**

In the interest of clarify and the proper planning and development of the area.

- 3 That each premises be used as a single dwelling unit.

**REASON:**

To prevent unauthorised development.

- 4 All external finishes each of the proposed dwellings shall harmonise in colour and texture with the existing premises.

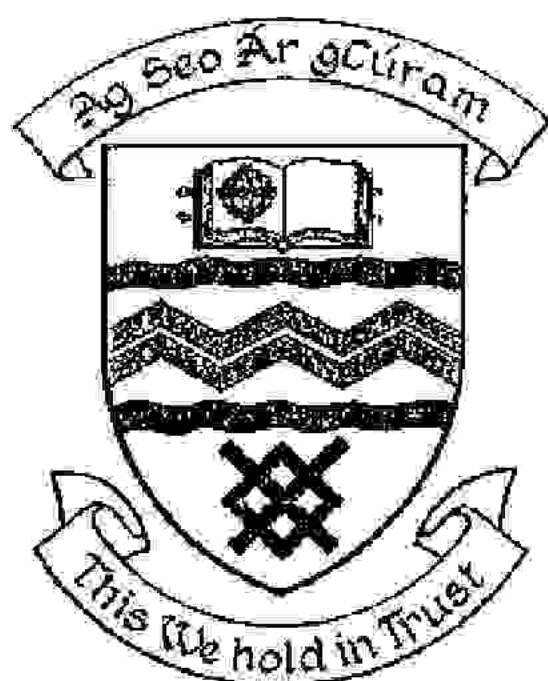
**REASON:**

In the interest of visual amenity.

- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

- 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 to 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

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space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

- iv) Each house shall have its own individual service connection to the public watermain and 24hour storage.
- v) 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.

- 6 That the requirements of the Roads Traffic Department be strictly adhered to. In that respect:

- i) 2 no. off-street car-parking spaces shall be provided for both the existing and each of the proposed dwellings.
- ii) The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

**REASON:**

In the interest of traffic safety.

- 7 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.

- 8 The requirements of the Parks and Landscape Services Department shall be strictly adhered to. In that respect:

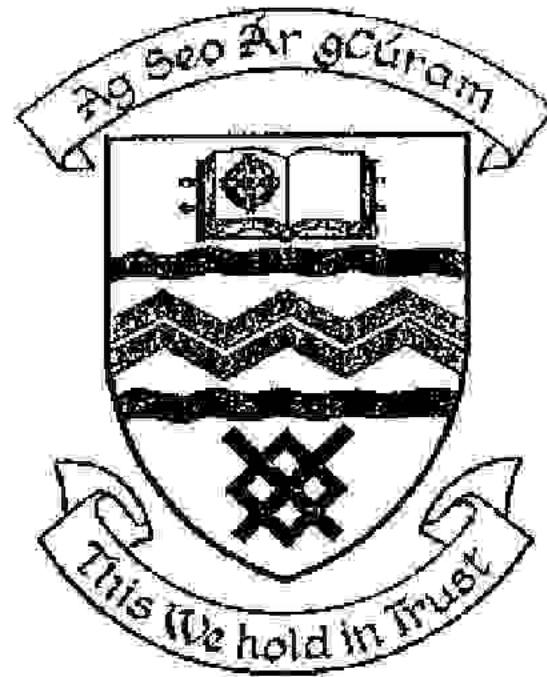
- i) Prior to commencement of works on site the developer to agree with the Parks Department on site the exact location of the driveway entrances in relation the existing tree which is to be retained.
- ii) The existing roadside tree is to be protected by post and rail fencing to enclose at least the area covered by the crown spread. This is to be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to development works commencing on site.



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iii) A tree bond of EUR 5,000 to be lodged with South Dublin County Council prior to the commencement of works on site to ensure the protection of tree/s to be retained on site and along the roadside. This bond will be released twelve months after the completion of all site works once it has been ascertained that all tree/s specified for retention have been preserved.

iv) Prior to the commencement of works on site the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan. This plan to include boundary treatment, planting proposals including plant types, locations and numbers.

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

- 9 That a financial contribution in the sum of EUR 1,905 (one thousand nine hundred and five 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:

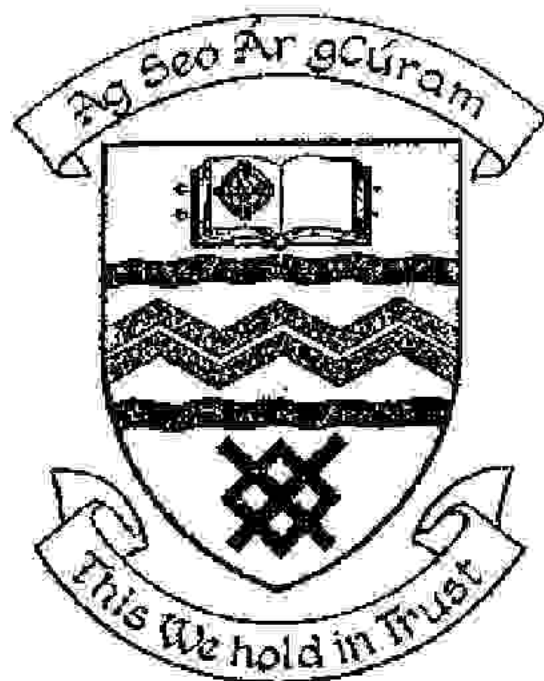
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 10 That a financial contribution in the sum of EUR 5,333 (five thousand three hundred and thirty three 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

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improvement works and traffic management schemes  
facilitating the proposed development.

- 11 That a financial contribution in the sum of EUR 1,905 (one thousand nine hundred and five euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Sean Walsh Park 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 euros) 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 2,903 (two thousand nine hundred and three euros) 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 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:



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In the interest of the proper planning and development of the area.

- 15 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 £8,000 (eight thousand pounds) EUR 10,158 (ten thousand one hundred and fifty eight euros) 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 £5,000 (five thousand pounds) EUR 6,349 (six thousand three hundred and forty nine euros) 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.

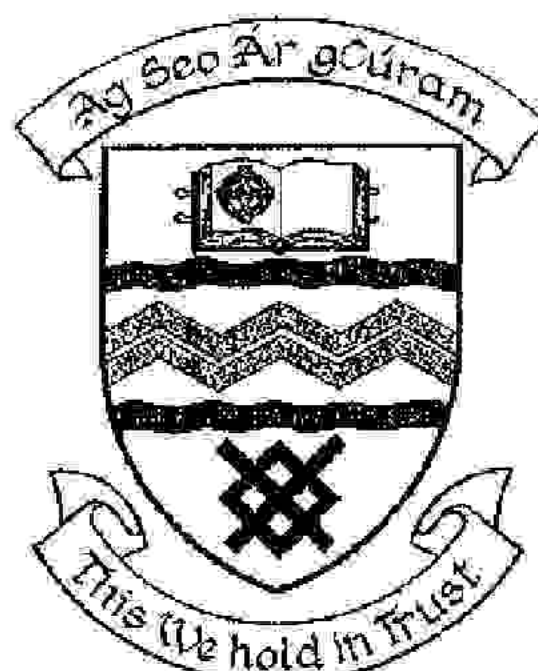


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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3288	Date of Decision 01/11/2001
Register Reference S01A/0251	Date 27/04/01

Applicant            Mr. E. Nester,  
App. Type            Permission  
Development        2 no. two bedroom houses at side.  
  
Location            65 Cill Cais, Old Bawn, Dublin 24.

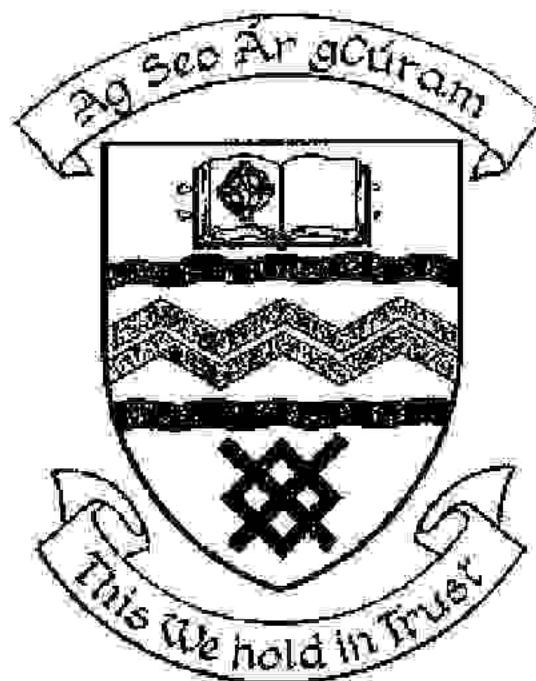
Dear Sir / Madam,

With reference to your planning application, additional information received on 05/09/01 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     While the revised elevational drawing shows a double width driveway, the revised site layout plan shows a single width driveway. The applicant is requested to submit revised drawings amending this discrepancy.
- 2     While the applicant has shown the street tree as retained, it is noted that it is shown in a different location in the revised elevational drawing when compared with the revised site layout plan. The applicant is requested to further revise the drawings showing the precise location of the street tree in relation to the proposed double-width driveway.

John O'Flynn,  
46 Sutton Downs,  
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- 3 The applicant is requested to submit a revised site layout plan delineating each of the car parking spaces (two no. each for the proposed houses and two no. for the existing house).
- 4 The submitted landscaping plan is inadequate in that it merely shows a grassed area to the front of the houses and a single tree in each of the rear gardens. The applicant is requested to submit a detailed landscape plan having particular regard to boundary planting on this prominent corner site. The plan should contain information regarding types of tree/shrub, locations and numbers.
- 5 It is noted that no details of materials have been submitted. The applicant is again requested to provide this information.

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

Yours faithfully

for SENIOR ADMINISTRATIVE OFFICER

01/11/01