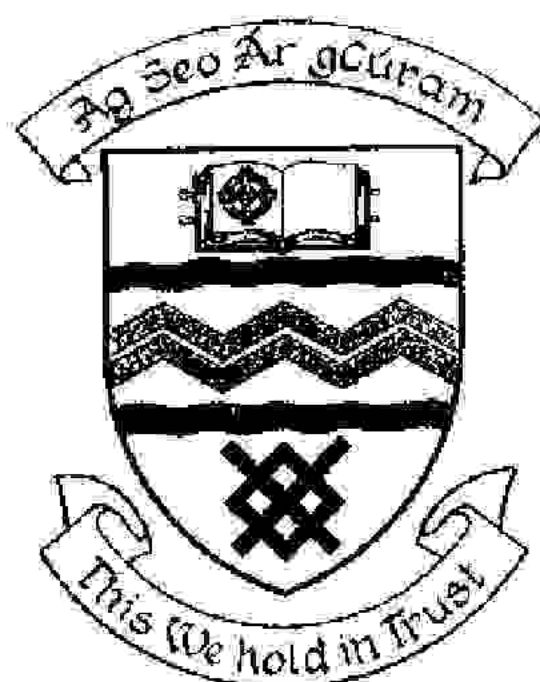


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0066	
1. Location	60 Elkwood, Knockcullen Drive, Templeogue, Dublin 16.		
2. Development	Construction of a three bedroomed, 2 storey detached dwelling		
3. Date of Application	08/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/05/2001 2. 06/09/20	1. 09/07/2001 2.
4. Submitted by	Name: Mr. Austin Broderick, Address: John Doyle & Associates, 250 Harolds Cross Road,		
5. Applicant	Name: Mr. Larry Deveney Address: 60 Elkwood, Knockcullen Drive, Templeogue, Dublin 16.		
6. Decision	O.C.M. No. 2860 Date 06/09/2001	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
7. Grant	O.C.M. No. 2512 Date 26/07/2001	Effect FC SEEK CLARIFICATION OF ADDITIONAL INFO.	
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**



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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 0968	Date of Decision 10/05/2001
Register Reference S01A/0066	Date: 08/02/01

Applicant                      Mr. Larry Deveney  
Development                  Construction of a three bedroomed, 2 storey detached  
   dwelling

Location                      60 Elkwood, Knockcullen Drive, Templeogue, Dublin 16.

App. Type                      Permission

Dear Sir/Madam,

With reference to your planning application, received on 08/02/01 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:

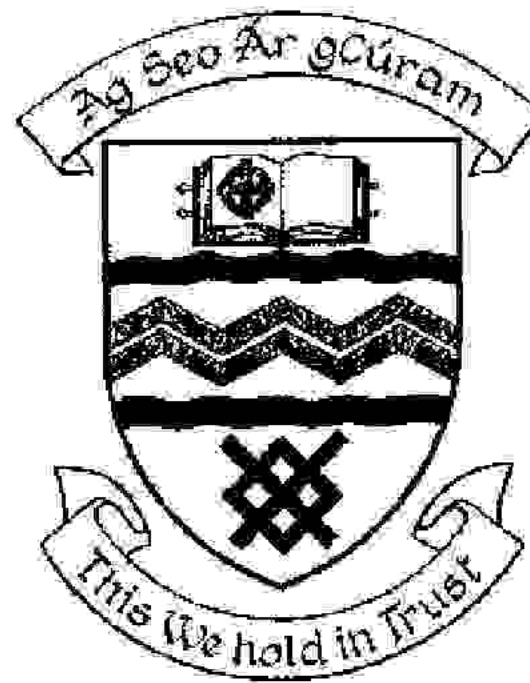
- 1      The site layout plan appears to be incorrect in that the building measurements do not accord with the measurements on the floor plans. The applicant is therefore requested to submit, in quadruplicate, revised site layout plans in full accordance with article 23(1) of the Local Government (Planning and Development) Regulations, 1994. The site layout plans should accurately show:
  - i)      the full extent of development on the adjoining sites, including any extensions thereto,
  - ii)     the proposed dwelling at a distance of at least 2.3metres from the existing dwelling(s),
  - iii)    the provision of adequate private open space.
  - iv)    the proposed dwelling re-oriented so as to conform to the building line and orientation of the row of dwellings immediately to the west.
- 2      The proposed dwelling design does not accord with the design of the row dwellings to the west. The applicant is requested

Mr. Austin Broderick,  
John Doyle & Associates,  
250 Harolds Cross Road,  
Dublin 6W.

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to submit, in quadruplicate, a complete set of revised drawings showing the proposed dwelling matching the design of the dwelling to the west in terms of:

- i) roof pitch,
- ii) the fenestration pattern,
- iii) The proposed wall and fenestration finishes,
- iv) general design features.

- 3 The applicant is requested to submit, in quadruplicate, side elevations of the proposed structure.
- 4 The applicant is requested to confirm that the proposed development will conform to Building Regulations including the required floor to ceiling heights and to submit any necessary amended plans / details in that respect.
- 5 The applicant is requested to submit details / plans of proposals for lowering the overall height of the proposed development in relation to the property to the west.

Signed on behalf of South Dublin County Council

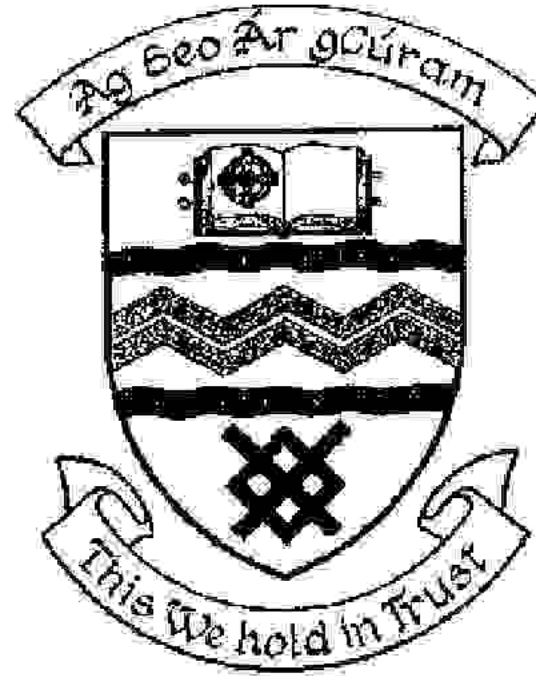
.....  
for Senior Administrative Officer

10/05/01



C

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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 3461	Date of Decision 23/11/2001
Register Reference S01A/0066	Date: 08/02/01

Applicant Mr. Larry Deveney

Development Construction of a three bedroomed, 2 storey detached dwelling

Location 60 Elkwood, Knockcullen Drive, Templeogue, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including 26/11/2001

Additional Information Requested/Received 10/05/2001 /09/07/2001

Clarification of Additional Information Requested/Received 06/09/2001 / 17/09/2001

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

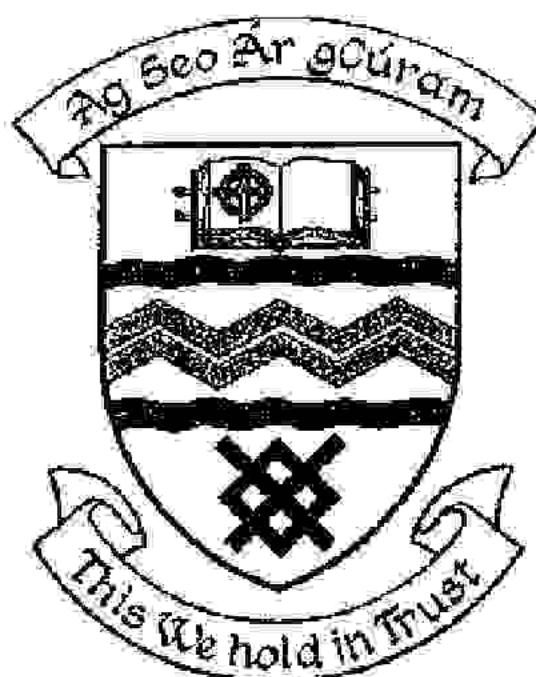
..... 23/11/01  
for SENIOR ADMINISTRATIVE OFFICER

Mr. Austin Broderick,  
John Doyle & Associates,  
250 Harolds Cross Road,  
Dublin 6W.

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**Conditions and Reasons**

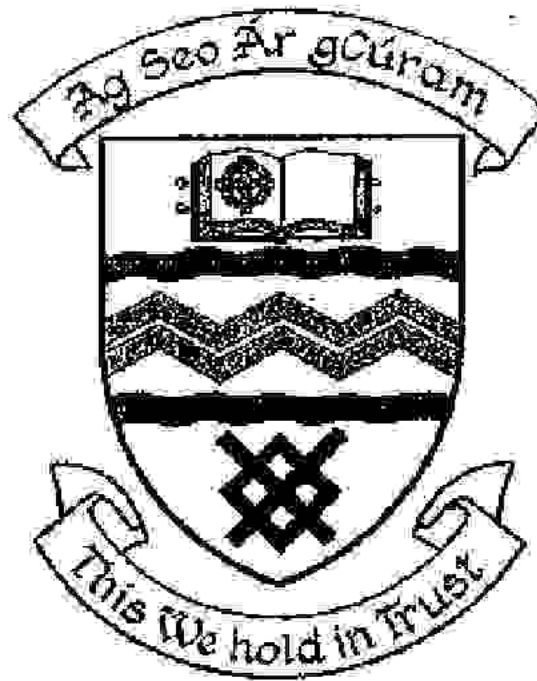
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 13/07/01, Clarification of Additional Information received on 17/09/01 and Unsolicited Additional Information received on the 21/11/2001, 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 All first floor level windows in the eastern side elevation shall be in obscured glazing.  
REASON:  
In the interest of residential amenity.
- 3 That the entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 That all external finishes 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 South Dublin County Council. In particular the following requirements of the Environmental Services Department shall be satisfied:-
  - (i) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (ii) The applicant shall ensure the 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



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in C20 concrete 150mm thick.

**REASON:**

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

- 6 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 public 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 That an acceptable house number 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.

- 9 Prior to the commencement of development, details of landscaping and all boundary treatment shall be submitted to and approved by the Planning Authority.

**REASON:**

In the interest of amenity.

- 10 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.

- 11 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

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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.

- 12 That a financial contribution in the sum of £2,100 (Two Thousand 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.

- 13 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.

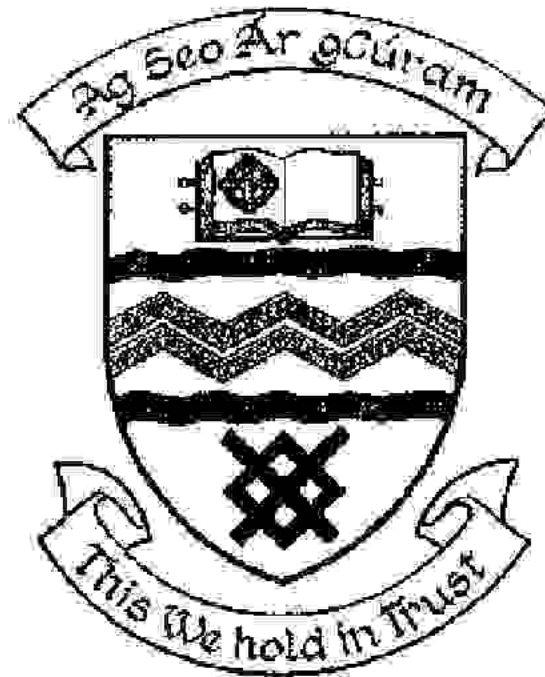
- 14 That a financial contribution in the sum of £675 (Six Hundred and Seventy Five Pounds) EUR 857 (Eight Hundred and Fifty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.



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**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.

- 15 That a financial contribution in the sum of £1,143 (One Thousand One Hundred and Forty Three Pounds) EUR 1,451 (One Thousand Four Hundred and Fifty One 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.



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

Decision Order Number 3411	Date of Decision 16/11/2001
Register Reference S01A/0066	Date 08/02/01

Applicant            Mr. Larry Deveney  
App. Type            Permission  
Development        Construction of a three bedroomed, 2 storey detached  
                         dwelling  
  
Location             60 Elkwood, Knockcullen Drive, Templeogue, Dublin 16.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 26/11/2001

Yours faithfully

  
..... 16/11/01  
for SENIOR ADMINISTRATIVE OFFICER

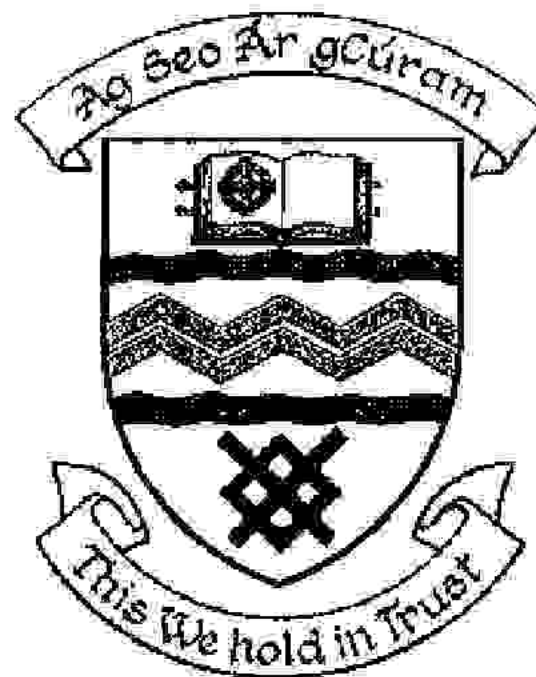
Mr. Austin Broderick,  
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250 Harolds Cross Road,  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 2860	Date of Decision 06/09/2001
Register Reference S01A/0066	Date 08/02/01

Applicant                Mr. Larry Deveney  
App. Type                Permission  
Development             Construction of a three bedroomed, 2 storey detached  
                                 dwelling  
  
Location                 60 Elkwood, Knockcullen Drive, Templeogue, Dublin 16.

Dear Sir / Madam,

With reference to your planning application, additional information received on 09/07/01 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. The applicant did not address a number of issues in the previous request for Additional Information. The applicant is therefore requested to submit the following:
  1. A block plan indicating the relationship between the proposed development and the existing extension at no. 45 Knockcullen Drive.
  2. An elevation drawing for the western side of the dwelling.
  3. Details of proposals for lowering the overall height of the proposed development in relation to the property to the west.
  4. Confirmation that the proposed development will

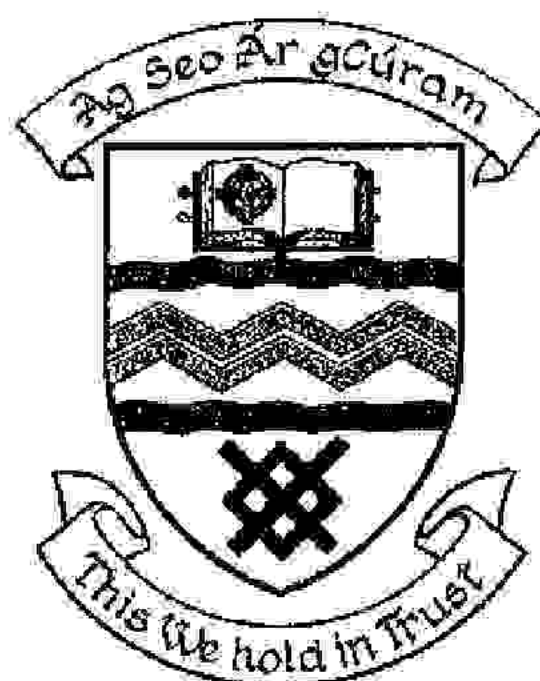
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conform to Building Regulations, including the floor  
to ceiling heights.

NOTE:

It is the view of the Planning Authority that the first  
floor windows facing 60 Elkwood should be obscure glazed.  
The applicant is, therefore, invited to submit accordingly  
amended plans.

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

Yours faithfully

..... M7 .....  
for SENIOR ADMINISTRATIVE OFFICER

06/09/01