

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0893	
1. Location	13 and 14 Old Nangor Road, Clondalkin, Dublin 22.		
2. Development	5 no. 3 bedroom townhouses (on site of former 2 no. cottages, now demolished) at sites 13 and 14 Old Nangor Road.		
3. Date of Application	21/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/02/2001 2.	1. 05/04/2001 2.
4. Submitted by	Name: John F. O'Connor & Assoc. Arch., Address: 11A Greenmount House, Harolds Cross,		
5. Applicant	Name: Tom Hoare Construction Ltd., Address: Old Carton, Maynooth, Co. Kildare.		
6. Decision	O.C.M. No. 2074  Date 31/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2409  Date 16/07/2001	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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Baile Átha Cliath 24

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John F. O'Connor & Assoc. Arch.,  
11A Greenmount House,  
Harolds Cross,  
Dublin 6W.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2409	Date of Final Grant 16/07/2001
Decision Order Number 2074	Date of Decision 31/05/2001
Register Reference S00A/0893	Date 05/04/01

**Applicant** Tom Hoare Construction Ltd.,

**Development** 5 no. 3 bedroom townhouses (on site of former 2 no. cottages, now demolished) at sites 13 and 14 Old Nangor Road.

**Location** 13 and 14 Old Nangor Road, Clondalkin, Dublin 22.

**Floor Area** 0.00 Sq Metres

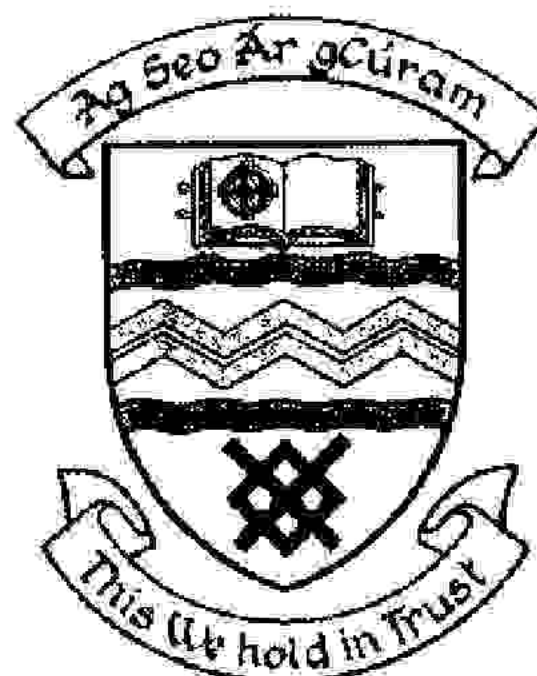
**Time extension(s) up to and including**

**Additional Information Requested/Received** 20/02/2001 /05/04/2001

A Permission has been granted for the development described above,  
subject to the following (18) Conditions.

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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 05/04/2001 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 That each proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 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 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.
- 5 That public lighting be provided in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.  
REASON:  
In the interest of amenity and public safety.
- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.  
REASON:  
In the interest of the proper planning and development of the area.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and prior to the commencement of development the applicant shall submit to the written agreement of the Planning Authority, a revised



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foul and surface drainage and proposed water supply system which meets these requirements.

**REASON:**

In order to comply with the Sanitary Services Acts, 1878-1964.

- 8 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

**REASON:**

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 9 That an acceptable house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

**REASON:**

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

- 10 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations 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 and the internal front garden walls shall be plastered/rendered so that no concrete blocks are exposed.

**REASON:**

In the interest of visual amenity.

- 11 Prior to the commencement of development the applicant shall submit, for the written approval of the Planning Authority, examples of materials to be used including the following:

■ roof shall be finished in blue /grey or black slate.

Examples of appropriate slate shall be submitted.

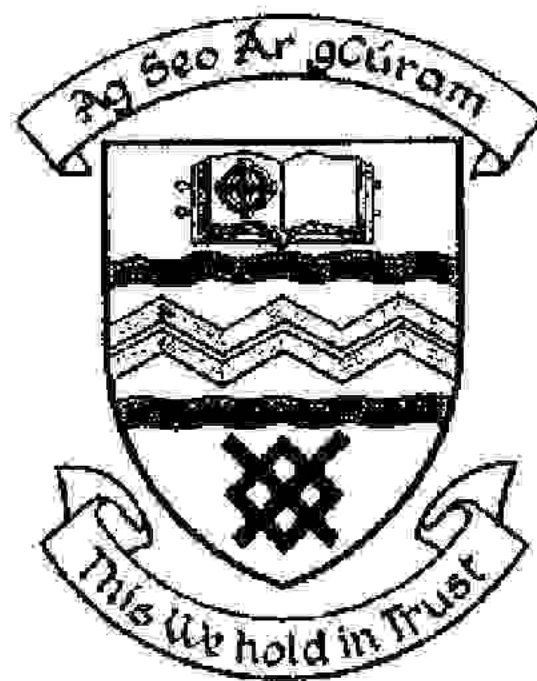
■ tiles to roof of proposed bay windows (tiles which match or are similar in colour to brick to front elevation are considered satisfactory.)

■ brick samples including brick banding and brick proposed for boundary treatment.

Reason: In the interest of protection of residential amenity and the maintenance and provision of visual amenity.

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- 12 Footpath and kerb to be dishd to the satisfaction of the Area Engineer, Roads Maintenance.  
Reason: In the interest of public safety and residential amenity.
- 13 Wrought iron/ metal gates shall be provided for the vehicular entrances to each proposed dwelling. These gates shall be attached to gate pillars and not open onto public footpath. Vehicular entrances shall be a maximum of 3 metres in width and at least one third of the front garden area shall be grassed or landscaped.  
Reason: In the interest of the protection of residential amenity, the maintenance of visual amenity and in the interest of public safety.
- 14 Proposed bay window feature to gable end of building shall be omitted. Optional window at first floor level shall be centred ( midway between front and rear walls) to create symmetry.  
Reason: In the interest of the protection of residential amenity, the maintenance of visual amenity.
- 15 That a financial contribution in the sum of £2,250 (two thousand two hundred and fifty pounds) EUR 2,857 (two thousand eight hundred and fifty seven 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.
- 16 That a financial contribution in the sum of £6,300 (six thousand and three hundred pounds) EUR 7,999 (seven thousand nine hundred and ninety nine 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.

- 17 That a financial contribution in the sum of £2,250 (two thousand two hundred and fifty pounds) EUR 2,857 (two thousand eight hundred and fifty seven 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.

- 18 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 £24,000 (twenty four thousand pounds) EUR 30,474 (thirty thousand four hundred and seventy four 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 £15,000 (fifteen thousand pounds) EUR 19,046 (nineteen thousand and forty six 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.

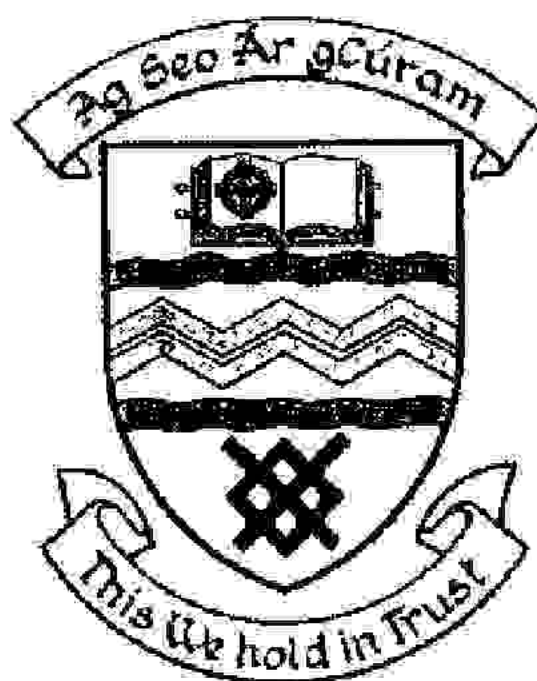
**REASON:**

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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- (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.

  
.....17/07/01  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0893	
1. Location	13 and 14 Old Nangor Road, Clondalkin, Dublin 22.		
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3. Date of Application	21/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/02/2001 2.	1. 05/04/2001 2.
4. Submitted by	Name: John F. O'Connor & Assoc. Arch., Address: 11A Greenmount House, Harolds Cross,		
5. Applicant	Name: Tom Hoare Construction Ltd., Address: Old Carton, Maynooth, Co. Kildare.		
6. Decision	O.C.M. No. 2074  Date 31/05/2001	Effect AP GRANT PERMISSION	
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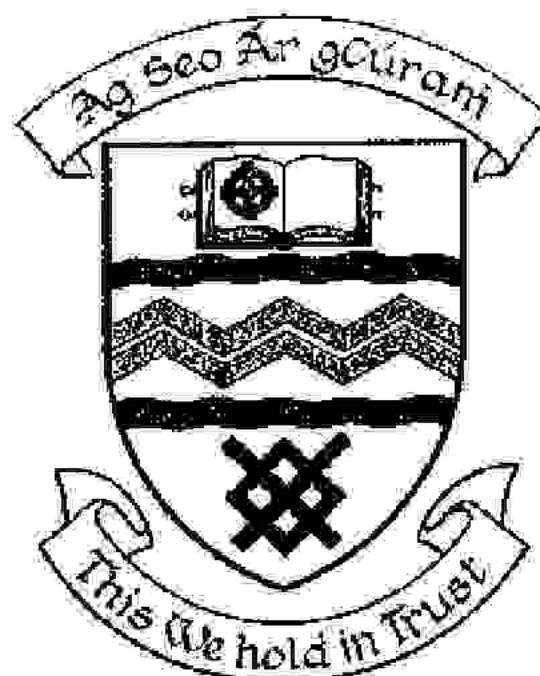


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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 2074	Date of Decision 31/05/2001
Register Reference S00A/0893	Date: 21/12/00

Applicant Tom Hoare Construction Ltd.,

Development 5 no. 3 bedroom townhouses (on site of former 2 no. cottages, now demolished) at sites 13 and 14 Old Nangor Road.

Location 13 and 14 Old Nangor Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/02/2001 /05/04/2001

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

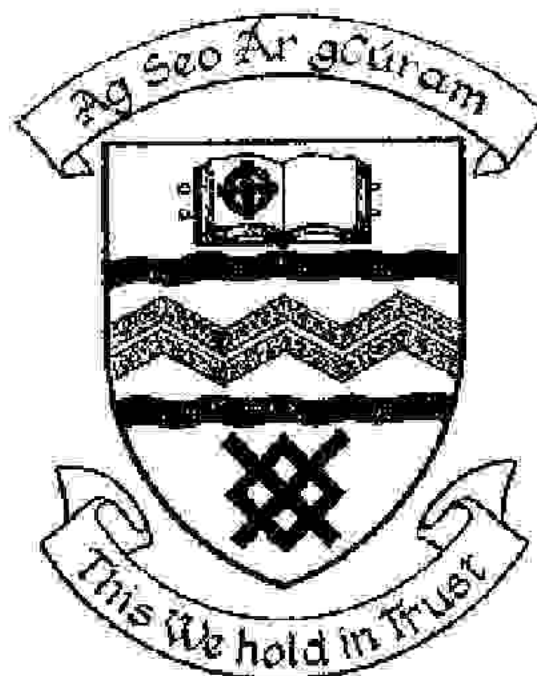
..... 01/06/01  
for SENIOR ADMINISTRATIVE OFFICER

John F. O'Connor & Assoc. Arch.,  
11A Greenmount House,  
Harolds Cross,  
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 05/04/2001 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 That each proposed house be used as a single dwelling unit.  
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To prevent unauthorised development.
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REASON:  
In the interest of amenity.
- 5 That public lighting be provided in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.  
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In the interest of amenity and public safety.
- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.  
REASON:  
In the interest of the proper planning and development of the area.



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- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and prior to the commencement of development the applicant shall submit to the written agreement of the Planning Authority, a revised foul and surface drainage and proposed water supply system which meets these requirements.

**REASON:**

In order to comply with the Sanitary Services Acts, 1878-1964.

- 8 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

**REASON:**

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

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

- 10 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations 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 and the internal front garden walls shall be plastered/rendered so that no concrete blocks are exposed.

**REASON:**

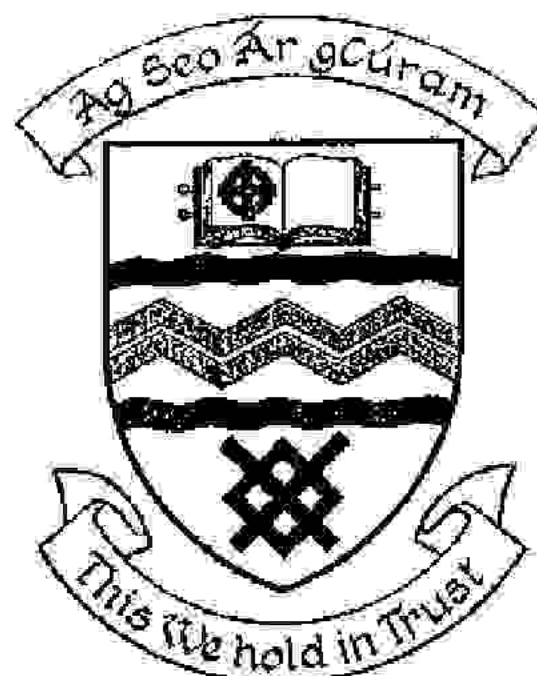
In the interest of visual amenity.

- 11 Prior to the commencement of development the applicant shall submit, for the written approval of the Planning Authority,

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examples of materials to be used including the following:

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Examples of appropriate slate shall be submitted.

■ tiles to roof of proposed bay windows (tiles which match or are similar in colour to brick to front elevation are considered satisfactory.)

■ brick samples including brick banding and brick proposed for boundary treatment.

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Reason: In the interest of public safety and residential amenity.

- 13 Wrought iron/ metal gates shall be provided for the vehicular entrances to each proposed dwelling. These gates shall be attached to gate pillars and not open onto public footpath. Vehicular entrances shall be a maximum of 3 metres in width and at least one third of the front garden area shall be grassed or landscaped.

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- 14 Proposed bay window feature to gable end of building shall be omitted. Optional window at first floor level shall be centred ( midway between front and rear walls) to create symmetry.

Reason: In the interest of the protection of residential amenity, the maintenance of visual amenity.

- 15 That a financial contribution in the sum of £2,250 (two thousand two hundred and fifty pounds) EUR 2,857 (two thousand eight hundred and fifty seven 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:

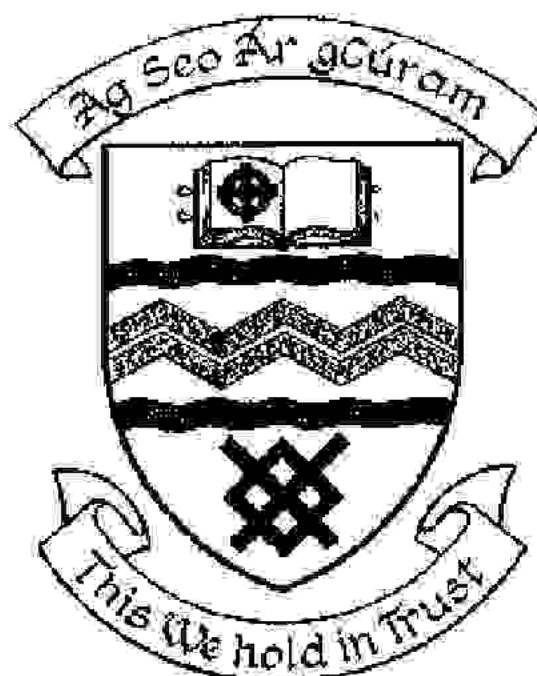
The provision of such services in the area by the Council



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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 16 That a financial contribution in the sum of £6,300 (six thousand and three hundred pounds) EUR 7,999 (seven thousand nine hundred and ninety nine 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.

- 17 That a financial contribution in the sum of £2,250 (two thousand two hundred and fifty pounds) EUR 2,857 (two thousand eight hundred and fifty seven 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.

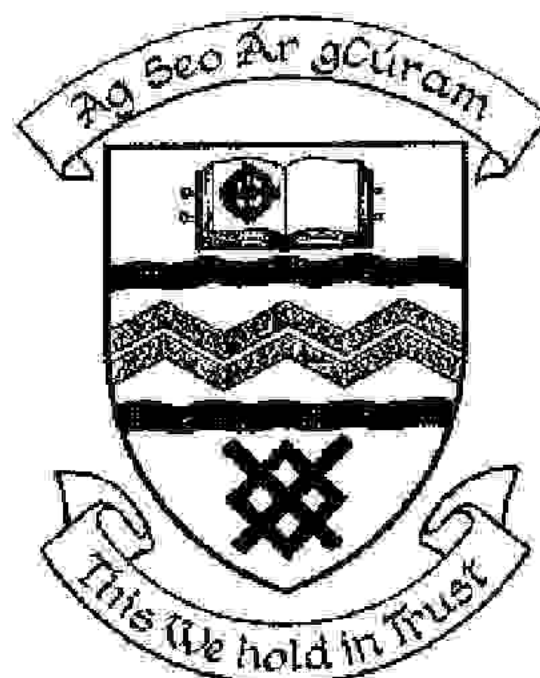
- 18 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £24,000 (twenty four thousand pounds) EUR 30,474 (thirty thousand four

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hundred and seventy four 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 £15,000 (fifteen thousand pounds) EUR 19,046 (nineteen thousand and forty six 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.

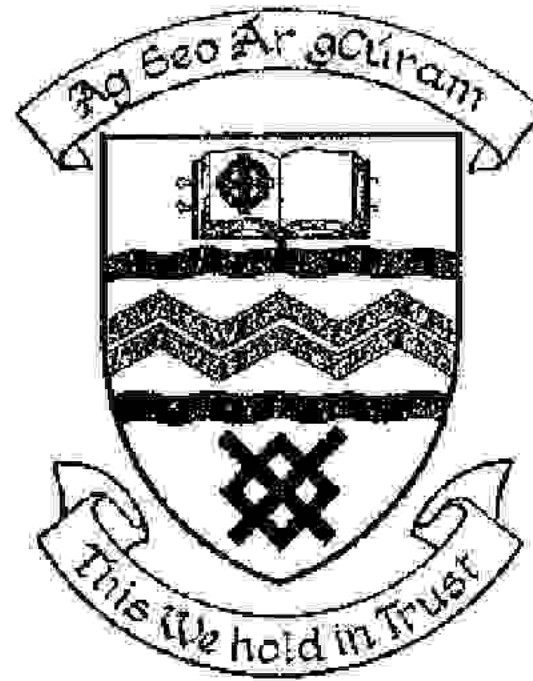


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0893	
1. Location	13 and 14 Old Nangor Road, Clondalkin, Dublin 22.		
2. Development	Demolition of 2 no. cottages and for construction of 5 no.3 bed townhouses.		
3. Date of Application	21/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: John F. O'Connor & Assoc. Arch., Address: 11A Greenmount House, Harolds Cross,		
5. Applicant	Name: Tom Hoare Construction Ltd., Address: Old Carton, Maynooth, Co. Kildare.		
6. Decision	O.C.M. No. 0392  Date 20/02/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0392	Date of Decision 20/02/2001
Register Reference S00A/0893	Date: 21/12/00

Applicant Tom Hoare Construction Ltd.,  
Development Demolition of 2 no. cottages and for construction of 5 no.3  
bed townhouses.

Location 13 and 14 Old Nangor Road, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/12/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 The proposed development has commenced prior to a decision being made by the Planning Authority with regard to the application. The two cottages have already been demolished. The applicant is requested to submit revised accurate public notification (site and newspaper notices) and an accurate description of application.
- 2 The applicant is requested to submit plans particulars and details of the proposed development which ensures the development addresses its context. In this regard the proposed development shall have
  - full brick gable end facades which mirror the front brick elevations
  - the building line of the proposed development shall be parallel to the building line of houses on the south side of Old Nangor road and medical centre on the north side of Old Nangor Road
  - the building line of the proposed development shall be brought forward to address the Old Nangor Road
  - each housing unit will have a separate vehicular

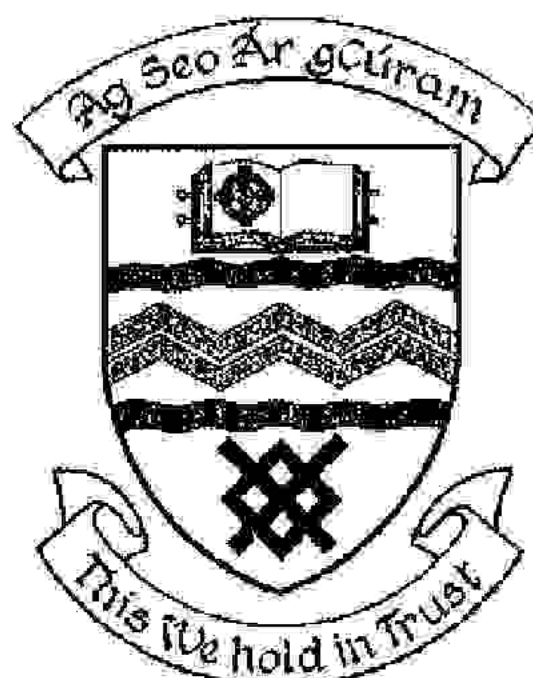
John F. O'Connor & Assoc. Arch.,  
11A Greenmount House,  
Harolds Cross,  
Dublin 6W.



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

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- access to the Old Nangor Road
  - Window finish in front façade shall be of wood
  - Brick samples shall be supplied to the Planning Authority for consideration, including brick banding
  - Fascia and soffits to be of wood finish
  - Down pipes and guttering to be of metal ( not upvc)
  - Chimneys to be of brick finish
- 3 There are no elevation drawings of boundary treatment attached to the file. In this regard the applicant is requested to submit plans particulars and details of front, side and rear boundaries, including elevations of boundaries.
- 4 The applicant is requested to comply with the requirements of the Environmental services department with regard to the following
- Foul Drainage
- A layout showing the location of all proposed drains, sewers, manholes and AJs within the site. This to be in compliance with Part H of the 1997 Building Regulations and shall clearly show pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
  - A longitudinal section of the foul drainage clearly showing pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
  - There is an existing public foul sewer running at the back of the cottages. Applicant is to show the location of this sewer on the revised drawings and clarify the status of it i.e. whether it is the "end of the line" or is catering for surrounding properties.
  - 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.

**Surface Water**

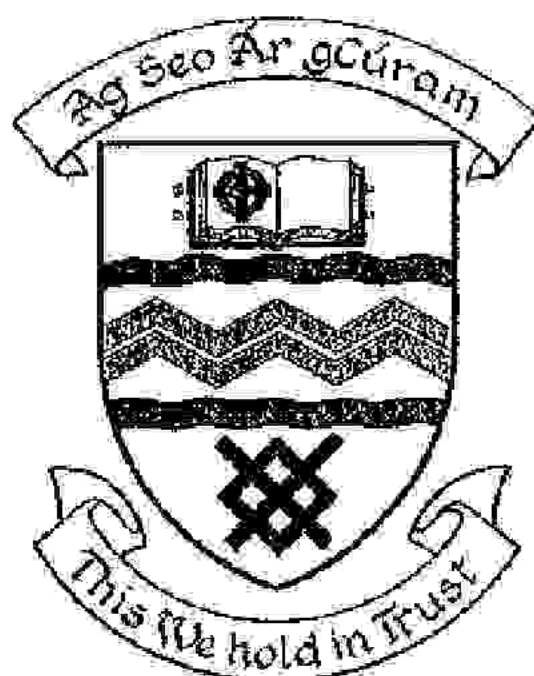
Applicant is required to submit revised surface water drainage details for the development. These shall include:

- There is a 600mm diameter surface water sewer on the

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northern side of the Old Nangor road. The applicant shall be required to discharge the surface water from the development into this sewer and not to sewer on the southern side of the road as shown.

- 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.
- A layout showing the location of all proposed drains, sewers, gullies, manholes and AJs within the site. This be in compliance with Part H of the 1997 Building Regulations and shall clearly show pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- A longitudinal section of the surface water drainage clearly showing pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- Design calculations for the surface water drainage layout which should indicate the impervious roads areas contributing to runoff separately from that contributing from housing and shall use a rainfall rate of 50 mm / hr. for all sections of sewer.


**Water Report:**

- 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.
- Each property shall have its own individual service connection and 24hr storage.

- 5 The applicant is requested to submit a tree and hedgerow survey, planting plan with full works specification and details of boundary treatment.

The applicant is advised to contact the Planning Authority before the submission of Additional Information

Signed on behalf of South Dublin County Council

  
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for Senior Administrative Officer  
Page 3 of 3

20/02/01