

	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/0887	
1. Location	Rowlagh House, St. Mark's Green, Clondalkin, Dublin 22.		
2. Development	Seven town houses to side		
3. Date of Application	21/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1. 26/04/2001  2.
4. Submitted by	Name: James A. Lane, B. E., Address: Civil Engineering Consuoltant, 2 Orwell Gardens,		
5. Applicant	Name: Dave Murray Address: Rowlagh House, St. Marks Crescent, Clondalkin, D.22.		
6. Decision	O.C.M. No. 2203  Date 21/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2578  Date 02/08/2001	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**  
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James A. Lane, B. E.,  
Civil Engineering Consultant,  
2 Orwell Gardens,  
Churchtown,  
Dublin 14.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2578	Date of Final Grant 02/08/2001
Decision Order Number 2203	Date of Decision 21/06/2001
Register Reference S00A/0887	Date 26/04/01

**Applicant** Dave Murray

**Development** Seven town houses to side

**Location** Rowlagh House, St. Mark's Green, Clondalkin, Dublin 22.

**Floor Area** 0.00 Sq Metres

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

**Additional Information Requested/Received**

/26/04/2001

A Permission has been granted for the development described above,  
subject to the following (19) Conditions.

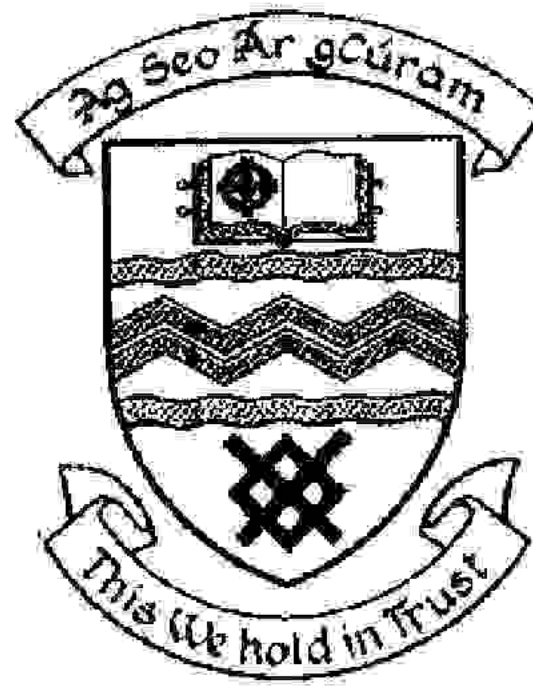
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S00A/018M

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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 26/04/2001 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 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.
- 6 That public lighting be provided as each street is occupied 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.
- 7 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.  
REASON:



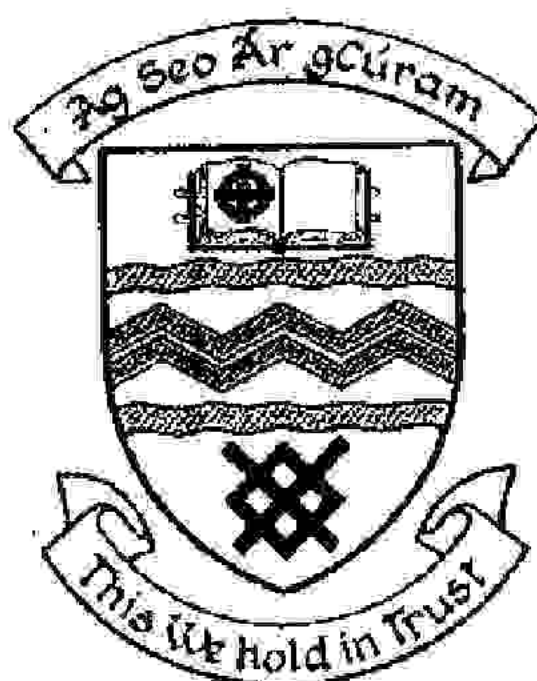
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S00A/03

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

- 8 That an acceptable street naming and 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.

- 9 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.

REASON:

In the interest of visual amenity.

- 10 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

REASON:

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

- 11 The proposed development shall be finished in quality materials. In this regard  
a) The front doors shall be of wooden construction.  
b) The fascia and soffits shall be of wooden construction.  
c) The gable ends shall be finished in half brick to match the front elevations.

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

- 12 The applicant shall comply with the requirements 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.

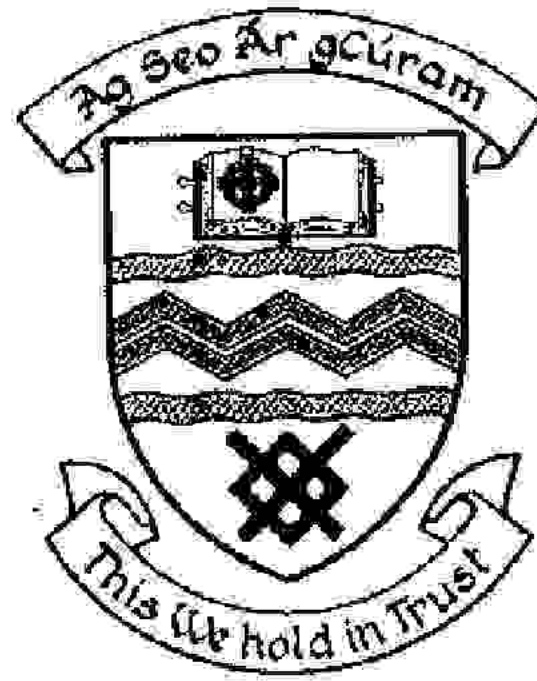
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S00A/03

## CUMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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■ 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.

■ All foul sewers connecting the development to the public sewer shall be a minimum of 225mm diameter. Each house shall have its own individual service connection to the watermain and 24hour storage.

■ The proposed dead-end duckfoot hydrants shall be replaced with a hydrant on looped mains to facilitate self-cleansing of watermains.

■ The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

- 13 The landscape treatment of the site and treatment of boundaries shall be agreed with the Parks Department, South Dublin County Council, prior to the commencement of any works on site.

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

- 14 Prior to commencement of development the applicant shall submit and agree in writing with the Planning Authority detailed proposals for compliance with the Council's Housing Strategy prepared in accordance with the Part V of the Planning and Development Act 2000 as referred to in Section 2.2.7(ii) and as set out in "Appendix F" of the South Dublin County Development Plan 1998.

REASON:

To promote social integration and having regard to the policy/objectives of the Council's Housing Strategy as contained in the South Dublin County Development Plan 1998.

- 15 That a financial contribution in the sum of £5,250 (Five Thousand Five Hundred and Twenty Pounds) EUR 6,666 (Six Thousand Six Hundred and Sixty Six 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.



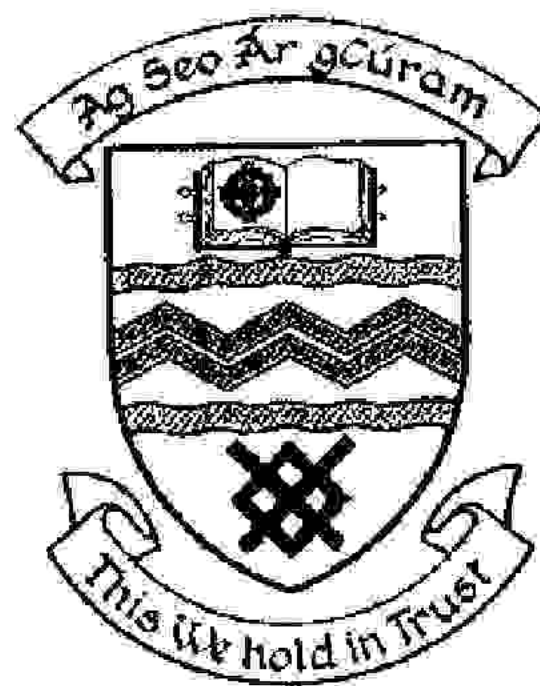
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S00A/03

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- 16 That a financial contribution in the sum of £14,700 (Fourteen Thousand Seven Hundred Pounds) EUR 18,665 (Eighteen Thousand Six Hundred and Sixty Five 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 £15,082 (Fifteen Thousand and Eighty Two Pounds) EUR 19,150 (Nineteen Thousand One Hundred and Fifty 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 a financial contribution in the sum of £2,800 (Two Thousand Eight Hundred Pounds) EUR 3,555 (Three Thousand Five Hundred and Fifty Five Euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

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

- 19 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:-

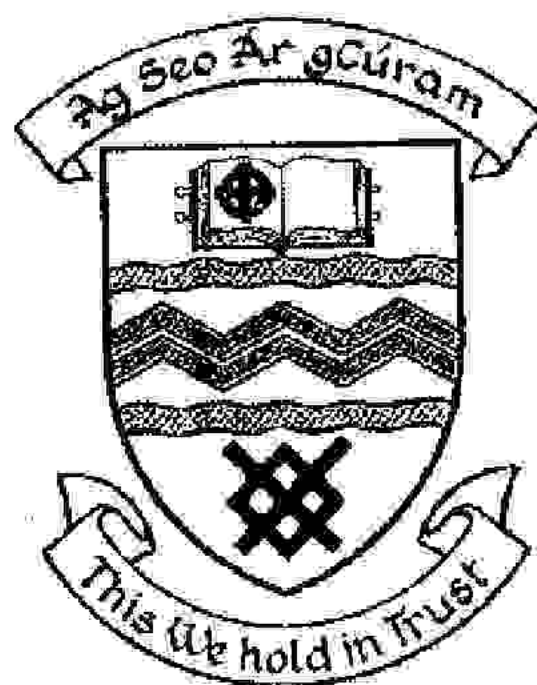
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S00A/0007

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- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £48,000 (Forty Eight Thousand Pounds) EUR 60,947 (Sixty Thousand Nine Hundred and Forty Seven 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 £30,000 (Thirty Thousand Pounds) EUR 38,092 (Thirty Eight Thousand and Ninety Two 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.

- (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.

  
.....03/08/01  
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/0887	
1. Location	Rowlagh House, St. Mark's Green, Clondalkin, Dublin 22.		
2. Development	Seven town houses to side		
3. Date of Application	21/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 26/04/2001 2.
4. Submitted by	Name: James A. Lane, B. E., Address: Civil Engineering Consultant, 2 Orwell Gardens,		
5. Applicant	Name: Dave Murray Address: Rowlagh House, St. Marks Crescent, Clondalkin, D.22.		
6. Decision	O.C.M. No. 2203  Date 21/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
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14. ..... Registrar Date Receipt No.			



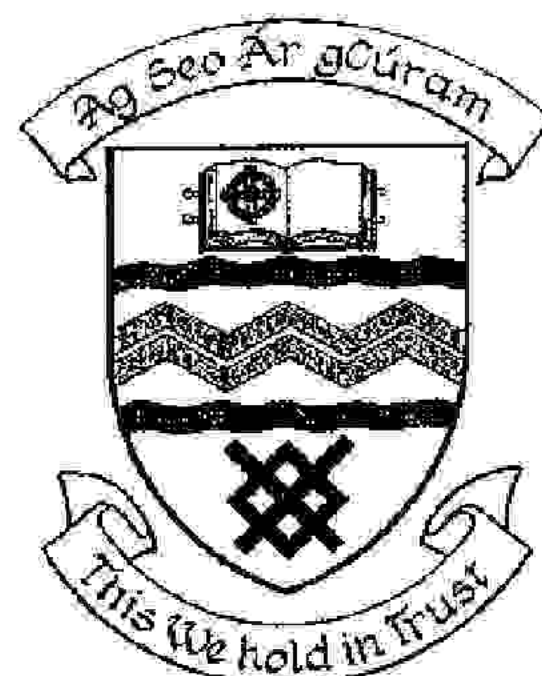
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14.	..... Registrar	..... Date	..... Receipt No.

M

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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 2203	Date of Decision 21/06/2001
Register Reference S00A/0887	Date: 21/12/00

Applicant Dave Murray

Development Seven town houses to side

Location Rowlagh House, St. Mark's Green, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /26/04/2001

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

..... M7 ..... 21/06/01  
for SENIOR ADMINISTRATIVE OFFICER

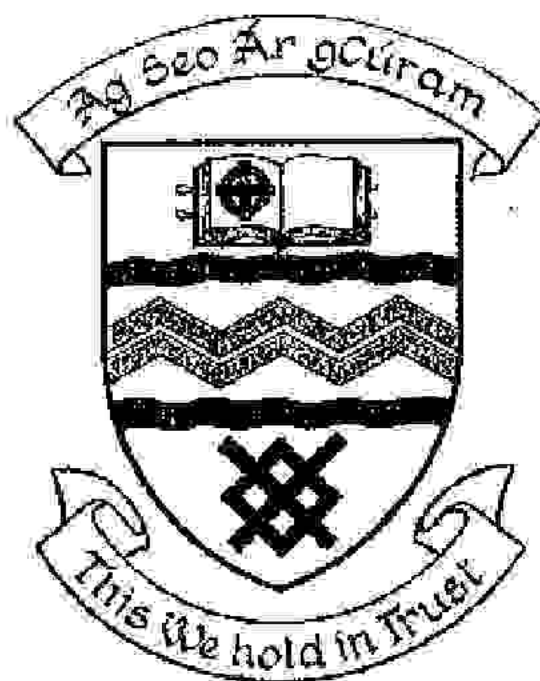
James A. Lane, B. E.,  
Civil Engineering Consultant,  
2 Orwell Gardens,  
Churchtown,  
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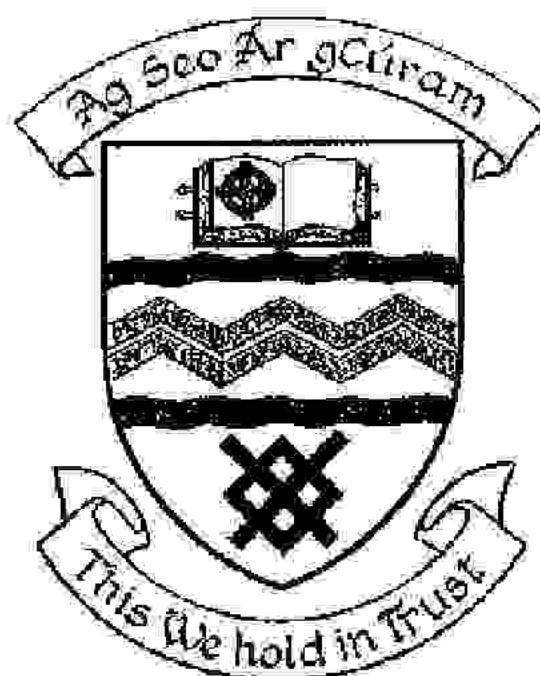
**Conditions and Reasons**

- 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 26/04/2001 save as may be required by the other conditions attached hereto.  
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- 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 all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
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- 6 That public lighting be provided as each street is occupied 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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**REASON:**

In the interest of amenity and public safety.

- 7 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.

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

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

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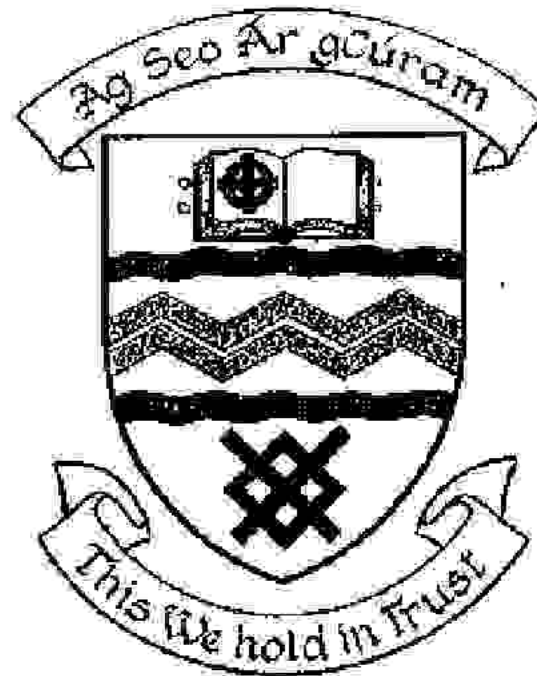
- 11 The proposed development shall be finished in quality materials. In this regard  
a) The front doors shall be of wooden construction.  
b) The facia and soffits shall be of wooden construction.



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REG REF. S00A/0887

c) The gable ends shall be finished in half brick to match the front elevations.

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

- 12 The applicant shall comply with the requirements 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.
- All foul sewers connecting the development to the public sewer shall be a minimum of 225mm diameter. Each house shall have its own individual service connection to the watermain and 24hour storage.
- The proposed dead-end duckfoot hydrants shall be replaced with a hydrant on looped mains to facilitate self-cleansing of water mains.
- The connection to and tapping of public water mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

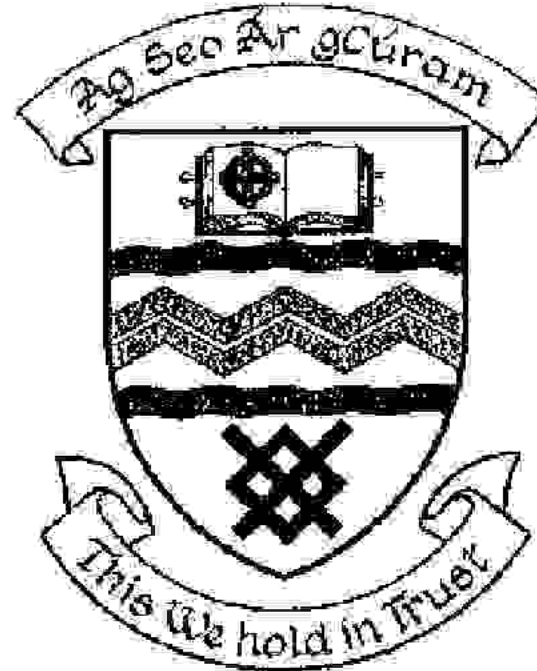
- 13 The landscape treatment of the site and treatment of boundaries shall be agreed with the Parks Department, South Dublin County Council, prior to the commencement of any works on site.  
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**REASON:**

To promote social integration and having regard to the policy/objectives of the Council's Housing Strategy as contained in the South Dublin County Development Plan 1998.

- 15 That a financial contribution in the sum of £5,250 (Five Thousand Five Hundred and Twenty Pounds) EUR 6,666 (Six Thousand Six Hundred and Sixty Six 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 £14,700 (Fourteen Thousand Seven Hundred Pounds) EUR 18,665 (Eighteen Thousand Six Hundred and Sixty Five 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:**

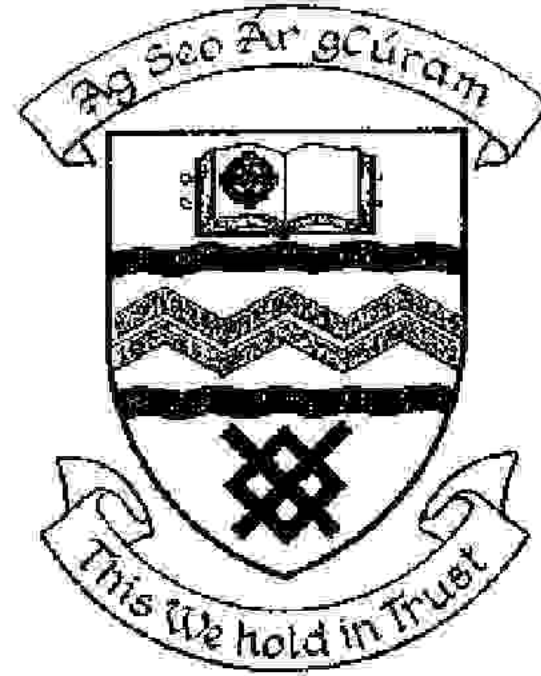
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 17 That a financial contribution in the sum of £15,082 (Fifteen Thousand and Eighty Two Pounds) EUR 19,150 (Nineteen Thousand One Hundred and Fifty 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:**



**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S00A/0887

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 a financial contribution in the sum of £2,890 (Two Thousand Eight Hundred Pounds) EUR 3,555 (Three Thousand Five Hundred and Fifty Five Euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

**REASON:**

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

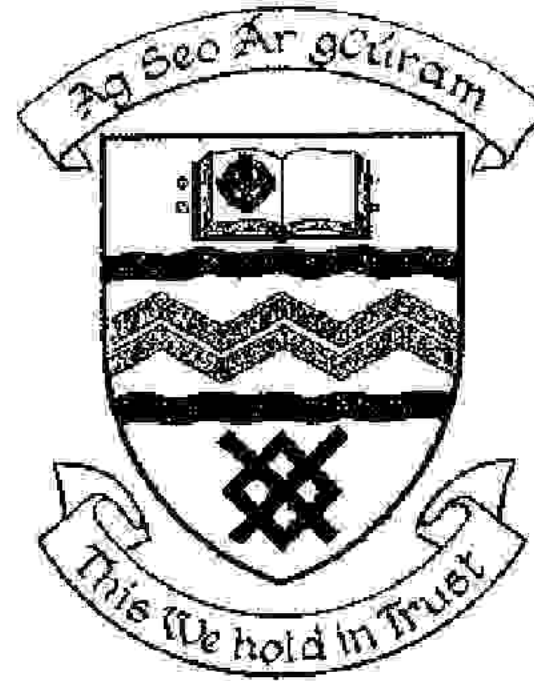
- 19 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains,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

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £48,000 (Forty Eight Thousand Pounds) EUR 60,947 (Sixty Thousand Nine Hundred and Forty Seven 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 £30,000 (Thirty Thousand Pounds) EUR 38,092 (Thirty Eight Thousand and Ninety Two 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

**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. S00A/0887

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.