

	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/0864	
1. Location	site to west of Oldchurch Estate and fronting Old Nangor Road to the South and fronting Link Road between Old Nangor Road and New Nangor Road to West, Deansrath, Clondalkin, Dublin 22.		
2. Development	Terrace of 3, two storey, 3 bed houses		
3. Date of Application	18/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/02/2001 2.	1. 24/04/2001 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Neil & William J. Durkan, Address: Durkan House, 1-3 Sandyford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 2189  Date 20/06/2001	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.	

*Linda*

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

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

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**PLANNING  
DEPARTMENT**  
County Hall,  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0331	Date of Decision 13/02/2001
Register Reference S00A/0864	Date: 18/12/00

**Applicant** Neil & William J. Durkan,  
**Development** Terrace of 3, two storey, 3 bed houses

**Location** site to west of Oldchurch Estate and fronting Old Nangor Road to the South and fronting Link Road between Old Nangor Road and New Nangor Road to West, Deansrath, Clondalkin, Dublin 22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 18/12/00 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 In relation to the proposed diversion of 225mm diameter foul sewer, which traverses the site, the applicant shall show, in writing, that they have permission from the owner of this sewer to carry out the diversion works.
- 2 The applicant shall clarify the ownership of the foul sewer at manhole F4 and shall submit written consent from the owner to discharge effluent from the development into this sewer.
- 3 The applicant shall submit longitudinal sections of all foul sewers shown on drawing 9532/200.
- 4 The 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. If the required standard of 5m, cannot be achieved then the applicant shall redesign the proposal to meet with this requirement.

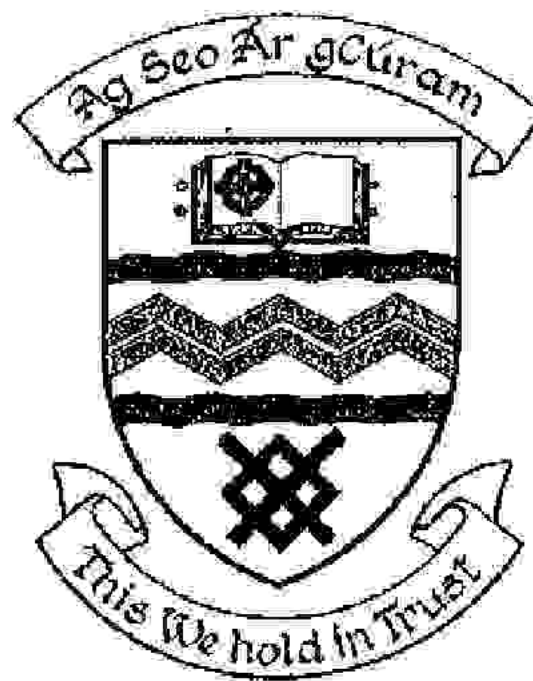
McCrossan O'Rourke Architects,  
12 Richmond Row,  
Portobello Harbour,  
Dublin 8.



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REG REF. S00A/0864

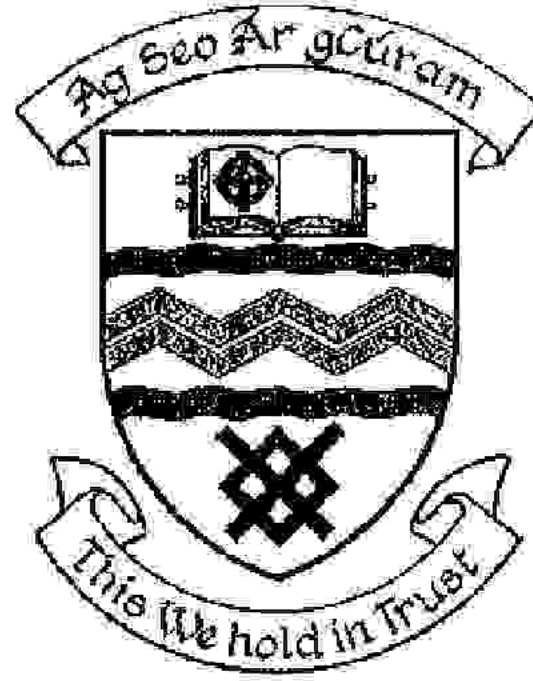
- 5 In relation to the proposed diversion of 225mm diameter surface water sewer the applicant shall show, in writing, that they have permission from the owner of this sewer to carry out the diversion works.
- 6 The applicant shall clarify the ownership of the surface water sewer at manhole S1 and shall submit written consent from the owner to discharge surface water from the development into this sewer.
- 7 The applicant shall submit longitudinal sections of all surface water sewers shown on drawing 9532/200.
- 8 In relation to the proposed diversion of 150mm diameter watermain, which traverses the site, the applicant shall show, in writing, that they have permission from the owner of this watermain to carry out the diversion works.
- 9 The watermain layout shall be amended to show a sluice valve downstream of every existing and proposed connection point.
- 10 The applicant shall note that no buildings shall be erected within 5 metres of a public watermain or any watermain with the potential to be taken in charge. If the required standard of 5m. cannot be achieved then the applicant shall redesign the proposal to meet with this requirement.
- 11 The proposed development does not comply with paragraph 3.4.16 of the South Dublin County Council Development Plan, 1998 regarding that "a minimum distance of 22 metres between directly opposing windows should be observed". This distance has not been achieved, as units no. 1, 2 and 3 are only shown to be approximately 21m, 20m and 19m respectively (as per drawing No. PL11) from the single storey dwellings of No. 1 and 3 Oldchurch Way. This is unacceptable as this would lead to an unacceptable level of overlooking on the private open space of No. 1 and 3 Oldchurch Way. The applicant shall submit a revised layout plan which rectifies this issue.

Signed on behalf of South Dublin County Council

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REG. REF. S00A/0864

*MT*  
.....  
for Senior Administrative Officer

14/02/01

	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/0864	
1. Location	site to west of Oldchurch Estate and fronting Old Nangor Road to the South and fronting Link Road between Old Nangor Road and New Nangor Road to West, Deansrath, Clondalkin, Dublin 22.		
2. Development	Terrace of 3, two storey, 3 bed houses		
3. Date of Application	18/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/02/2001 2.	1. 24/04/2001 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Neil & William J. Durkan, Address: Durkan House, 1-3 Sandyford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 2189  Date 20/06/2001	Effect AP GRANT PERMISSION	
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8. Appeal Lodged			
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12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. .... Registrar	..... Date	..... Receipt No.	



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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 2189	Date of Decision 20/06/2001
Register Reference S00A/0864	Date: 18/12/00

**Applicant** Neil & William J. Durkan,  
**Development** Terrace of 3, two storey, 3 bed houses  
**Location** site to west of Oldchurch Estate and fronting Old Nangor Road to the South and fronting Link Road between Old Nangor Road and New Nangor Road to West, Deansrath, Clondalkin, Dublin 22.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 13/02/2001 /24/04/2001

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

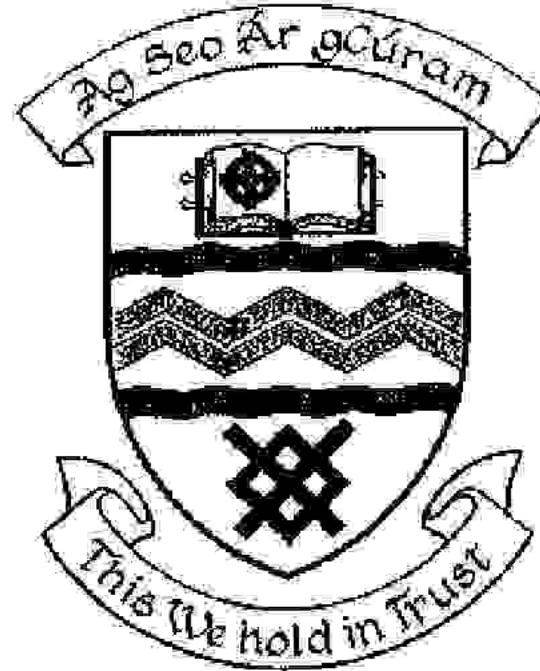
M7  
..... 21/06/01  
for SENIOR ADMINISTRATIVE OFFICER

McCrossan O'Rourke Architects,  
12 Richmond Row,  
Portobello Harbour,  
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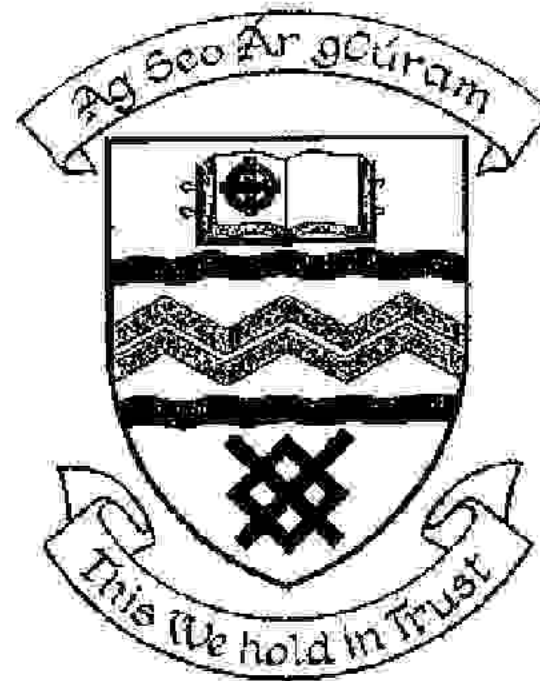
REG REF. S00A/0864

**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, and additional information lodged 24/04/2001 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 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.
- 3 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.
- 4 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.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
  - a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - b) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - c) The diversion of the 225m diameter foul sewer shall not result in any loss of capacity in the sewer. Any diversion of a public sewer shall be carried out by the County Council



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at the applicant's prior expense. No part of any building shall be within 5m of this sewer with the potential to be taken in charge.

d) Applicant to ensure full and complete separation of foul and surface water systems.

e) 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.

f) The diversion of the 225mm diameter surface water sewer shall not result in any loss of capacity in the sewer. Any diversion of a public sewer shall be carried out by the County Council at the applicant's prior expense. No part of any building shall be within 5m of this sewer or any other sewer with the potential to be taken in charge.

g) The diversion of the 150mm diameter public watermain shall be carried out by the County Council at the applicant's prior expense. No part of any building shall be within 5m of this sewer or any other sewer with the potential to be taken in charge.

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

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

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

REASON:

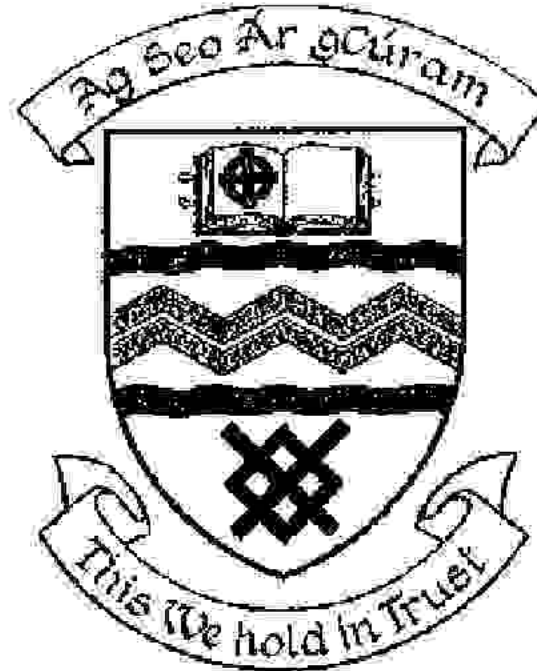
In the interest of the proper planning and development of the area.

- 7 The footpath and kerb for both the proposed dwellings shall be dished to the requirements of the area engineer, road maintenance department, at the applicants own expense. Any such dishing shall not exceed the width of the vehicular entrance.

REASON:



**SOUTH DUBLIN COUNTY COUNCIL**  
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In the interest of proper planning and development of the area.

- 8 Provision of 2 off street car parking spaces for dwelling shall be provided for.

REASON:

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

- 9 Prior to the first occupation of the dwellings the front and rear garden areas shall be levelled, graded seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

REASON:

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

- 10 The lowering of kerblin and construction of 6 no. parking spaces to be to satisfaction of Area Engineer (Roads Maintenance).

REASON:

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

- 11 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:

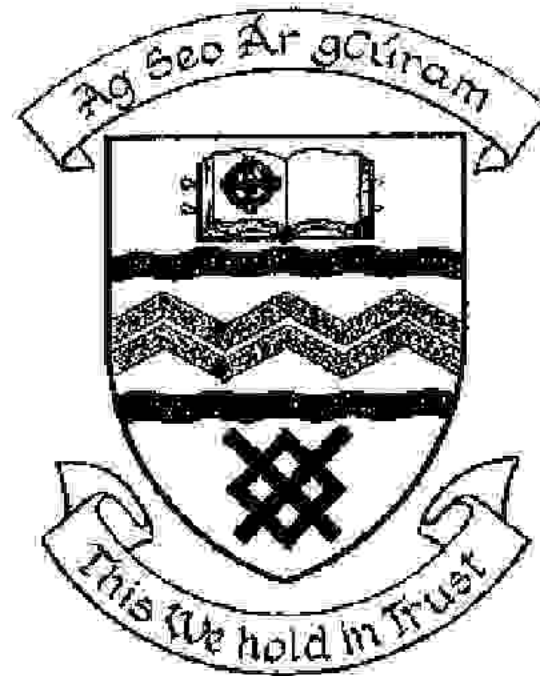
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 12 That a financial contribution in the sum of £6,300 (Six Thousand Three Hundred Pounds) EUR 8,000 (Eight Thousand 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

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REG. REF. S00A/0864

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 £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.

- 14 That a financial contribution in the sum of £1,200 (One Thousand Two Hundred Pounds) EUR 1,524 (One Thousand Five Hundred and Twenty Four Euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate 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 developer should contribute towards the cost of the works.

- 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:-



**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S00A/0864

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £24,000 (Twenty Four Thousand Pounds) EUR 30,500 (Thirty Thousand Five Hundred Pounds) 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 19,000 (Nineteen Thousand 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 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0864	
1. Location	site to west of Oldchurch Estate and fronting Old Nangor Road to the South and fronting Link Road between Old Nangor Road and New Nangor Road to West, Deansrath, Clondalkin, Dublin 22.		
2. Development	Terrace of 3, two storey, 3 bed houses		
3. Date of Application	18/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/02/2001 2.	1. 24/04/2001 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Neil & William J. Durkan, Address: Durkan House, 1-3 Sandyford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 2189  Date 20/06/2001	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
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14. . . . .

Registrar

. . . . .

Date

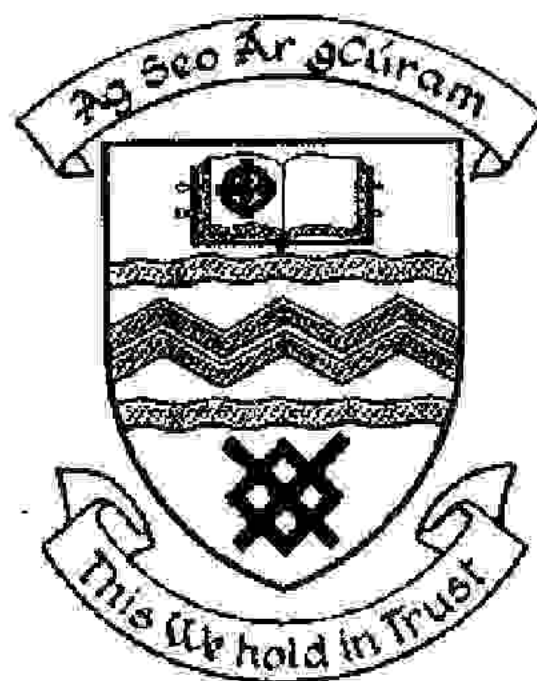
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Receipt No.

**SOUTH DUBLIN COUNTY COUNCIL**  
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**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 2189	Date of Decision 20/06/2001
Register Reference S00A/0864	Date 24/04/01

**Applicant** Neil & William J. Durkan,

**Development** Terrace of 3, two storey, 3 bed houses

**Location** site to west of Oldchurch Estate and fronting Old Nangor Road to the South and fronting Link Road between Old Nangor Road and New Nangor Road to West, Deansrath, Clondalkin, Dublin 22.

**Floor Area** 0.00 Sq Metres

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

**Additional Information Requested/Received** 13/02/2001 /24/04/2001

A Permission has been granted for the development described above,  
subject to the following (15) Conditions.

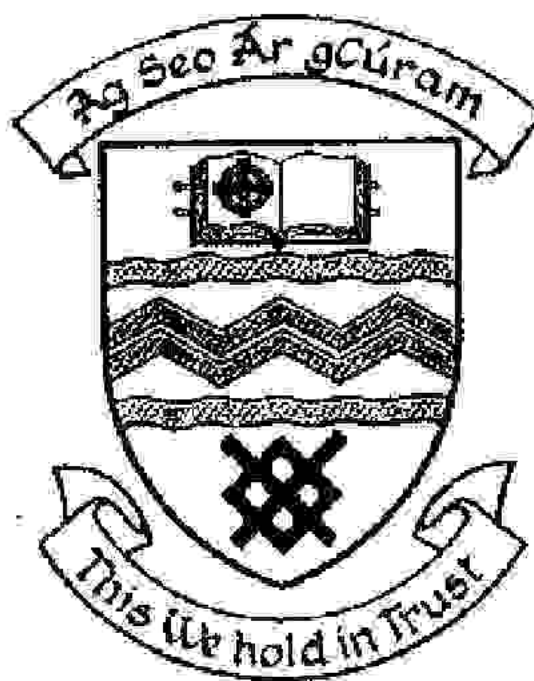


# SOUTH DUBLIN COUNTY COUNCIL

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## Conditions and Reasons

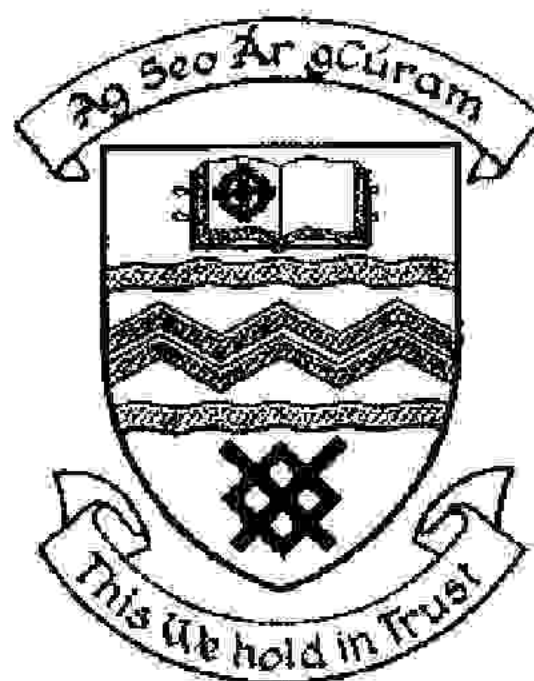
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and additional information lodged 24/04/2001 save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That 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.
- 3 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.
- 4 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.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
  - a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - b) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - c) The diversion of the 225m diameter foul sewer shall not result in any loss of capacity in the sewer. Any diversion of a public sewer shall be carried out by the County Council at the applicant's prior expense. No part of any building shall be within 5m of this sewer with the potential to be taken in charge.
  - d) Applicant to ensure full and complete separation of foul and surface water systems.
  - e) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space.

# SOUTH DUBLIN COUNTY COUNCIL

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

f) The diversion of the 225mm diameter surface water sewer shall not result in any loss of capacity in the sewer. Any diversion of a public sewer shall be carried out by the County Council at the applicant's prior expense. No part of any building shall be within 5m of this sewer or any other sewer with the potential to be taken in charge.

g) The diversion of the 150mm diameter public watermain shall be carried out by the County Council at the applicant's prior expense. No part of any building shall be within 5m of this sewer or any other sewer with the potential to be taken in charge.

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

i) 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 an acceptable house numbering scheme be submitted to and approved by the South Dublin 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.

- 7 The footpath and kerb for both the proposed dwellings shall be dished to the requirements of the area engineer, road maintenance department, at the applicants own expense. Any such dishing shall not exceed the width of the vehicular entrance.

#### REASON:

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

- 8 Provision of 2 off street car parking spaces for dwelling shall be provided for.

#### REASON:

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

- 9 Prior to the first occupation of the dwellings the front and rear garden areas shall be levelled, graded seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

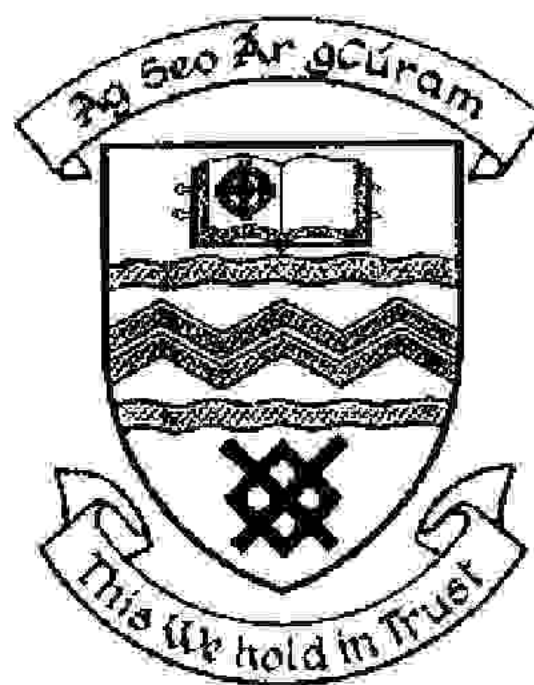


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REG REF. S00A/1994 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae  
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PLANNING DEPARTMENT  
Applications/Registry/Appeals  
County Hall  
Town Centre, Tallaght  
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## REASON:

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

- 10 The lowering of kerblines and construction of 6 no. parking spaces to be to satisfaction of Area Engineer (Roads Maintenance).

## REASON:

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

- 11 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.

- 12 That a financial contribution in the sum of £6,300 (Six Thousand Three Hundred Pounds) EUR 8,000 (Eight Thousand 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 £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



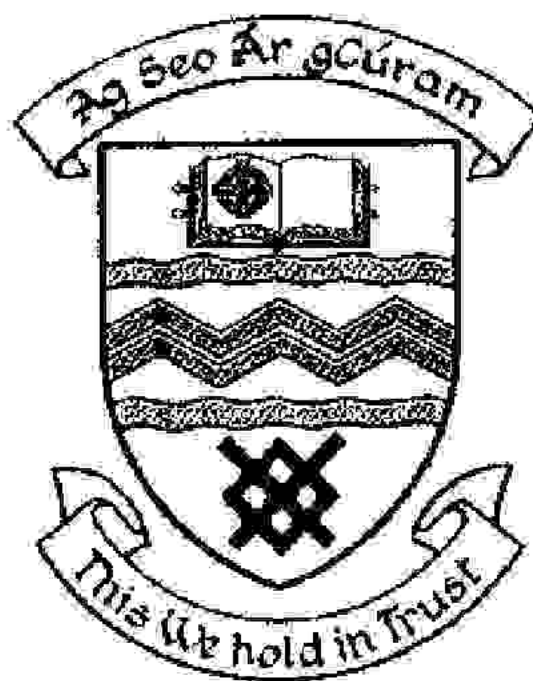
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S00A/1844

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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 £1,200 (One Thousand Two Hundred Pounds) EUR 1,524 (One Thousand Five Hundred and Twenty Four Euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate 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 developer should contribute towards the cost of the works.

- 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 £24,000 (Twenty Four Thousand Pounds) EUR 30,500 (Thirty Thousand Five Hundred Pounds) 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 19,000 (Nineteen Thousand 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.

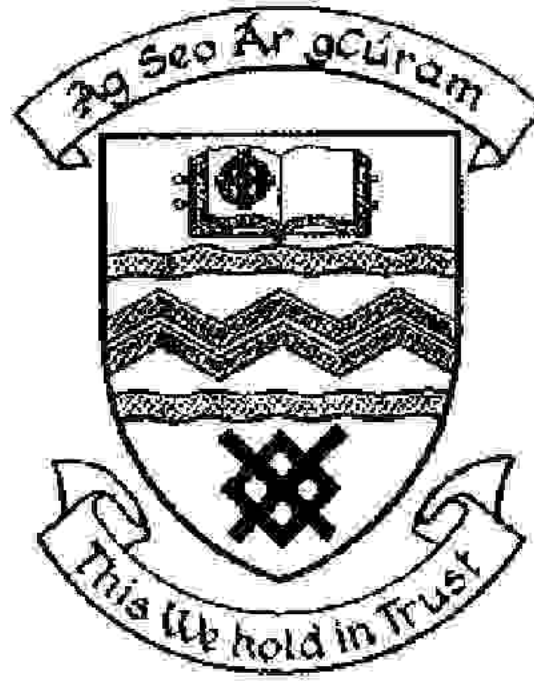
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S002A/0804

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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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.

.....03/08/01  
for SENIOR ADMINISTRATIVE OFFICER