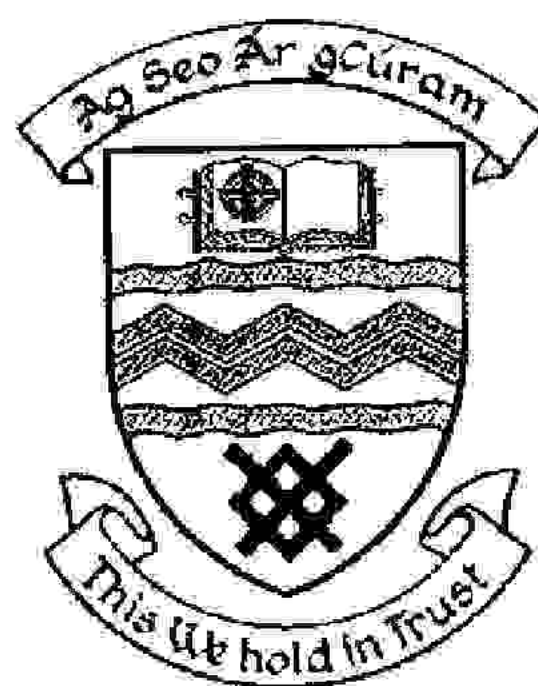


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0790	
1. Location	side of 1 Woodford Heights, Clondalkin, Dublin 22.		
2. Development	Two storey detached dwelling		
3. Date of Application	16/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/01/2001 2.	1. 2.
4. Submitted by	Name: Eamonn Weber, Architect, Address: 180 Rathgar Road, Dublin 6.		
5. Applicant	Name: J. Kelly Address: 67 Glendoher Drive, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 0067  Date 12/01/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. .... Registrar	..... Date	..... Receipt No.	

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

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Eamonn Weber, Architect,  
180 Rathgar Road,  
Dublin 6.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0594	Date of Final Grant 14/03/2002
Decision Order Number 0253	Date of Decision 01/02/2002
Register Reference S00A/0790	Date 05/12/01

Applicant J. Kelly

Development Two storey detached dwelling

Location side of 1 Woodford Heights, Clondalkin, Dublin 22.

Floor Area 103.65 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/01/2001 /05/12/2001

A Permission has been granted for the development described above,  
subject to the following (9) 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 by the Planning Authority on 05/12/01, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The proposed development shall be subject to the following conditions:
  - (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) Applicant to ensure full and complete separation of foul and surface water systems.
  - (c) The property shall have its own individual service connection to the public watermain and 24hour storage.
  - (d) 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.
- 3 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4 The vehicular entrance shall be dished to the requirement of the area engineer Roads Maintenance, at the applicants expense. The entrance gates shall open inwards and not out onto public foot path.  
REASON:  
In the interest of public safety and the proper planning and development
- 5 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.  
REASON:



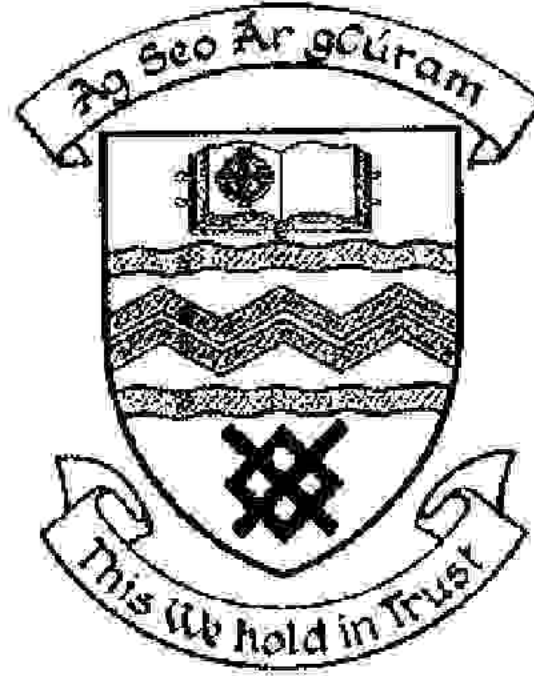
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S007/0740

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

- 6 That a financial contribution in the sum of EUR 211 (two hundred and eleven euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works 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.

- 7 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) 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.

- 8 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) 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:

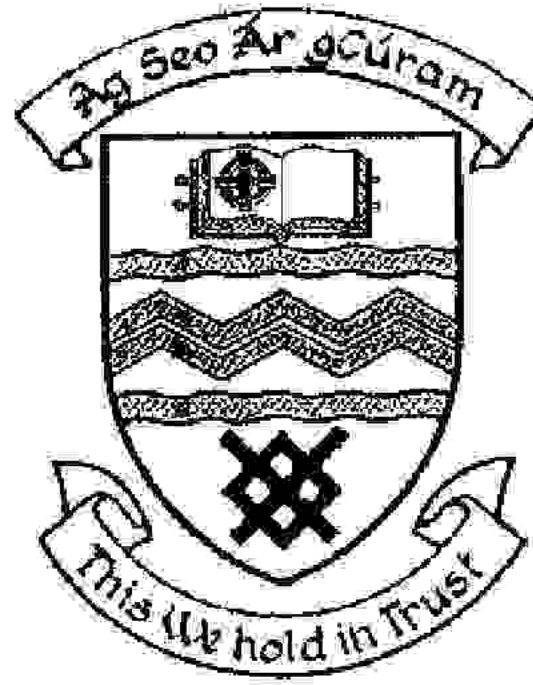
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 9 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) 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

**SOUTH DUBLIN COUNTY COUNCIL**

REG REF. S002/0111

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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.

- (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.

.....15/03/02  
for SENIOR ADMINISTRATIVE OFFICER

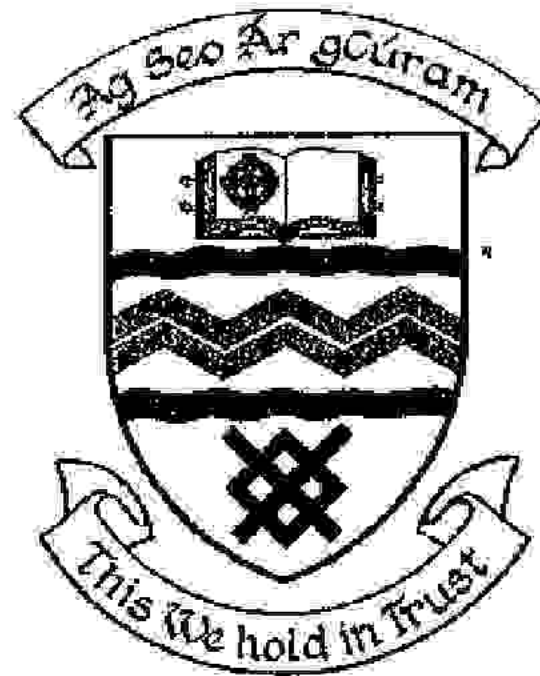


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**NOTIFICATION OF DECISION TO GRANT PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999**  
**AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 0253	Date of Decision 01/02/2002
Register Reference S00A/0790	Date: 16/11/00

Applicant J. Kelly

Development Two storey detached dwelling

Location side of 1 Woodford Heights, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/01/2001 /05/12/2001

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

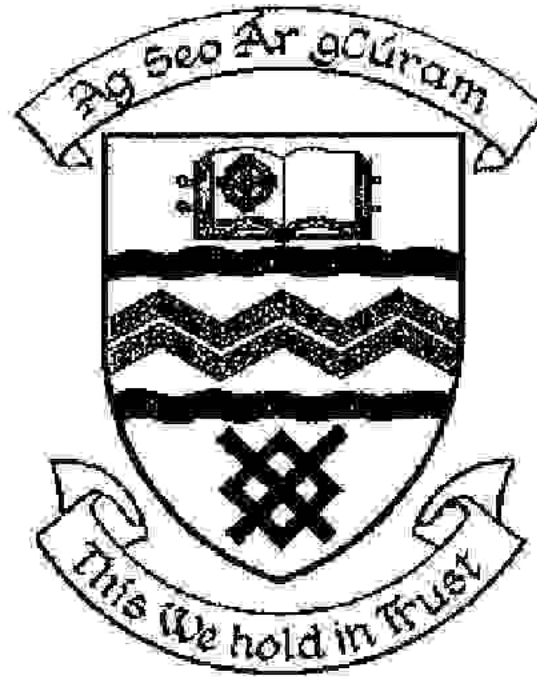
..... 04/02/02  
for SENIOR ADMINISTRATIVE OFFICER

Eamonn Weber, Architect,  
180 Rathgar Road,  
Dublin 6.

**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S00A/0790

**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 05/12/01, 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The proposed development shall be subject to the following conditions:
- (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) Applicant to ensure full and complete separation of foul and surface water systems.
  - (c) The property shall have its own individual service connection to the public watermain and 24hour storage.
  - (d) 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.

- 3 That all external finishes harmonise in colour and texture with the existing premises.

**REASON:**

In the interest of visual amenity.

- 4 The vehicular entrance shall be dishd to the requirement of the area engineer Roads Maintenance, at the applicants expense. The entrance gates shall open inwards and not out onto public foot path.

**REASON:**



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REG. REF. S00A/0790

In the interest of public safety and the proper planning and development

- 5 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

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

- 6 That a financial contribution in the sum of EUR 211 (two hundred and eleven euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works 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.

- 7 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) 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.

- 8 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) 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.



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**REASON:**

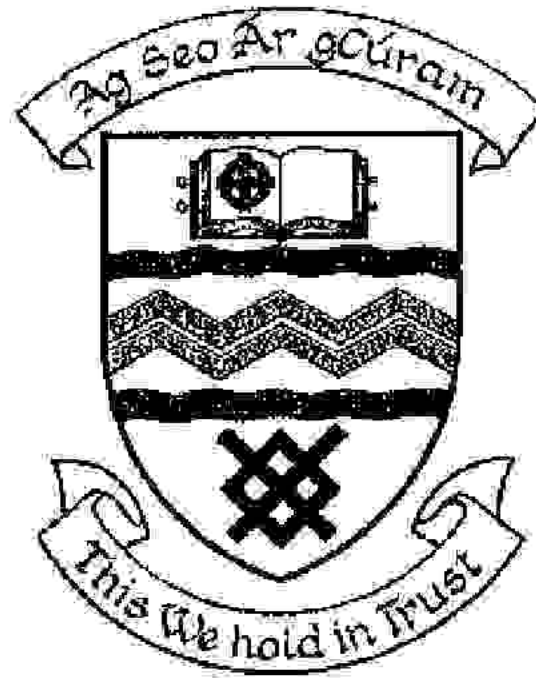
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**REASON:**

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.

**SOUTH DUBLIN COUNTY COUNCIL  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0067	Date of Decision 12/01/2001
Register Reference S00A/0790	Date: 16/11/00

Applicant J. Kelly  
Development Two storey detached dwelling  
Location side of 1 Woodford Heights, Clondalkin, Dublin 22.  
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 16/11/00 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 applicant is requested to submit revised plans, particulars and details to ensure the proposed development is consistent with the character and pattern of development in the vicinity. The Planning Authority consider that this would involve
  - the proposed development being attached to the adjacent dwelling (1 Woodford Heights) to form a constituent part of the existing terrace.
  - the proposed development should conform with the existing building line, roof pitch, materials and design of adjacent dwelling.
  - pedestrian access to the front entrance of proposed dwelling with gate and pillars. This access should be completely independent of driveway/access for No. 1 Woodford Heights.
  - the maintenance of at least 2 metre separation between gable of proposed development and existing boundary wall for front garden/rear garden access, and to ensure a satisfactory relationship to the public road.

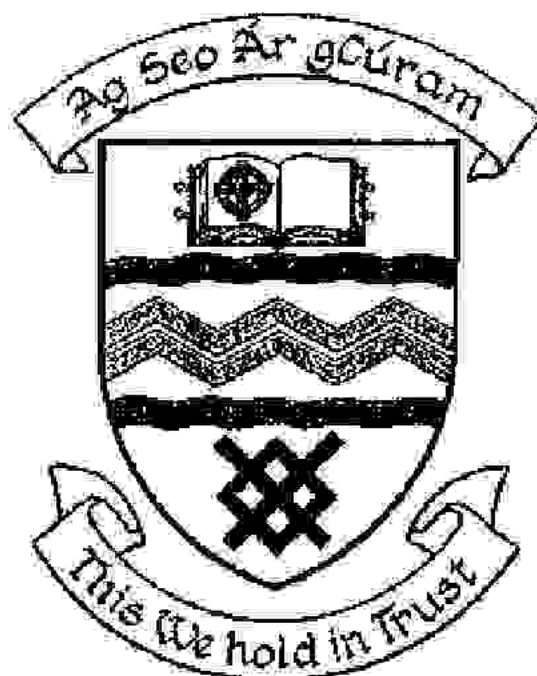
Eamonn Weber, Architect,  
180 Rathgar Road,  
Dublin 6.



**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S00A/0790

- 2 Provision of 2 no. off street parking spaces by providing 2 no. car spaces in rear garden with access off Monksfield grove. This should involve:-
  - . wooden vehicular entrance gates and pillars of height similar to existing side boundary wall.
  - . maintenance of front garden boundary wall.
  - . maintenance of side/rear wall heights.
  - . paving of appropriate area for vehicles.
  - . plans, particulars and details to include accurate dimension of rear garden, elevations of side boundary wall entrance and wooden gate specifications.
  - . suitable splay of 45 degree angle to boundary walls adjoining vehicular access.
- 3 The applicant is requested to submit full details of proposed water supply up to and including connection to watermain and the exact position of all adjacent watermains in relation to the development. The design of the proposed development may need to be revised so that no building is within 5 metres of a watermain of diameter up to 225mm or within 8 meters for larger watermains.
- 4 The applicant is requested to submit full details of proposed drainage up to and including connection to public surface water sewer and the exact position of all adjacent public sewers or sewers that may be taken in charge in relation to the proposed development. The design of the proposed development may need to be revised so that no building is within 5 metres of a surface water sewer. Details to also indicate complete separation of foul and surface water systems.

Signed on behalf of South Dublin County Council

.....*MJ*.....  
for Senior Administrative Officer

12/01/01