

	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/0781	
1. Location	Kilteel Road, Tootenhill TD, Rathcoole, Co. Dublin.		
2. Development	Revision to site layout affecting roads 4 and 6 and Sites 91 to 98, relocation of houses on Sites 43 to 88 and 125 to 128, change of house type on Sites 129 to 132 and additional house on Site 129A to approved residential development		
3. Date of Application	14/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/01/2001 2.	1. 09/02/2001 2.
4. Submitted by	Name: F L Bent, Address: Architectural Planning & Design Services, 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Cavan Developments Ltd Address: The Pastures, Newtown, Hortwell, Kill, Co. Kildare		
6. Decision	O.C.M. No. 0556  Date 15/03/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0890  Date 30/04/2001	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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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
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F L Bent,  
Architectural Planning & Design Services,  
25 Grosvenor Court,  
Templeogue,  
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 0890	Date of Final Grant 30/04/2001
Decision Order Number 0556	Date of Decision 15/03/2001
Register Reference S00A/0781	Date 09/02/01

**Applicant** Cavan Developments Ltd

**Development** Revision to site layout affecting roads 4 and 6 and Sites 91 to 98, relocation of houses on Sites 43 to 88 and 125 to 128, change of house type on Sites 129 to 132 and additional house on Site 129A to approved residential development

**Location** Killeel Road, Tootenhill TD, Rathcoole, Co. Dublin.

**Floor Area** 0.00 Sq Metres

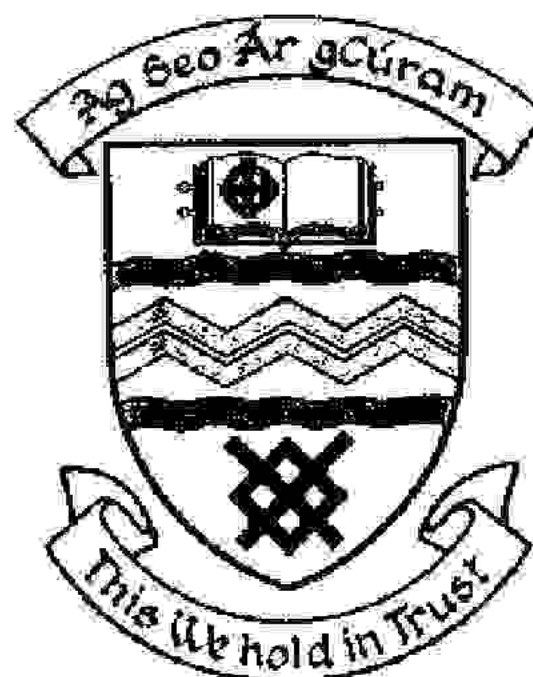
**Time extension(s) up to and including**

**Additional Information Requested/Received** 11/01/2001 /09/02/2001

A Permission has been granted for the development described above,  
subject to the following (5) Conditions.



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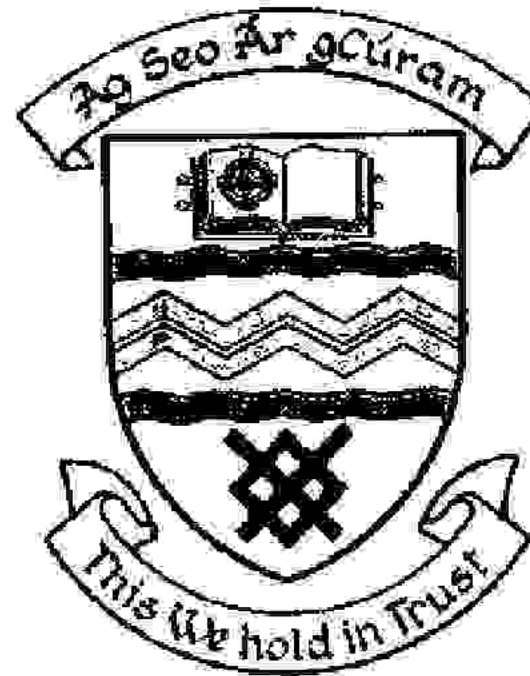
**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information received on the 09/02/2001, 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 The proposed development shall comply with all relevant conditions of Reg. Ref. S99A/0779 save as may be amended by conditions attached here under.  
**REASON:**  
 In order to clarify the permission.
  - 3 House No. 43A shall be omitted from the proposed development and the applicant shall submit a revised drawing for the written agreement of the planning authority prior to commencement of development incorporating this area into the existing development.  
**REASON:**  
 In the interests of residential amenity and orderly development.
  - 4 Double width driveways and 2 no. off street car parking spaces shall be provided to site nos. 106, 107 and 109.  
**REASON:**  
 In the interest of orderly development.
  - 5 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No. 27,28,29,30,31,32,33 of Register Reference S99A/0779 be strictly adhered to in respect of this development.  
**REASON:**  
 It is considered reasonable that the developer should contribute towards the cost of providing services and 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.

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- (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.

 .....03/05/01  
for SENIOR ADMINISTRATIVE OFFICER

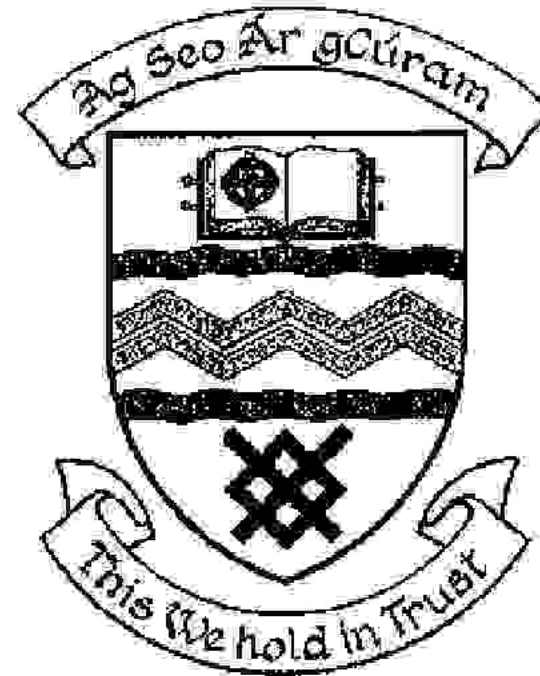
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0781	
1. Location	Kilteel Road, Tootenhill TD, Rathcoole, Co. Dublin.		
2. Development	Revision to site layout affecting roads 4 and 6 and Sites 91 to 98, relocation of houses on Sites 43 to 88 and 125 to 128, change of house type on Sites 129 to 132 and additional house on Site 129A to approved residential development		
3. Date of Application	14/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/01/2001 2.	1. 2.
4. Submitted by	Name: F L Bent, Address: Architectural Planning & Design Services, 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Cavan Developments Ltd Address: The Pastures, Newtown, Hortwell, Kill, Co. Kildare		
6. Decision	O.C.M. No. 0058  Date 11/01/2001	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
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13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. .... Registrar	..... Date	..... Receipt No.	



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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0058	Date of Decision 11/01/2001
Register Reference S00A/0781	Date: 14/11/00

**Applicant** Cavan Developments Ltd  
**Development** Revision to site layout affecting roads 4 and 6 and Sites 91 to 98, relocation of houses on Sites 43 to 88 and 125 to 128, change of house type on Sites 129 to 132 and additional house on Site 129A to approved residential development

**Location** Killeel Road, Tootenhill TD, Rathcoole, Co. Dublin.

**App. Type** Permission

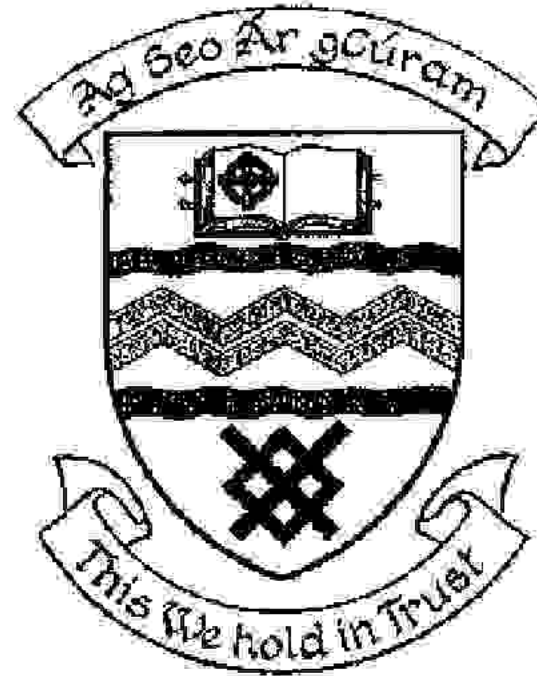
Dear Sir/Madam,

With reference to your planning application, received on 14/11/00 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 (a) The Planning Authority note that there are additional layout and house type alterations other than those referred to in the application. It is noted that alterations to the house types on sites 99 to 107-108 are shown, the designs have been altered from 10 no. 3 bedroom semi-detached to 8 three bedroom semi-detached bungalow and 1 detached bungalow. The proposed house types D and E were not included in the original permission. The Planning Authority also note that some of the alterations which were required on foot of condition No. 15 of the original permission have been included in the current proposal. The applicant is requested to submit an amended proposal which includes for all proposed alterations to the proposed development inclusive of layout and house type alterations. All alterations to be clearly stated in revised application form and public notices.

F L Bent,  
Architectural Planning & Design Services,  
25 Grosvenor Court,  
Templeogue,  
Dublin 6W.

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REG REF. S00A/0781

In addition to the above:

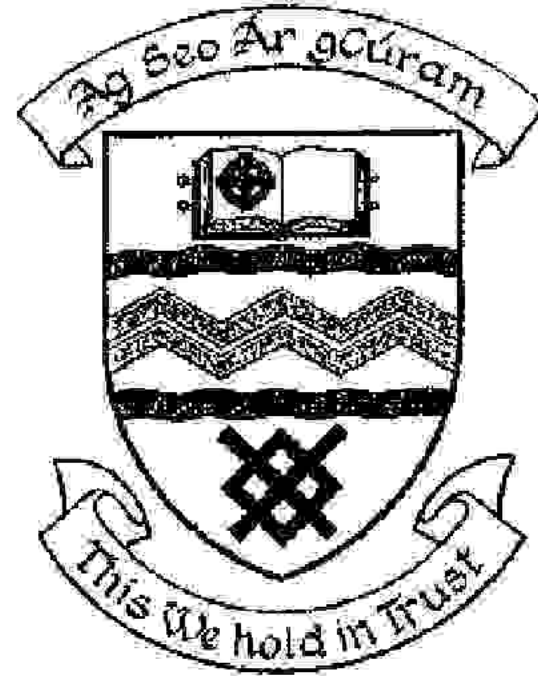
- (b) The applicant is requested to specify the alterations as proposed to sites 81-98.
  - (c) The applicant is advised that the layout and access arrangements for site 43A are unacceptable. The applicant is requested to submit an amended proposal in this regard.
  - (d) The applicant is requested to include the alterations to site 43A and 90A in the proposal and to submit full details of elevations, sections and layout. Any alterations to site 42 and 89 should also be included.
  - (e)
    - The applicant is requested to show the provision of a double width driveway to house nos. 107, 106, 109.
    - The applicant is requested to submit an amended proposal showing adequate car parking provision for site 89, 90 and 90A.
    - The applicant is requested to submit an amended proposal showing 2 no. off-street car parking spaces for all houses adjoining turning bays. The hammerheads at the end of road 6 are not adequate in this regard.
- 2 The applicant is requested to submit 2 no. copies of amended site and newspaper notices in respect of all the amendments to the proposed development.
- 3 Clarification is required on the applicants intention vis a vis this application and a second current application for the site (Reg. Ref. S00A/0894). As both applications relate to changes in design and house-type (and Reg. Ref. S00A/0894 proposing an increase in house number) it is necessary for the applicant to clearly indicate the layout, house number design etc. whose outcome is intended. If the applicant wishes to exercise a degree of choice, the various alterations shall be clearly identified using the permitted layout of Reg. Ref. S99A/0779 (the original permission) as the benchmark.



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REG. REF. S00A/0781

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

12/01/01