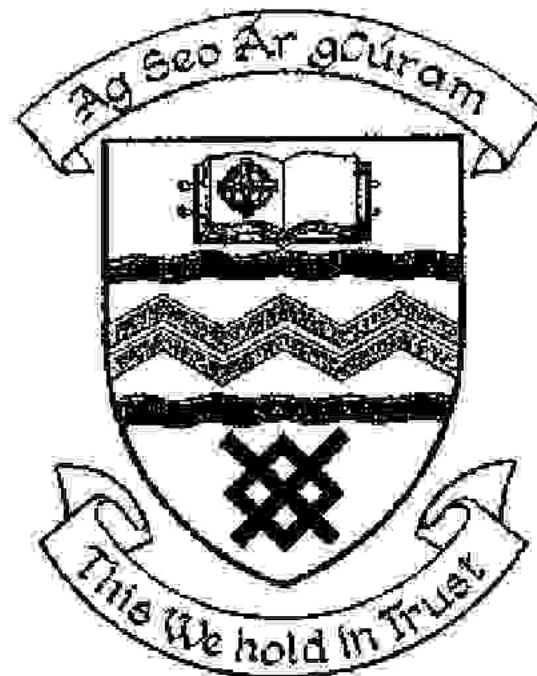


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0735	
1. Location	75A Darglewood, Knocklyon, Dublin 16.		
2. Development	New dwelling house		
3. Date of Application	23/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/12/2000 2.	1. 2.
4. Submitted by	Name: Buckley Partnerships Architects, Address: 20 Vesey Place, Dun Laoghaire,		
5. Applicant	Name: Peter Kenny Address: Woodhaven Lodge, 20 Woodhaven, Dublin Road, Co. Galway.		
6. Decision	O.C.M. No. 2749 Date 18/12/2000	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.	

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

Decision Order Number 2749	Date of Decision 18/12/2000
Register Reference S00A/0735	Date: 23/10/00

Applicant Peter Kenny
Development New dwelling house

Location 75A Darglewood, Knocklyon, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/10/00 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 to submit a revised and updated site location map to scale 1:1000 clearly showing the site of the proposed development outlined in red and the existing adjoining development to the north.
- 2 A revised block plan with the scale correctly indicated is to be submitted showing the following:-
 - (i) Full details of the proposed foul and surface water drainage up to and including connection to the public sewers. Details are to indicate complete separation of foul and surface water systems.
 - (ii) The 1200mm diameter surface water sewer adjacent to the proposed dwellinghouse and showing the required 5m setback.
 - (iii) Two off-street car parking spaces to serve the proposed development.
- 3 The Environmental Services Department recommends refusal of permission as the proposed building would lie within 5m of a watermain. The applicant is advised to consult with the Environmental Services Department and to indicate if he is

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willing to meet the requirements of that Department.
Revised proposals are to be submitted as necessary.

- 4 Details of existing and proposed boundary treatment are to be submitted.

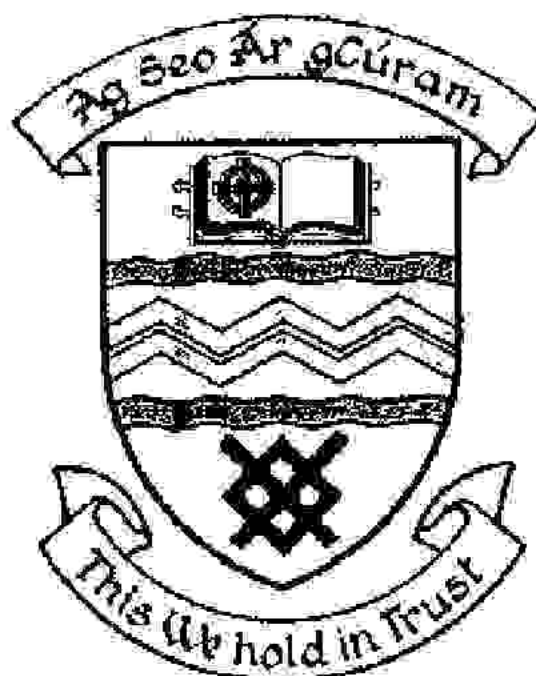
Signed on behalf of South Dublin County Council

my
.....
for Senior Administrative Officer

18/12/00

	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/0735	
1. Location	75A Darglewood, Knocklyon, Dublin 16.		
2. Development	New dwelling house		
3. Date of Application	23/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/12/2000 2.	1. 06/04/2001 2.
4. Submitted by	Name: Buckley Partnerships Architects, Address: 20 Vesey Place, Dun Laoghaire,		
5. Applicant	Name: Peter Kenny Address: Woodhaven Lodge, 20 Woodhaven, Dublin Road, Co. Galway.		
6. Decision	O.C.M. No. 2091 Date 01/06/2001	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.	

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Buckley Partnerships Architects,
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Dun Laoghaire,
Co. Dublin.

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 2091	Date of Decision 01/06/2001
Register Reference S00A/0735	Date 06/04/01

Applicant Peter Kenny

Development New dwelling house

Location 75A Darglewood, Knocklyon, Dublin 16.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

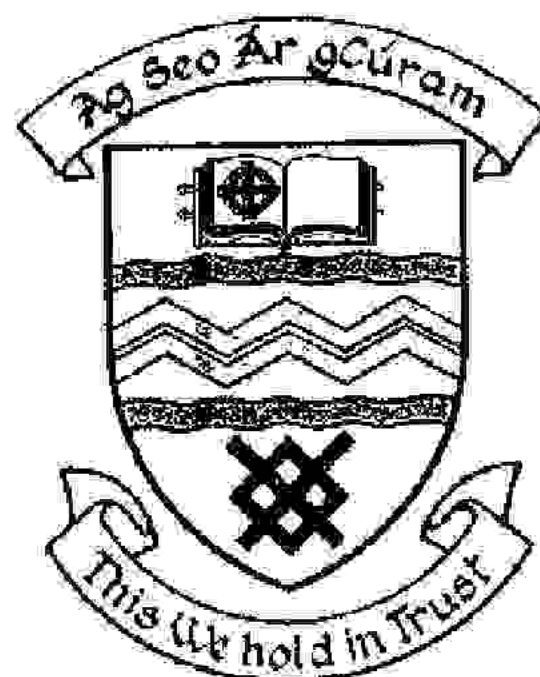
Additional Information Requested/Received 18/12/2000 /06/04/2001

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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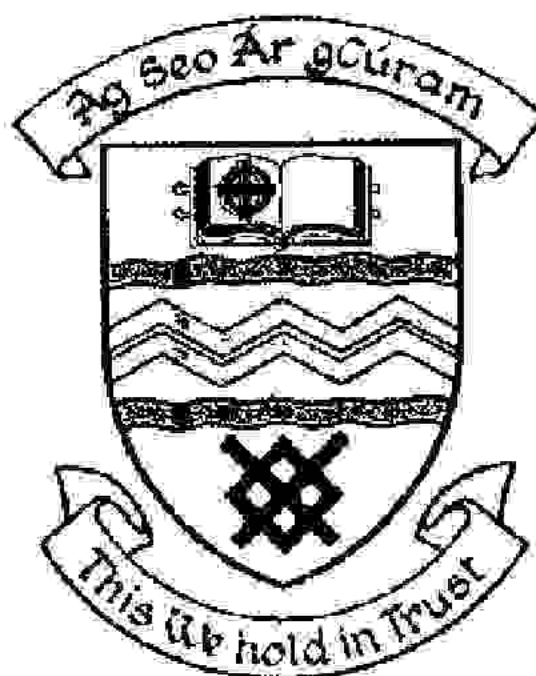
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Conditions and Reasons

- 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 on the 06/04/2001, 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 The proposed house shall be terraced with the existing house, no. 75 Dargle Wood. Prior to the commencement of development, revised drawings showing the above amendment shall be submitted to and approved by the Planning Authority.
 REASON:
 In the interest of the proper planning and development of the area.
- 3 In order to ensure that no overlooking of the property to the rear occurs as a result of the proposed development, (i) first floor level bathroom windows shall be in obscured glazing and (ii) measures shall be taken to prevent overlooking from bedroom no. 2 towards the property to the rear. Possible devices include the use of a velux window, glass blocks or obscured glazing, etc. Prior to commencement of development, revised drawings showing the above amendments shall be submitted to and approved by the Planning Authority.
 REASON:
 In the interest of residential amenity.
- 4 It is the view of the Planning Authority that the existing boundary hedge and trees on this prominent corner site contribute considerably to the visual amenity of the estate. The applicant shall therefore retain the hedge/trees in lieu of constructing a boundary wall. Additional appropriate security/boundary treatment e.g. timber fencing may be discussed and agreed with the Planning Authority prior to commencement of development. The applicant should note that this permission does not cover any proposals in relation to the boundary treatment of the existing house.
 REASON:
 In the interest of residential amenity.
- 5 That the proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.

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- 6 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.
- 7 That an acceptable house number/name 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.
- 8 The following condition of the Roads Department shall be met:
 The footpath & Kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer and Roads Maintenance.
 REASON:
 In the interest of the proper planning and development of the area.
- 9 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.
- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

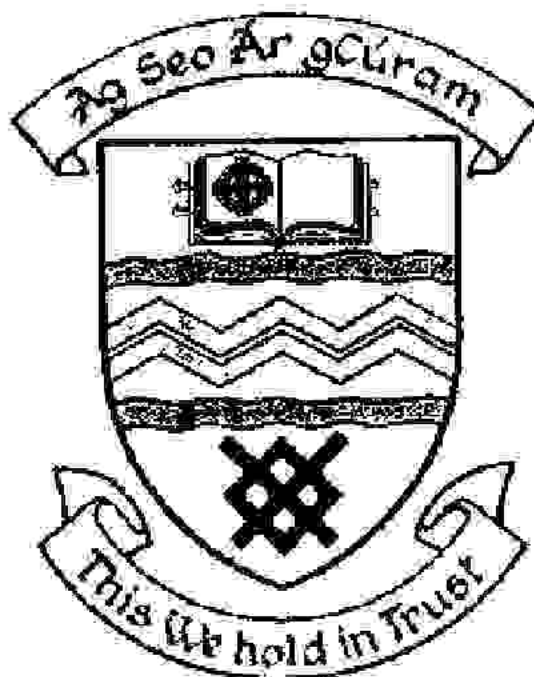
In particular the following requirements shall be met:

- (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) 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.
- (d) As a 100mm diameter public watermain is within 5m (approx. 3.5m) of the proposed house, prior to the commencement of development the applicant shall submit a detailed method statement for the

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construction of the house including full details of how it is proposed to protect the public watermain from damage. These shall include constructing the foundations beneath the invert level of the watermain.

- (e) The property shall have its own individual service connection to the public watermain and 24 hour storage.
- (f) 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.

- 11 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two 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.

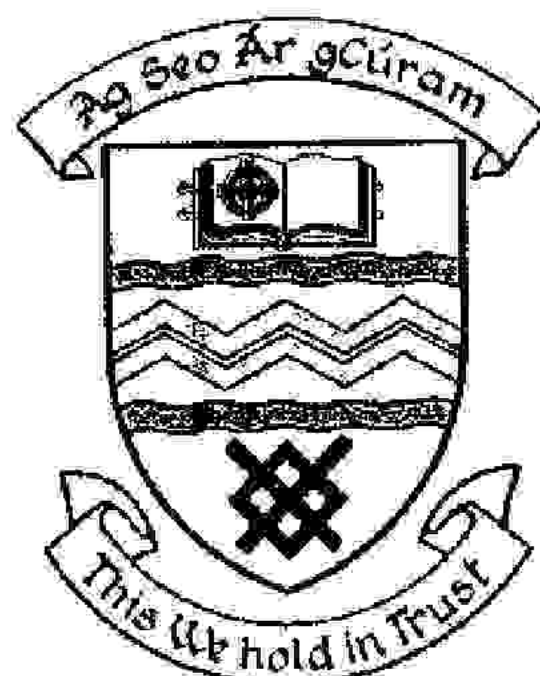
- 12 That a financial contribution in the sum of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development 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 £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy 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

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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 £675 (Six Hundred and Seventy Five Pounds) EUR 857 (Eight Hundred and Fifty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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.

- (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.

...
 for SENIOR ADMINISTRATIVE OFFICER

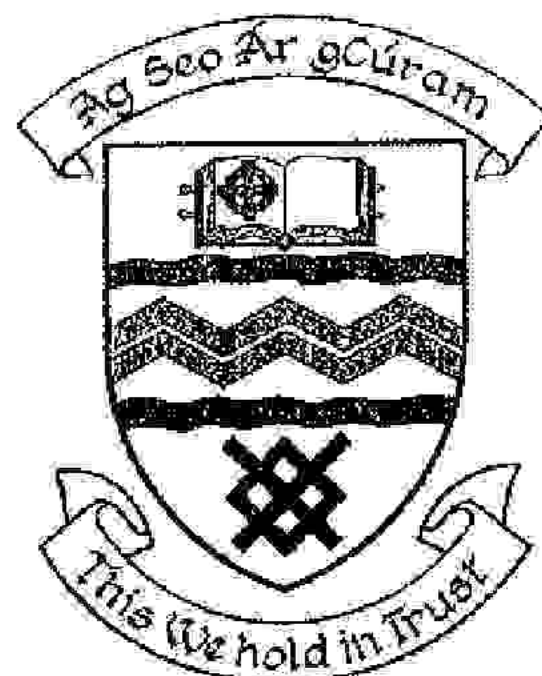
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2091	Date of Decision 01/06/2001
Register Reference S00A/0735	Date: 23/10/00

Applicant Peter Kenny

Development New dwelling house

Location 75A Darglewood, Knocklyon, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/12/2000 /06/04/2001

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

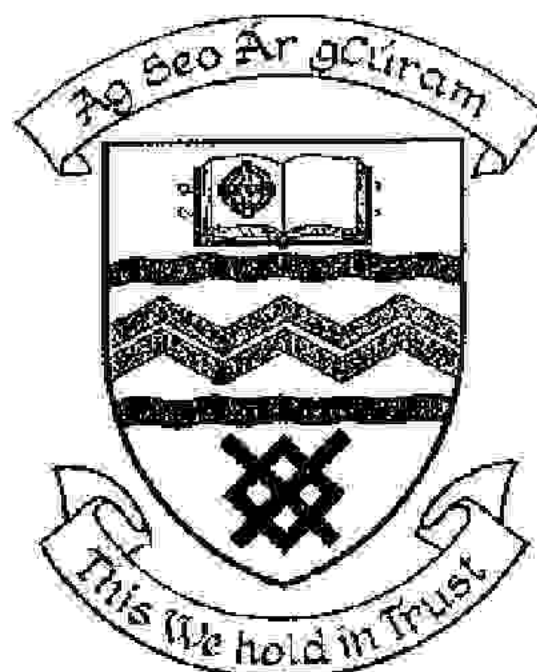
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for SENIOR ADMINISTRATIVE OFFICER

Buckley Partnerships Architects,
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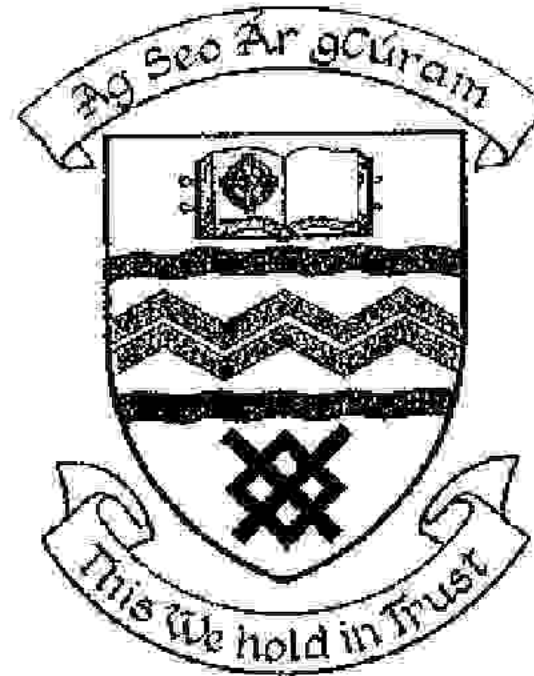
Conditions and Reasons

- 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 on the 06/04/2001, 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 The proposed house shall be terraced with the existing house, no. 75 Dargle Wood. Prior to the commencement of development, revised drawings showing the above amendment shall be submitted to and approved by the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 3 In order to ensure that no overlooking of the property to the rear occurs as a result of the proposed development, (i) first floor level bathroom windows shall be in obscured glazing and (ii) measures shall be taken to prevent overlooking from bedroom no. 2 towards the property to the rear. Possible devices include the use of a velux window, glass blocks or obscured glazing, etc. Prior to commencement of development, revised drawings showing the above amendments shall be submitted to and approved by the Planning Authority.
REASON:
In the interest of residential amenity.
- 4 It is the view of the Planning Authority that the existing boundary hedge and trees on this prominent corner site contribute considerably to the visual amenity of the estate. The applicant shall therefore retain the hedge/trees in lieu of constructing a boundary wall. Additional appropriate security/boundary treatment e.g. timber fencing may be discussed and agreed with the Planning Authority prior to commencement of development. The applicant should note that this permission does not cover any proposals in relation to

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the boundary treatment of the existing house.

REASON:

In the interest of residential amenity.

- 5 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 6 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.

- 7 That an acceptable house number/name 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.

- 8 The following condition of the Roads Department shall be met:

The footpath & Kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer and Roads Maintenance.

REASON:

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

- 9 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:

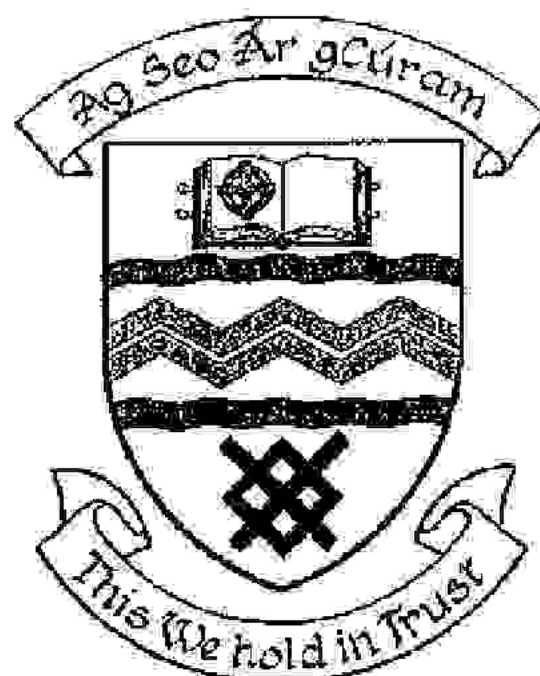
To protect the amenities of the area.

- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

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In particular the following requirements shall be met:

- (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) 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.
- (d) As a 100mm diameter public watermain is within 5m (approx. 3.5m) of the proposed house, prior to the commencement of development the applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the public watermain from damage. These shall include constructing the foundations beneath the invert level of the watermain.
- (e) The property shall have its own individual service connection to the public watermain and 24 hour storage.
- (f) 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.

- 11 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two 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.

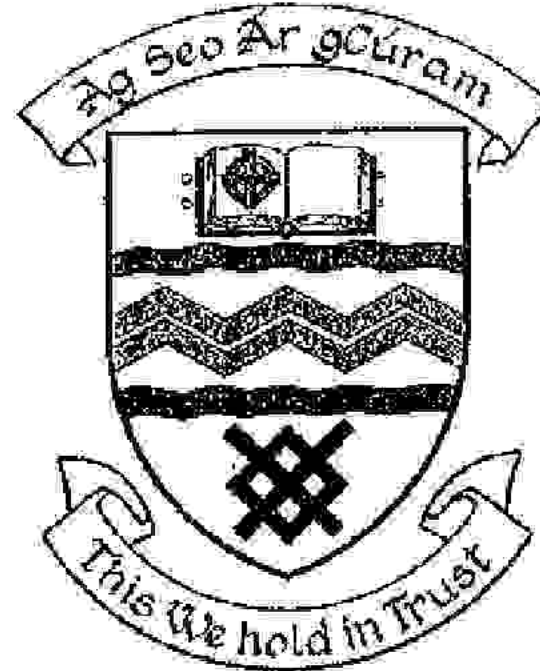
REASON:

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.

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- 12 That a financial contribution in the sum of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six 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 £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy 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 £675 (Six Hundred and Seventy Five Pounds) EUR 857 (Eight Hundred and Fifty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme which serves this development.

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.