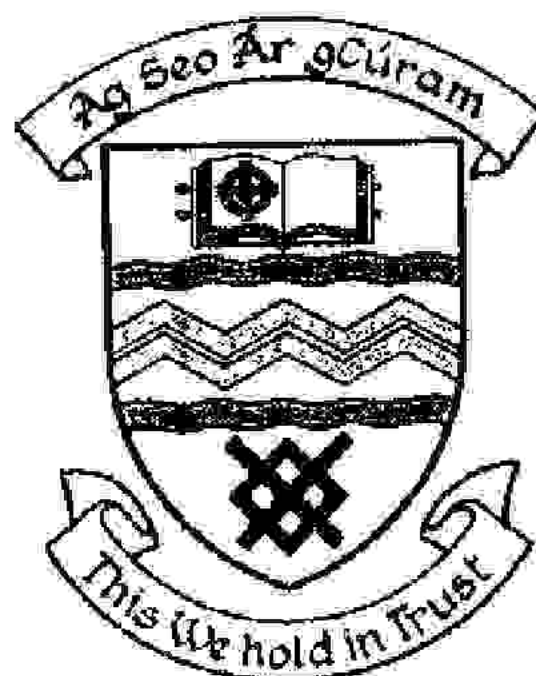


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0608	
1. Location	Monastery Heath, Knockmitten, Monastery Road, Clondalkin, Dublin 22.		
2. Development	Retention of 2 No. 4 bed semi detached houses located north of existing boundary wall on site Nos. 1 & 1A, Road 1 in development known as Monastery Heath		
3. Date of Application	28/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton-Simons Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd Address: Ballymount House, Ballymount Road, Kingswood,		
6. Decision	O.C.M. No. 2382 Date 26/10/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2695 Date 08/12/2000	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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Baile Átha Cliath 24

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DEPARTMENT**

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Fenton-Simons
29 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2695	Date of Final Grant 08/12/2000
Decision Order Number 2382	Date of Decision 26/10/2000
Register Reference S00A/0608	Date 28/08/00

Applicant Kelland Homes Ltd

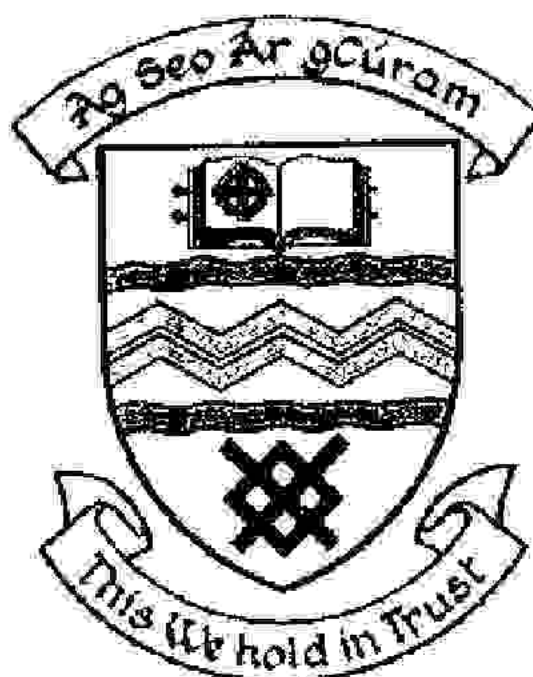
Development Retention of 2 No. 4 bed semi detached houses located north of existing boundary wall on site Nos. 1 & 1A, Road 1 in development known as Monastery Heath

Location Monastery Heath, Knockmitten, Monastery Road, Clondalkin, Dublin 22.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (9) Conditions.

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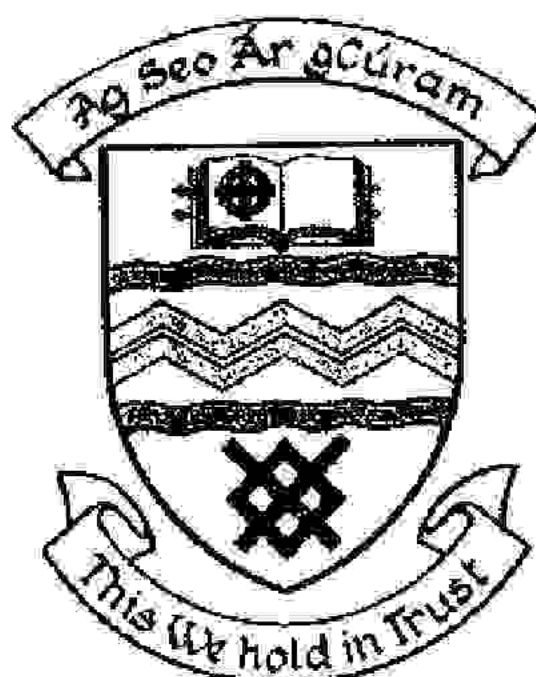
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 the terms and conditions of planning Reg. Ref. S97A/0471, save as may be amended by conditions attached hereto.
 REASON:
 In the interest of the proper planning and development of the area.
- 3 In relation to surface and foul drainage, 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.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 The applicant is to ensure full and complete separation of foul and surface water systems. No building to lie within 5m of public sewer or sewer with potential to be taken in charge.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 In relation to water supply, separate connection required for each dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant to provide 24-hour storage for each dwelling. No building within 5m of a watermain greater than 225mm and 8m of mains less than 225mm.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 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

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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 on receipt of final grant of permission.

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.

- 7 That a financial contribution in the sum of money equivalent to the value of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid on receipt of final grant of permission.

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.

- 8 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 Corkagh Park 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.

- 9 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. 22, 24, 26, 27, 28 and 29 of Register Reference S97A/0471 be strictly adhered to in respect of this development.

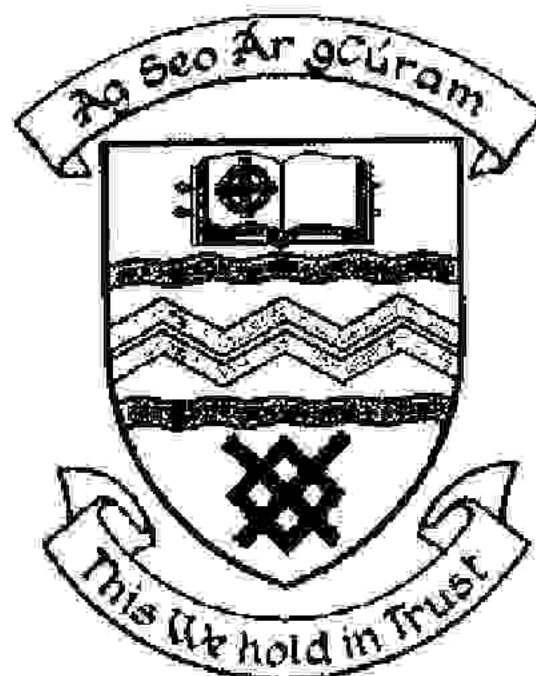
REASON:

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.

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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.

.....11/12/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0608	
1. Location	Monastery Heath, Knockmitten, Monastery Road, Clondalkin, Dublin 22.		
2. Development	Retention of 2 No. 4 bed semi detached houses located north of existing boundary wall on site Nos. 1 & 1A, Road 1 in development known as Monastery Heath		
3. Date of Application	28/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Fenton-Simons Address: 29 Fitzwilliam Place, Dublin 2.		
5. Applicant	Name: Kelland Homes Ltd Address: Ballymount House, Ballymount Road, Kingswood,		
6. Decision	O.C.M. No. 2382 Date 26/10/2000	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.	

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2382	Date of Decision 26/10/2000
Register Reference S00A/0608	Date: 28/08/00

Applicant Kelland Homes Ltd

Development Retention of 2 No. 4 bed semi detached houses located north of existing boundary wall on site Nos. 1 & 1A, Road 1 in development known as Monastery Heath

Location Monastery Heath, Knockmitten, Monastery Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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.

..... *MJ* 26/10/00
for SENIOR ADMINISTRATIVE OFFICER

Fenton-Simons
29 Fitzwilliam Place,
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0608

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, 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 the terms and conditions of planning Reg. Ref. S97A/0471, save as may be amended by conditions attached hereto.
REASON:
In the interest of the proper planning and development of the area.
- 3 In relation to surface and foul drainage, 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.
REASON:
In the interest of the proper planning and development of the area.
- 4 The applicant is to ensure full and complete separation of foul and surface water systems. No building to lie within 5m of public sewer or sewer with potential to be taken in charge.
REASON:
In the interest of the proper planning and development of the area.
- 5 In relation to water supply, separate connection required for each dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant to provide 24-hour storage for each dwelling. No building within 5m of a watermain greater than 225mm and 8m of mains less than 225mm.

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REASON:

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

- 6 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 on receipt of final grant of permission.

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.

- 7 That a financial contribution in the sum of money equivalent to the value of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid on receipt of final grant of permission.

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.

- 8 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 Corkagh Park 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

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development and improvement of amenity lands in the area
which will facilitate the proposed development.

- 9 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. 22,
24, 26, 27, 28 and 29 of Register Reference S97A/0471 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.