

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0386	
1. Location	158 Cherrywood Park, Clondalkin, Dublin 22.		
2. Development	Proposed two storey dwelling house attached to existing house in side garden. All ancillary site works.		
3. Date of Application	07/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 02/08/2000 2.	1. 12/09/2000 2.
4. Submitted by	Name: Architectural & Structural Design, Address: 55 Cherrywood Park, Clondalkin,		
5. Applicant	Name: Mr. T. Kiely, Address: 158 Cherrywood Park, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2470  Date 08/11/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0048  Date 08/01/2001	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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Architectural & Structural Design,  
55 Cherrywood Park,  
Clondalkin,  
Dublin 22.

## NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0048	Date of Final Grant 08/01/2001
Decision Order Number 2470	Date of Decision 08/11/2000
Register Reference S00A/0386	Date 12/09/00

Applicant Mr. T. Kiely,

Development Proposed two storey dwelling house attached to existing house in side garden. All ancillary site works.

Location 158 Cherrywood Park, Clondalkin, Dublin 22.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

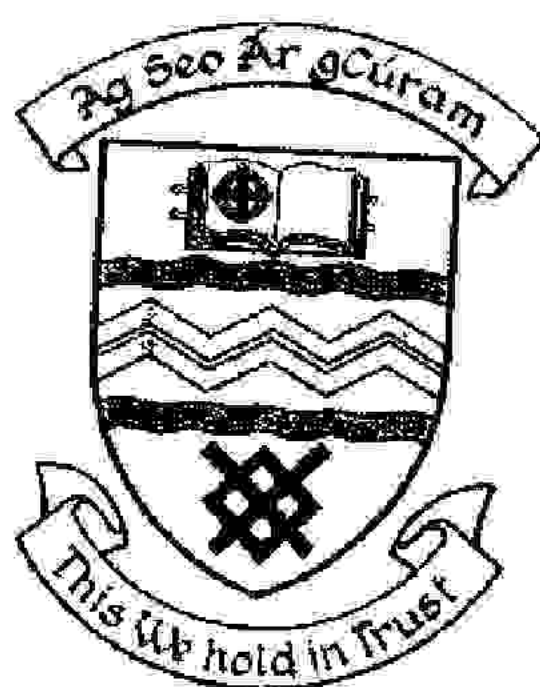
Additional Information Requested/Received

02/08/2000 /12/09/2000

A Permission has been granted for the development described above,  
subject to the following (16) Conditions.



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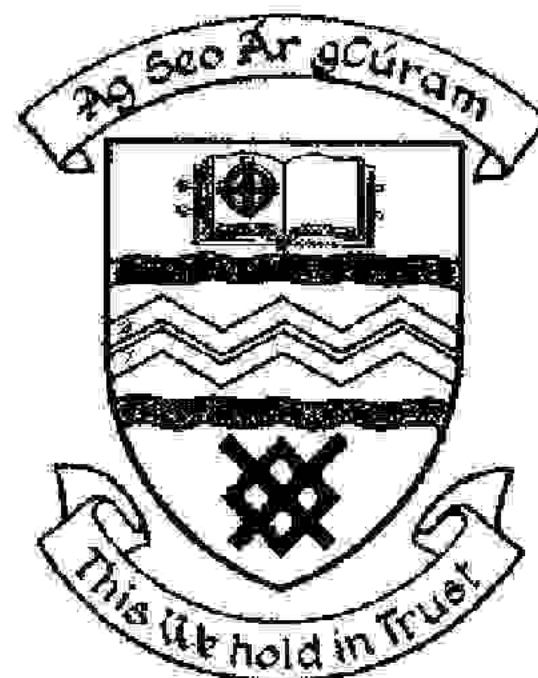
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and Additional Information lodged on 17/09/00, 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 be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 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.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.  
REASON:  
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 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 house.  
REASON:  
In the interest of the proper planning and development of the area.



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- 7 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 8 Footpath and kerb to be dished and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance, at the applicants expense.  
REASON:  
In the interest of traffic safety and the proper planning and development of the area.
- 9 No building shall 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.
- 10 Applicant to ensure full and complete separation of foul and surface water systems.  
  
Only clean uncontaminated surface water shall be discharged to the public surface water sewer. All foul waste shall be discharged to the public foul sewer.  
REASON:  
In the interest of public health.
- 11 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.
- 12 Separate connections shall be provided for the proposed dwelling.  
REASON:  
To ensure proper servicing of the site and in the interest of the proper planning and development of the area.
- 13 The dwelling shall not be greater than 46 metres from a hydrant and 24 hour storage shall be provided.  
REASON:  
In the interest of fire safety and the proper planning and development of the area.



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- 14 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.

- 15 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.

- 16 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.

- (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.



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- (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.

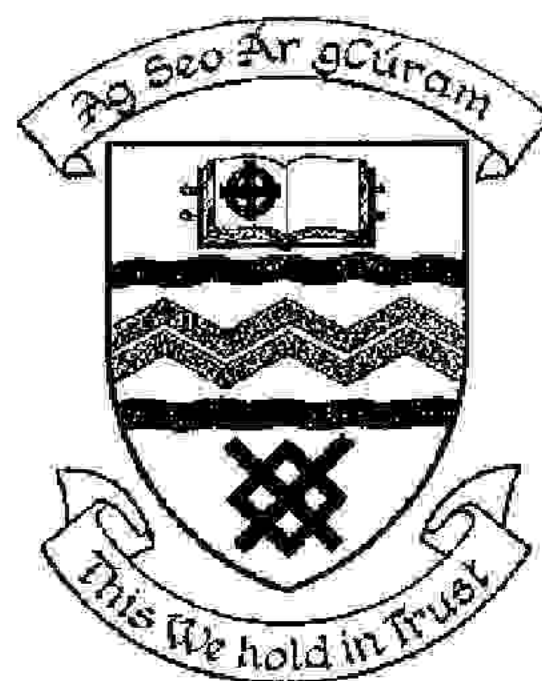
*M*  
.....11/01/01  
for SENIOR ADMINISTRATIVE OFFICER



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0386	
1. Location	158 Cherrywood Park, Clondalkin, Dublin 22.		
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4. Submitted by	Name: Architectural & Structural Design, Address: 55 Cherrywood Park, Clondalkin,		
5. Applicant	Name: Mr. T. Kiely, Address: 158 Cherrywood Park, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2470 Date 08/11/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
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9. Appeal Decision			
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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 1993

Decision Order Number 2470	Date of Decision 08/11/2000
Register Reference S00A/0386	Date: 07/06/00

Applicant Mr. T. Kiely,

Development Proposed two storey dwelling house attached to existing house in side garden. All ancillary site works.

Location 158 Cherrywood Park, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 02/08/2000 /12/09/2000

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.

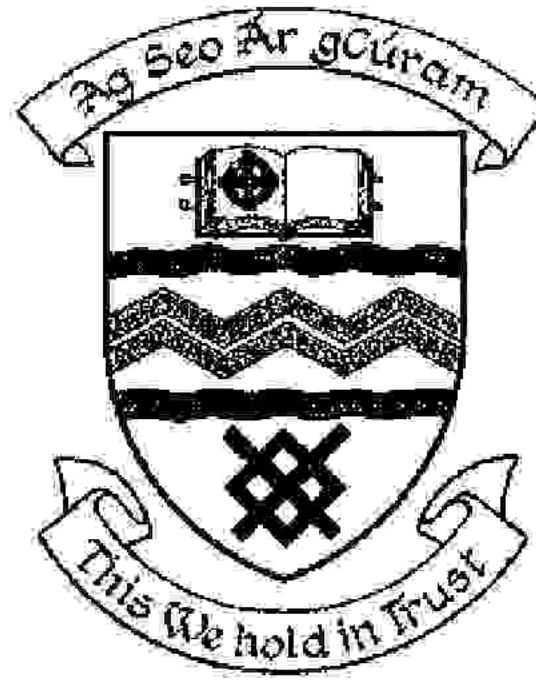
Subject to the conditions ( 16 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... *MY* ..... 08/11/00  
for SENIOR ADMINISTRATIVE OFFICER

Architectural & Structural Design,  
55 Cherrywood Park,  
Clondalkin,  
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Register Reference S00A/0386	Date: 07/06/00

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**Development** Proposed two storey dwelling house attached to existing house in side garden. All ancillary site works.

**Location** 158 Cherrywood Park, Clondalkin, Dublin 22.

**Floor Area** Sq Metres

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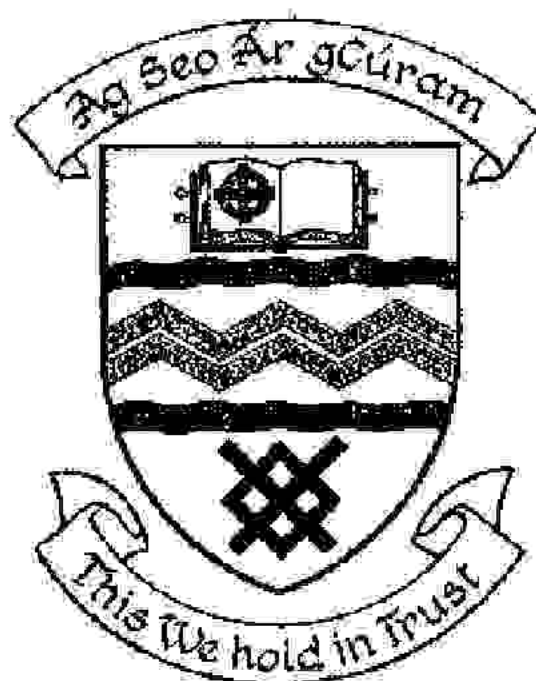
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Conditions and Reasons

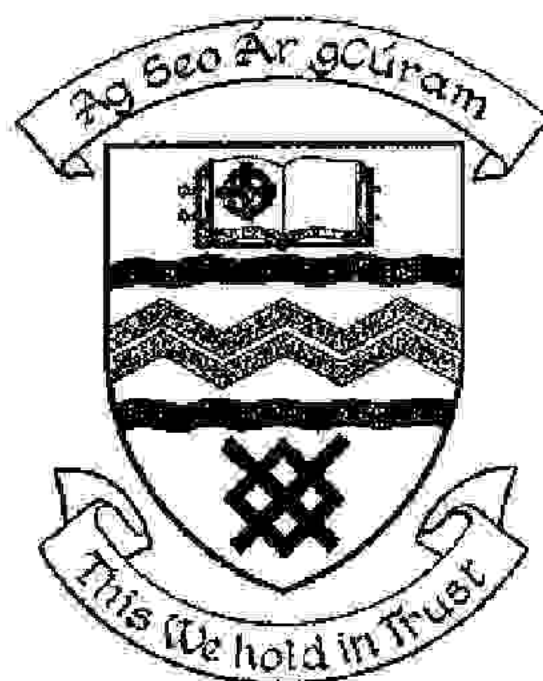
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REASON:  
To prevent unauthorised development.
- 3 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.  
REASON:  
To protect the amenities of the area.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.  
REASON:  
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.



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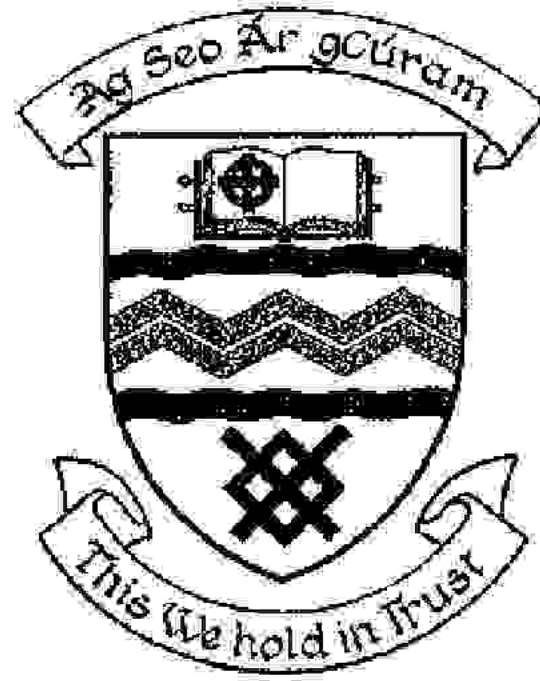
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- 6 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.  
REASON:  
In the interest of the proper planning and development of the area.
- 7 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 8 Footpath and kerb to be dished and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance, at the applicants expense.  
REASON:  
In the interest of traffic safety and the proper planning and development of the area.
- 9 No building shall lie within 5m of public sewer or sewer with potential to be taken in charge.  
REASON:  
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- 10 Applicant to ensure full and complete separation of foul and surface water systems.  
  
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REASON:  
In the interest of public health.
- 11 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.  
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- 12 Separate connections shall be provided for the proposed dwelling.

**REASON:**

To ensure proper servicing of the site and in the interest of the proper planning and development of the area.

- 13 The dwelling shall not be greater than 46 metres from a hydrant and 24 hour storage shall be provided.

**REASON:**

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

- 14 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.

- 15 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.

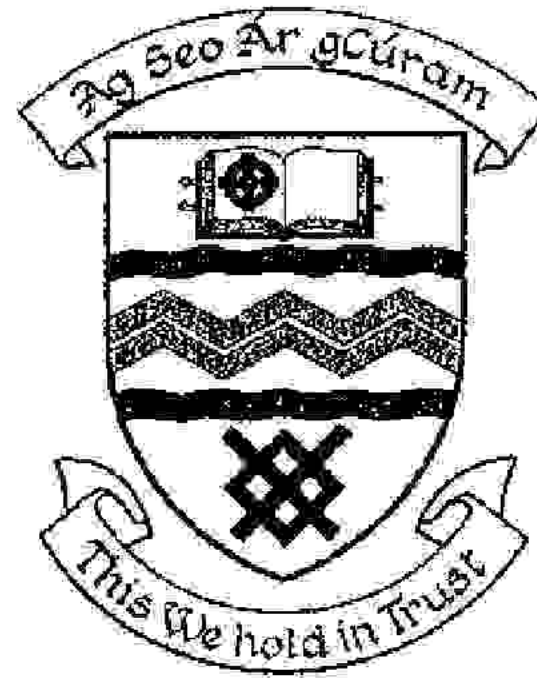
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It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 16 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



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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:**

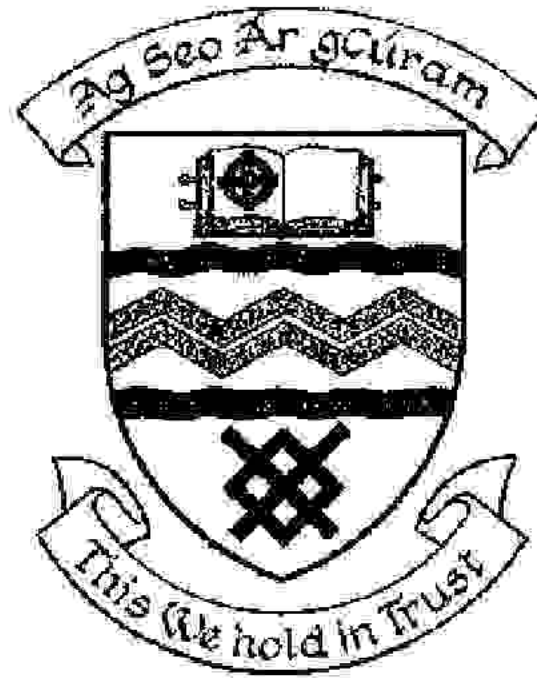
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.



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**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
Fax: 01-414 9104

REG. REF. S00A/0386

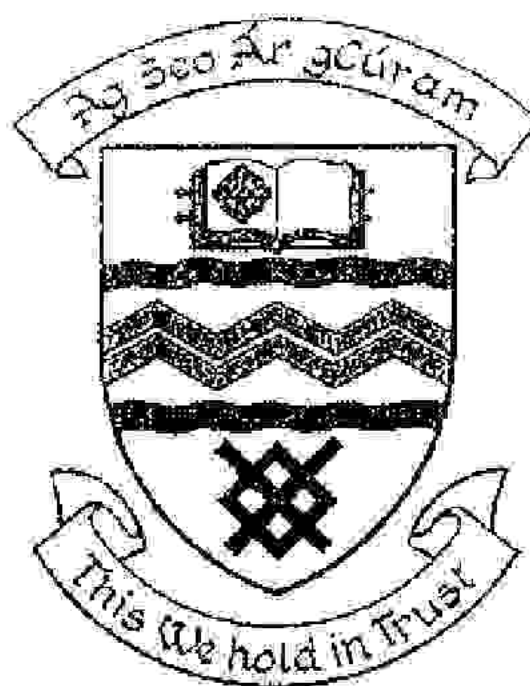
County Council towards the cost of the development and improvement of Corkagh Park which will facilitate the development; this contribution to be paid before the commencement of development on site.

**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.



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

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

Decision Order Number 1741	Date of Decision 02/08/2000
Register Reference S00A/0386	Date: 07/06/00

Applicant Mr. T. Kiely,  
Development Proposed two storey dwelling house attached to existing house in side garden. All ancillary site works.

Location 158 Cherrywood Park, Clondalkin, Dublin 22.

App. Type Permission

Dear Sir/Madam,

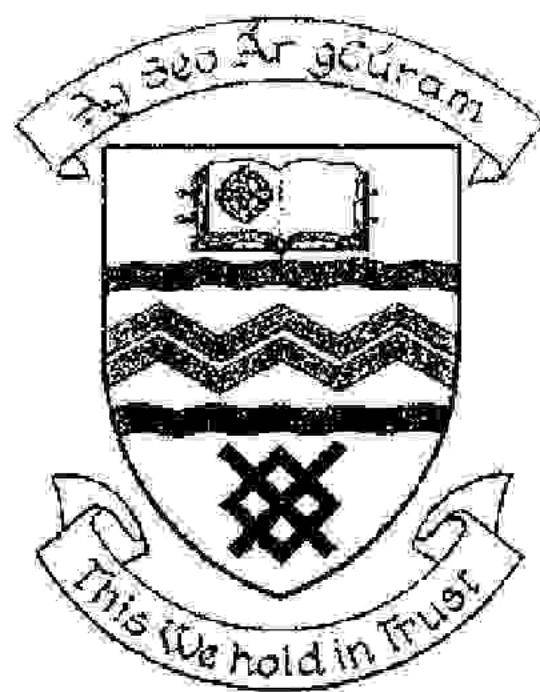
With reference to your planning application, received on 07/06/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 The block plan does not show the roadway, cul de sac boundaries or access to the proposed house off the public road. The applicant should therefore submit a revised block plan of scale 1:500 showing the public roadway and cul de sac boundaries in relation to the house. This plan should indicate access to the proposed house similar to house No. 191 on the opposite side of the road and the provision of two off street parking spaces for both the existing and proposed dwelling.
- 2 In relation to foul drainage arrangements, there is a 225mm foul sewer adjacent to the proposed development. This sewer serves most of Cherrywood Park and runs southwards along Cherrywood Crescent. The applicant is to indicate on a drawing the location of the proposed development relative to this sewer. Development may need to be amended to ensure that no building is within 5m of a public sewer or sewer with the potential to be taken in charge.

Architectural & Structural Design,  
55 Cherrywood Park,  
Clondalkin,  
Dublin 22.



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- 3 The revised block plan shall indicate the proposed front and rear garden boundaries for both the existing and proposed dwellings.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

02/08/00