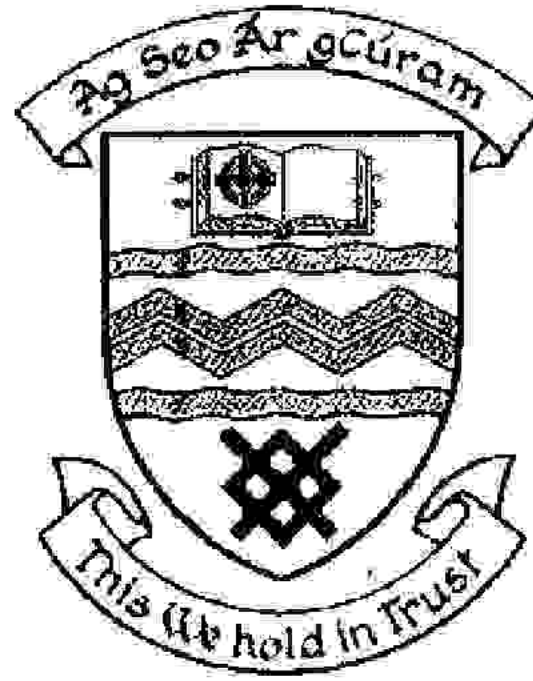


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S00A/0361	
1. Location	No. 21 Inis Fail, Old Bawn, Dublin 24.		
2. Development	Construct a two storey, three bedroom detached dwelling at the side of the existing house, in lieu of the existing single storey extension, along with an additional and revised vehicular access.		
3. Date of Application	26/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/07/2000 2.	1. 24/12/2001 2.
4. Submitted by	Name: Shay Scanlon Architects, Address: 51 Hansfield, Navan Road,		
5. Applicant	Name: Mr. & Mrs. M. Mahon, Address: No. 21 Inis Fail, Old Bawn, Dublin 24.		
6. Decision	O.C.M. No. 0429  Date 21/02/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0721  Date 08/04/2002	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**



Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104

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

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

Shay Scanlon Architects,  
51 Hansfield,  
Navan Road,  
Dublin 15.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0721	Date of Final Grant 08/04/2002
Decision Order Number 0429	Date of Decision 21/02/2002
Register Reference S00A/0361	Date 24/12/01

**Applicant** Mr. & Mrs. M. Mahon,

**Development** Construct a two storey, three bedroom detached dwelling at the side of the existing house, in lieu of the existing single storey extension, along with an additional and revised vehicular access.

**Location** No. 21 Inis Fail, Old Bawn, Dublin 24.

**Floor Area** 0.00 Sq Metres

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

**Additional Information Requested/Received** 24/07/2000 /24/12/2001

A Permission has been granted for the development described above,  
subject to the following (15) Conditions.

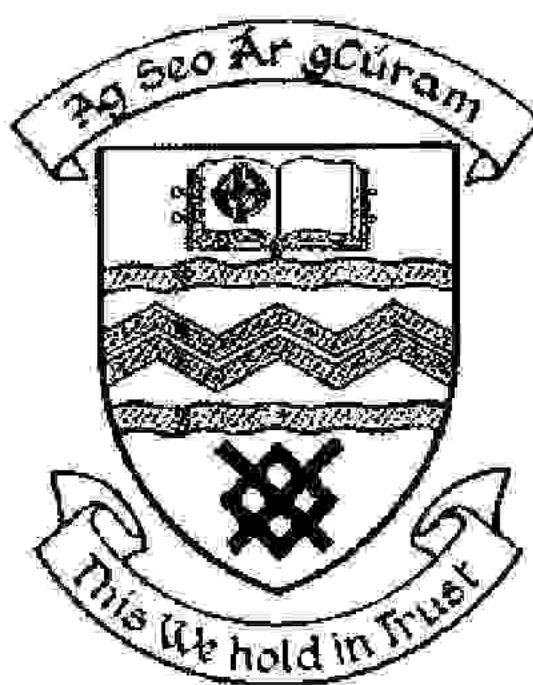


# SOUTH DUBLIN COUNTY COUNCIL

REG REF.

S00070001

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230

Facs: 01-414 9104

### PLANNING DEPARTMENT

County Hall, Town Centre,  
Tallaght, Dublin 24.

Telephone: 01-414 9230

Fax: 01-414 9104

E-Mail: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)

### 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 24/12/01, 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 The proposed dwelling shall be re-located such that it is not less than 2.3 metres from the flank wall of the existing dwelling and not closer than 3.7 metres from the 100mm watermain shown on the revised site layout plan received 24/12/01. Revised drawings showing these amendments shall be submitted to and agreed in writing by the Planning Authority prior to the commencement of development.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 That the entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
  - i) Applicant to ensure full and complete separation of foul and surface water systems.
  - ii) The property shall have its own individual service connection to the public watermain and 24 hour storage.
  - iii) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
  - iv) As a 100mm diameter watermain is within 5m (approx. 3.7m) of the proposed dwelling 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 watermain

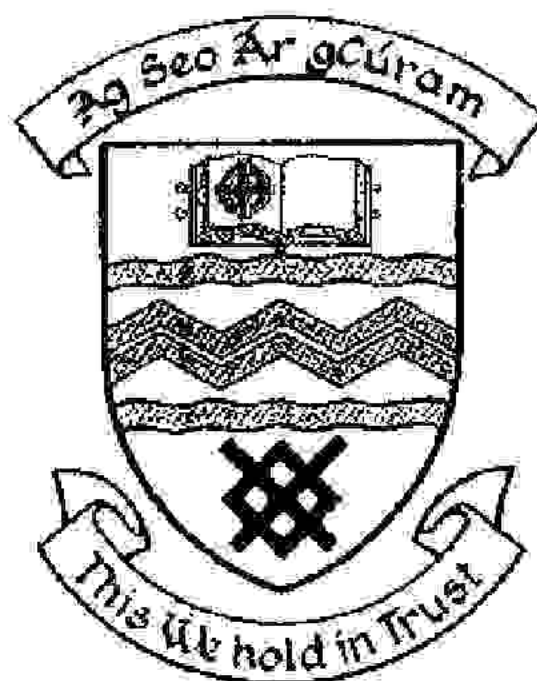
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S00A/0061

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24,

Telefon: 01-414 9230  
Facs: 01-414 9104



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

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

from damage. These shall include constructing the foundations beneath the invert level of the sewer.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 6 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.

- 7 The requirements of the Roads Traffic Department shall be strictly adhered to. In that respect:
- i) The footpath and kerb shall be dished and the new driveway constructed, for both the existing and proposed dwellings, to the satisfaction of the Area Engineer, Roads Maintenance.
  - ii) The relocation / upgrading of Eircom manhole cover / frame shall be at applicant's own expense.

REASON:

In the interest of road traffic safety and the proper planning and development of the area.

- 8 The proposed side entrance to the house shall be for pedestrian access only.

REASON:

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

- 9 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.

- 10 That an acceptable 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.

- 11 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



# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S00670761 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104



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

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)

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 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.

- 13 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 Sean Walsh Park 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 EUR 857 (eight hundred and fifty seven euro) 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.

- 15 That a financial contribution in the sum of EUR 1,452 (one thousand four hundred and fifty two euro) be paid by the

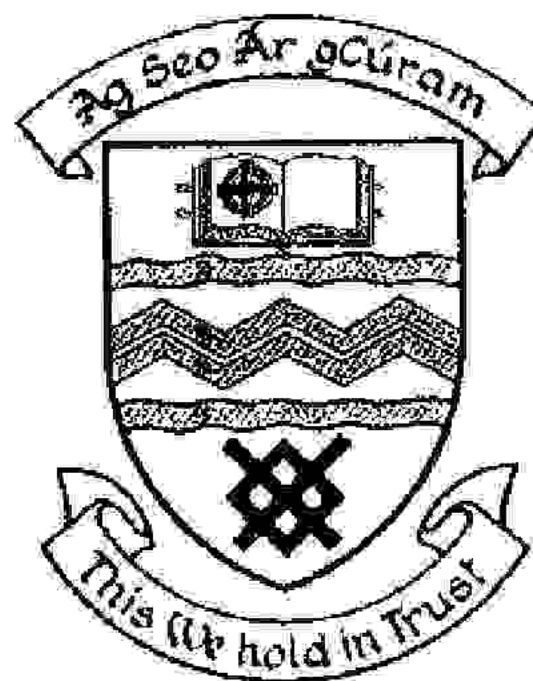
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S004/0861

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,  
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230  
Facs: 01-414 9104



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

Telephone: 01-414 9230  
Fax: 01-414 9104

E-Mail: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)

proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works 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.

.....22/04/02  
for SENIOR ADMINISTRATIVE OFFICER



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0361	
1. Location	No. 21 Inis Fail, Old Bawn, Dublin 24.		
2. Development	Construct a two storey, three bedroom, detached dwelling at the side of the existing house, in lieu of the existing single storey extension, along with an additional and revised vehicular access.		
3. Date of Application	26/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/07/2000 2.	1. 2.
4. Submitted by	Name: Shay Scanlon Architects, Address: 51 Hansfield, Navan Road,		
5. Applicant	Name: Mr. & Mrs. M. Mahon, Address: No. 21 Inis Fail, Old Bawn, Dublin 24.		
6. Decision	O.C.M. No. 1633  Date 24/07/2000	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.	

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



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

Telefon: 01-414 9000  
Facs: 01-414 9104

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

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

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

Decision Order Number 1633	Date of Decision 24/07/2000
Register Reference S00A/0361	Date: 26/05/00

**Applicant** Mr. & Mrs. M. Mahon,  
**Development** Construct a two storey, three bedroom, detached dwelling at the side of the existing house, in lieu of the existing single storey extension, along with an additional and revised vehicular access.

**Location** No. 21 Inis Fail, Old Bawn, Dublin 24.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 26/05/00 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 There is a 225mm diameter foul sewer adjacent to the proposed development. The applicant is requested to determine the exact location of this sewer. The design of the proposed development may need to be revised so that no building is within 5 metres of this foul sewer.
- 2 There is a 100mm diameter watermain adjacent to the proposed development. The applicant is requested to determine the exact location of this pipe. The design of the proposed development may need to be revised so that no building is within 5 metres of this watermain.
- 3 It is a requirement of the South Dublin County Development Plan 1998 that development is set back at least 2m from the edge of the footpath and that there is a gap of at least 2.3m between houses for maintenance purposes. The applicant is requested to submit revised drawings showing a 2m setback

Shay Scanlon Architects,  
51 Hansfield,  
Navan Road,  
Dublin 15.



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000  
Facs: 01-414 9104



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

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

REG REF. S00A/0361

from the footpath and as wide a gap as possible between the  
two houses.

- 4 The applicant is requested to submit revised drawings  
showing 2 car parking spaces within the curtilage of the  
proposed house and both new accesses plus the access to the  
existing house as a minimum of 3 metres wide each.

Signed on behalf of South Dublin County Council

.....<sup>1-H</sup>  
for Senior Administrative Officer

24/07/00