

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0354	
1. Location	103 Oakwood Grove, Clondalkin, Dublin 22.		
2. Development	1 two-storey, 4 bedroomed dwelling house with off-street parking for 2 vehicles.		
3. Date of Application	26/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Architect and Planning Service, Address: 10 The Close, Temple Manor,		
5. Applicant	Name: Mr. Kevin Delahan, Address: 103 Oakwood Grove, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1634  Date 24/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2061  Date 08/09/2000	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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Architect and Planning Service,  
10 The Close,  
Temple Manor,  
Celbridge,  
Co. Kildare.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2061	Date of Final Grant 08/09/2000
Decision Order Number 1634	Date of Decision 24/07/2000
Register Reference S00A/0354	Date 26/05/00

**Applicant** Mr. Kevin Delahan,

**Development** 1 two-storey, 4 bedroomed dwelling house with off-street parking for 2 vehicles.

**Location** 103 Oakwood Grove, Clondalkin, Dublin 22.

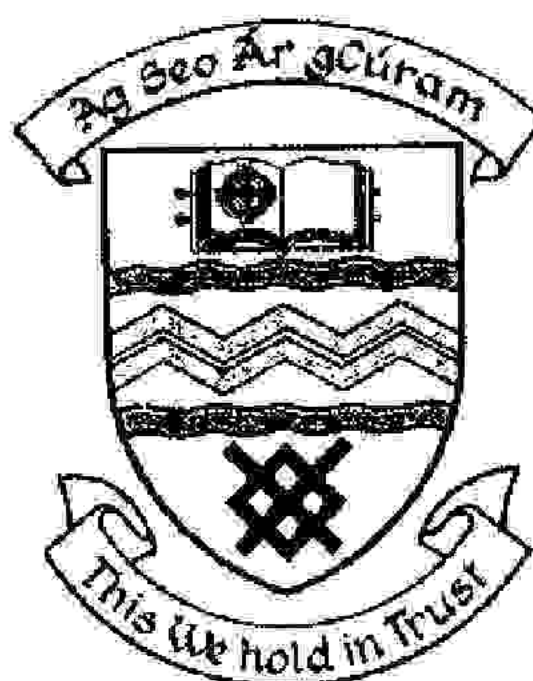
**Floor Area** 64.00 Sq Metres

**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 (26) 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 applicant proposes diversion of surface water sewer or sewers. There are twin 600mm diameter surface water sewers within 5m of the proposed development. One or both of these sewers will need to be diverted to give the required 5m setback. Prior to the commencement of development on site the applicant shall submit to the Planning Authority full details of the proposed diversion/s, including pipe sizes, gradients, cover and invert levels and establish if the area into which it is proposed to lay diverted sewer/s is clear of all services. One or both of these sewers will need to be diverted to give the required 5m setback.  
 Reason:  
 In the interest of the proper planning and development of the area.
- 3 The existing garage structure located in the rear garden of the proposed unit shall be removed due to its position directly over a 225mm diameter foul sewer.  
 Reason:  
 In the interest of the proper planning and development of the area.
- 4 Only one vehicular access to the proposed dwelling shall be permitted to the front of the dwelling as indicated on the site block plan submitted with this application on 26/5/00.  
 Reason:  
 In the interest of the proper planning and development of the area.
- 5 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes on the existing building on site and shall conform with those finishes indicated on drawings submitted with this application.  
 Reason:  
 In the interest of visual amenity.
- 6 The height of the proposed structure shall not exceed the height of the existing dwelling on site.



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Reason:

In the interest of visual amenity.

- 7 The boundary wall between the existing dwelling, No. 103 and the proposed structure, shall not exceed 1.2m in height where the dividing wall comes forward of the front building line. The wall shall be dashed on the outside and capped.

Reason:

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

- 8 Prior to the first occupation of the dwelling, the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

Reason:

In the interest of proper planning and development and visual amenity.

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

Reason:

To prevent unauthorised development.

- 10 That the dwelling shall not be occupied until all the services have been connected thereto and are operational.

Reason:

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

- 11 Whilst providing a driveway and parking space, the applicant shall retain at least one third of the existing front garden area as a green surfaced/landscaped open area.

Reason:

In the interest of visual amenity and the protection of residential amenity in the area.

- 12 The footpath and kerb shall be dished to the requirements of the Area Engineer, Road Maintenance Department, at the applicant's own expense. Any such dishing shall not exceed the width of the vehicular entrance.

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

- 13 The provision of 2 no. off street parking spaces for both the existing and proposed house shall be provided for.

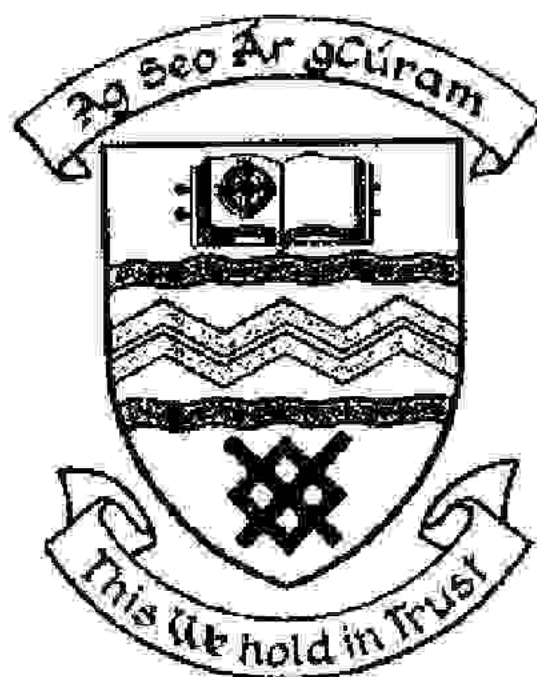
Reason:

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

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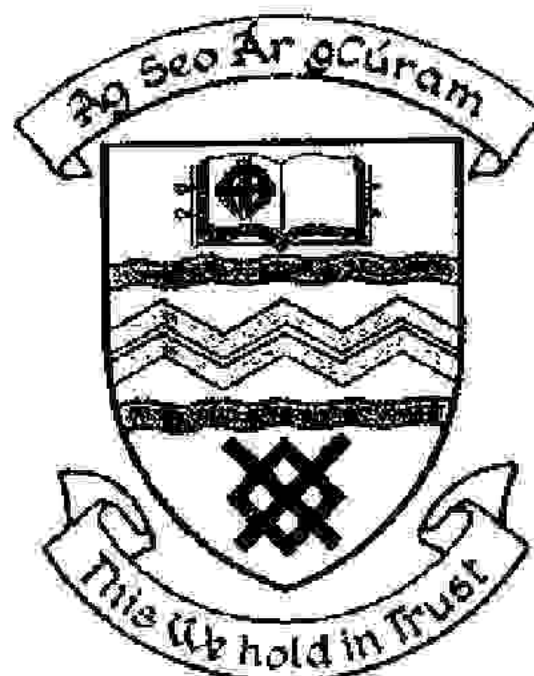
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- 14 The relocation/replacement of the tree on the verge to the front of the site to be at applicant's own expense.  
 Reason:  
 In the interest of proper planning and development of the area.
- 15 That an acceptable house numbering scheme be submitted to and approved by the Planning Authority before any constructional work takes place on the proposed house.  
 Reason:  
 In the interest of proper planning and development of the area.
- 16 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.
- 17 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.
- 18 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 19 Applicant to ensure full and complete separation of foul and surface water systems.  
 Reason:  
 In the interest of proper planning and development of the area.
- 20 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 proper planning and development of the area.



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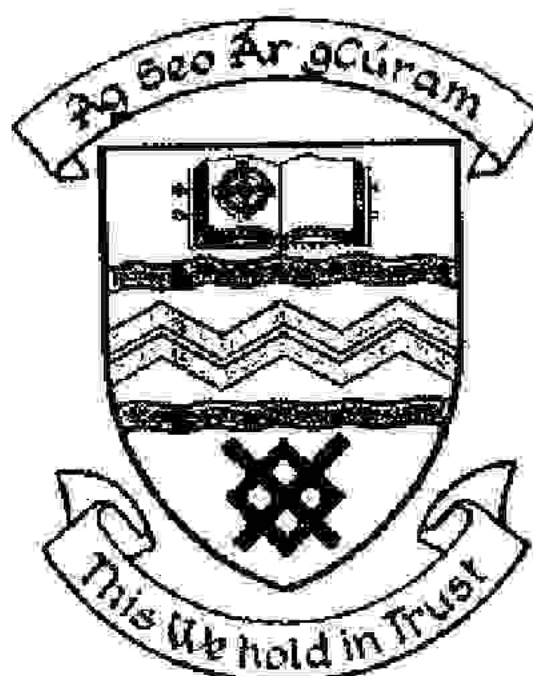
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- 21 No building within 5m of public sewer or sewer with potential to be taken in charge.  
 Reason:  
 In the interest of proper planning and development of the area.
- 22 All diversions of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense. No development to commence until diversion work completed.  
 Reason:  
 In the interest of proper planning and development of the area.
- 23 In relation to the water arrangements:  
 (a) Separate connection required for the proposed dwelling.  
 (b) Connection and tapping of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.  
 (c) The dwelling shall not be greater than 46 metres from a hydrant.  
 (d) 24hr storage shall be provided.  
 Reason:  
 In the interest of proper planning and development of the area.
- 24 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.
- 25 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:

**SOUTH DUBLIN COUNTY COUNCIL**  
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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.

- 26 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 Knockmitten 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.

- (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.

 .....11/09/00  
 for SENIOR ADMINISTRATIVE OFFICER



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0354	
1. Location	103 Oakwood Grove, Clondalkin, Dublin 22.		
2. Development	1 two-storey, 4 bedroomed dwelling house with off-street parking for 2 vehicles.		
3. Date of Application	26/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Architect and Planning Service, Address: 10 The Close, Temple Manor,		
5. Applicant	Name: Mr. Kevin Delahan, Address: 103 Oakwood Grove, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1634  Date 24/07/2000	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 1634	Date of Decision 24/07/2000
Register Reference S00A/0354	Date: 26/05/00

Applicant Mr. Kevin Delahan,

Development 1 two-storey, 4 bedroomed dwelling house with off-street parking for 2 vehicles.

Location 103 Oakwood Grove, 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 ( 26 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....<sup>144</sup>..... 24/07/00  
for SENIOR ADMINISTRATIVE OFFICER

Architect and Planning Service,  
10 The Close,  
Temple Manor,  
Celbridge,  
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**Conditions and Reasons**

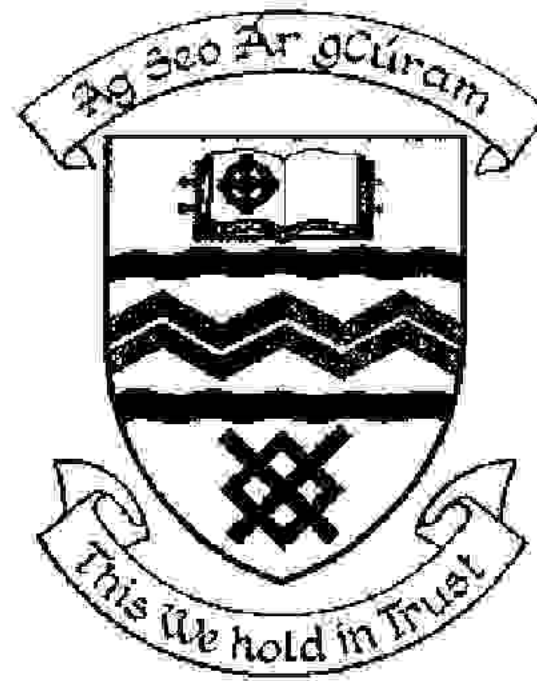
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
Reason:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The applicant proposes diversion of surface water sewer or sewers. There are twin 600mm diameter surface water sewers within 5m of the proposed development. One or both of these sewers will need to be diverted to give the required 5m setback. Prior to the commencement of development on site the applicant shall submit to the Planning Authority full details of the proposed diversion/s, including pipe sizes, gradients, cover and invert levels and establish if the area into which it is proposed to lay diverted sewer/s is clear of all services. One or both of these sewers will need to be diverted to give the required 5m setback.  
Reason:  
In the interest of the proper planning and development of the area.
- 3 The existing garage structure located in the rear garden of the proposed unit shall be removed due to its position directly over a 225mm diameter foul sewer.  
Reason:  
In the interest of the proper planning and development of the area.
- 4 Only one vehicular access to the proposed dwelling shall be permitted to the front of the dwelling as indicated on the site block plan submitted with this application on 26/5/00.  
Reason:  
In the interest of the proper planning and development of the area.
- 5 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes on the existing building on site and shall conform with



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those finishes indicated on drawings submitted with this application.

Reason:

In the interest of visual amenity.

- 6 The height of the proposed structure shall not exceed the height of the existing dwelling on site.

Reason:

In the interest of visual amenity.

- 7 The boundary wall between the existing dwelling, No. 103 and the proposed structure, shall not exceed 1.2m in height where the dividing wall comes forward of the front building line. The wall shall be dashed on the outside and capped.

Reason:

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

- 8 Prior to the first occupation of the dwelling, the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

Reason:

In the interest of proper planning and development and visual amenity.

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

Reason:

To prevent unauthorised development.

- 10 That the dwelling shall not be occupied until all the services have been connected thereto and are operational.

Reason:

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

- 11 Whilst providing a driveway and parking space, the applicant shall retain at least one third of the existing front garden area as a green surfaced/landscaped open area.

Reason:

In the interest of visual amenity and the protection of residential amenity in the area.



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- 12 The footpath and kerb shall be dished to the requirements of the Area Engineer, Road Maintenance Department, at the applicants own expense. Any such dishing shall not exceed the width of the vehicular entrance.  
Reason: In the interest of the proper planning and development of the area.

- 13 The provision of 2 no. off street parking spaces for both the existing and proposed house shall be provided for.  
Reason:  
In the interest of proper planning and development of the area.

- 14 The relocation/replacement of the tree on the verge to the front of the site to be at applicant's own expense.  
Reason:  
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- 15 That an acceptable house numbering scheme be submitted to and approved by the Planning Authority before any constructional work takes place on the proposed house.  
Reason:  
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- 16 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.

- 17 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.  
REASON:  
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- 18 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.  
REASON:

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

- 19 Applicant to ensure full and complete separation of foul and surface water systems.

Reason:

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

- 20 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 proper planning and development of the area.

- 21 No building within 5m of public sewer or sewer with potential to be taken in charge.

Reason:

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

- 22 All diversions of County Council mains to be carried out by South Dublin County Council personnel at applicant's prior expense. No development to commence until diversion work completed.

Reason:

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

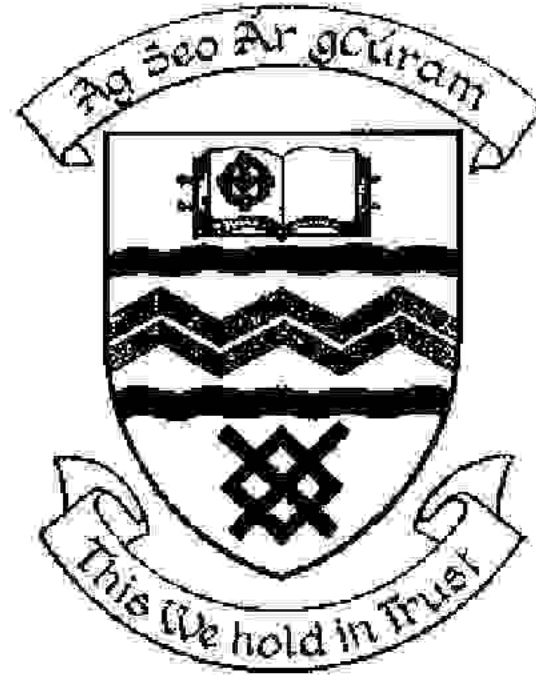
- 23 In relation to the water arrangements:

- (a) Separate connection required for the proposed dwelling.
- (b) Connection and tapping of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.
- (c) The dwelling shall not be greater than 46 metres from a hydrant.
- (d) 24hr storage shall be provided.

Reason:



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

- 24 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.

- 25 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.

- 26 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 Knockmitten 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



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

