

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0348	
1. Location	45 Park Hill Lawn, Kilnamanagh, Tallaght, Dublin 24.		
2. Development	Two storey house to side and new vehicular access.		
3. Date of Application	24/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Joe Fitzpatrick, Address: 25 Tonlegee Road, Coolock,		
5. Applicant	Name: Edward Sheridan, Address: 45 Parkhill Lawn, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 1598  Date 20/07/2000	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.			

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



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

Decision Order Number 1598	Date of Decision 20/07/2000
Register Reference S00A/0348	Date: 24/05/00

Applicant Edward Sheridan,  
Development Two storey house to side and new vehicular access.  
Location 45 Park Hill Lawn, Kilnamanagh, Tallaght, Dublin 24.  
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 ( 16 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

LA  
..... 20/07/00  
for SENIOR ADMINISTRATIVE OFFICER

Joe Fitzpatrick,  
25 Tonlegee Road,  
Coolock,  
Dublin 5.

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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     That the entire premises 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     The footpath and kerb shall be dished and the new driveway constructed for the existing house to the satisfaction of the Area Engineer Roads Maintenance.  
REASON:  
In the interest of the proper planning and development of the area.
- 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     The dwelling house shall not be occupied until all the services have been connected hereto and are operational.



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Reason:

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

- 8 That an acceptable house number/name shall be submitted to and approved by the County Council before any construction work takes place on the proposed house.

Reason:

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

- 9 With regard to foul and surface water drainage, the applicant shall ensure that all pipes are laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres 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.

- 10 The applicant shall ensure the full and complete separation of foul and surface water systems.

Reason:

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

- 11 The applicant proposes to build over existing foul and surface water drains. The applicant shall ensure adequate protection of these drains.

Reason:

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

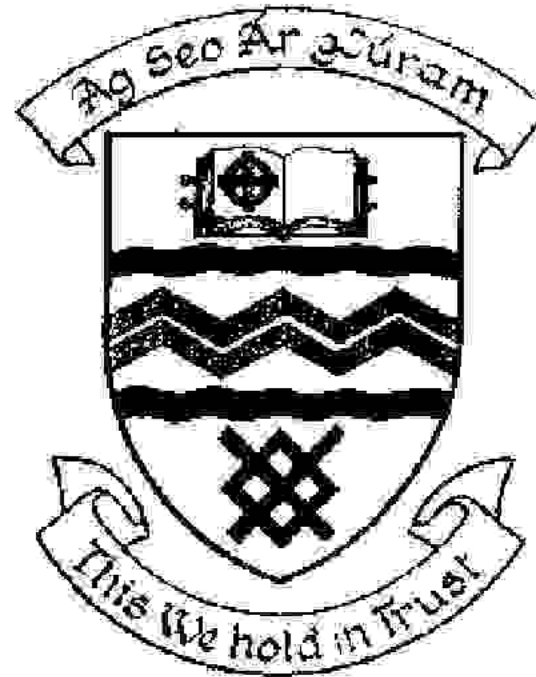
- 12 The applicant proposes to connect to private foul and surface water drains. Before development commences the applicant shall submit to the Planning Authority written evidence of permission for this connection from the owner(s) of both the foul and surface water drains. The applicant shall, comply with the Building Regulations 1997 Part H ensuring adequate capacity for the proposed development exists within the existing foul and surface water drains.

Reason:

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

- 13 With regard to water supply a separate connection is required for the new dwelling. All connection, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide 24 hour storage for the dwelling.

Reason:

In the interest of 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 £1,000 (One Thousand Pounds) EUR 1,274 (One Thousand Two Hundred and Seventy Four Euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Tymon 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.

- 16 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



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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.