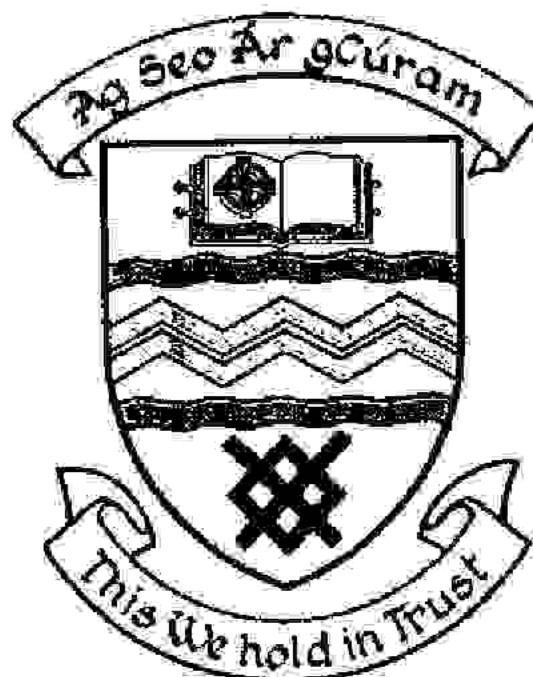


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0287	
1. Location	Site at side of 84 Culmore Road, Palmerstown, Dublin 20.		
2. Development	2 no. 3 bedroom semi detached 2 storey dwelling houses with off street parking.		
3. Date of Application	03/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/06/2000 2.	1. 08/08/2000 2.
4. Submitted by	Name: Architect & Planning Service, Address: 10 The Close, Temple Manor,		
5. Applicant	Name: Eamon Dunne, Address: Pinebrook, Trim, Co. Meath.		
6. Decision	O.C.M. No. 2254  Date 05/10/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2570  Date 20/11/2000	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**

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

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Architect & 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 2570	Date of Final Grant 20/11/2000
Decision Order Number 2254	Date of Decision 05/10/2000
Register Reference S00A/0287	Date 08/08/00

**Applicant** Eamon Dunne,

**Development** 2 no. 3 bedroom semi detached 2 storey dwelling houses with off street parking.

**Location** Site at side of 84 Culmore Road, Palmerstown, Dublin 20.

**Floor Area** 188.00 Sq Metres

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

**Additional Information Requested/Received** 28/06/2000 /08/08/2000

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

REG. REF. S00A/0287 **SOUTH DUBLIN COUNTY COUNCIL**  
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**Conditions and Reasons**

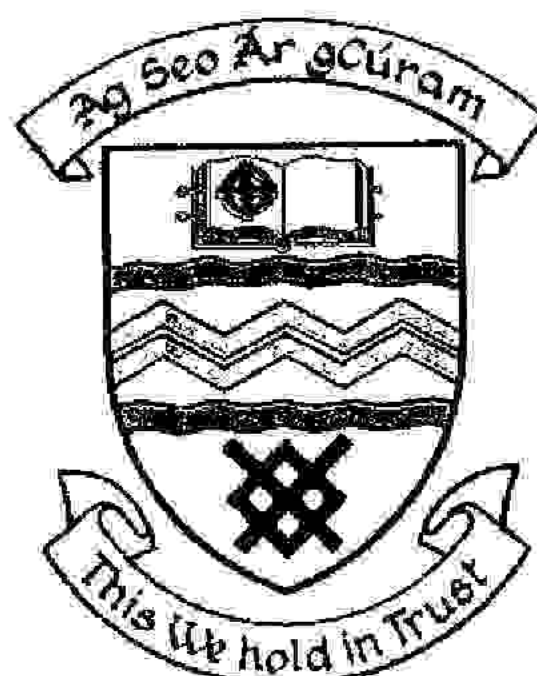
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Unsolicited Additional Information received on the 16/05/00 and Additional Information received on the 08/08/00, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That each 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 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.
- 5 An acceptable house numbering scheme be submitted to and approved by the Planning Authority before development commences.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 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.
- 7 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



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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.

- 8 The footpath and kerb shall be dished and the new driveways constructed to the satisfaction of the South Dublin County Council.

**REASON:**

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

- 9 The external finishes shall match those of the adjoining dwelling. In this regard, the applicant shall submit full details of proposed external finishes before development commences.

**REASON:**

In the interest of visual amenity.

- 10 That a financial contribution in the sum of £1,500 (One Thousand Five Hundred Pounds) EUR 1,904 (One Thousand Nine Hundred and Four 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.

- 11 That a financial contribution in the sum of £4,200 (Four Thousand Two Hundred Pounds) EUR 5,333 (Five Thousand Three Hundred and Thirty Three 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.

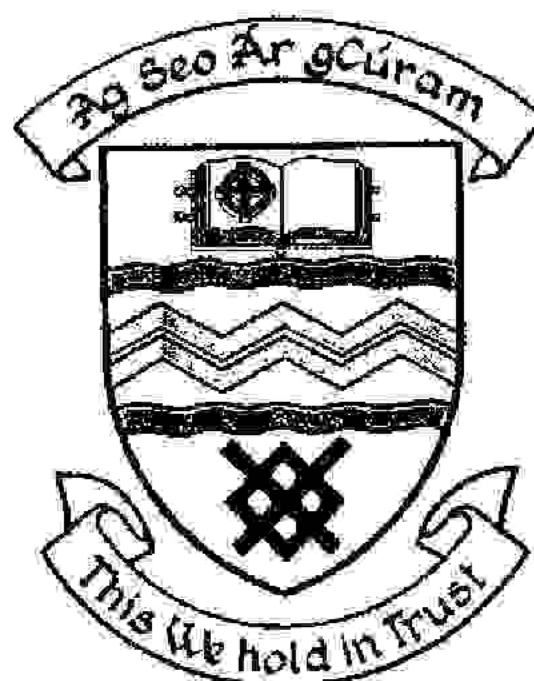
**REASON:**

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

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improvement works and traffic management schemes  
 facilitating the proposed development.

- 12 That a financial contribution in the sum of £4,317 (Four Thousand Three Hundred and Seventeen Pounds) EUR 5,482 (Five Thousand Four Hundred and Eighty Two Euros) be paid by the proposer to South Dublin County Council towards the cost of the further development of open space and recreational facilities in Glenaulin 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.

- 13 That a financial contribution in the sum of £800 (Eight Hundred Pounds) EUR 1,015 (One Thousand and Fifteen Euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

**REASON:**

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 14 That a minimum 1m wide strip shall be retained free from development on both the east and west sides of the site. This shall involve reducing the width of both houses from 5m to 4m. Before development commences, the applicant shall submit for agreement by the Planning Authority revised details to include a site plan, elevations and floor plans in compliance with this requirement.

**REASON:**

In the interest of protecting the amenities of the area.

- 15 That before development commences, the applicant shall submit for agreement by the Planning Authority full details of boundary treatment for the site.

**REASON:**

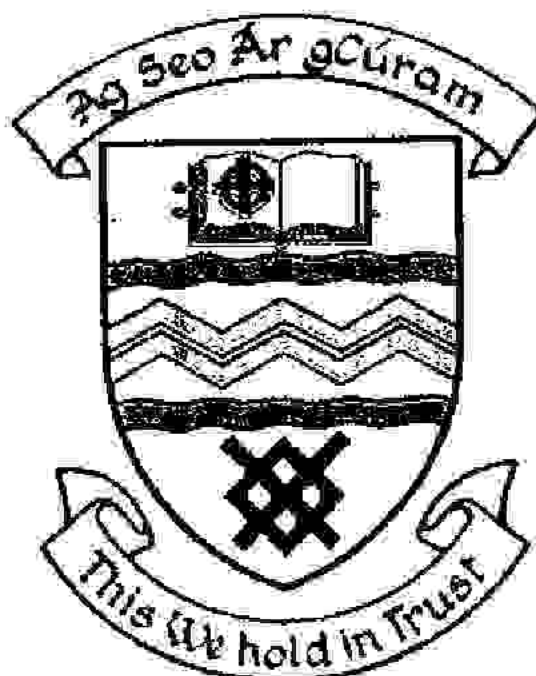
In the interest of the proper planning and development of the area.



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**NOTE:**

The applicant's attention is drawn to Section 26 (11) of the Local Government (Planning and Development) Act, 1963 which states, "a person shall not be entitled solely by reason of a permission or approval under this section to carry out any 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.

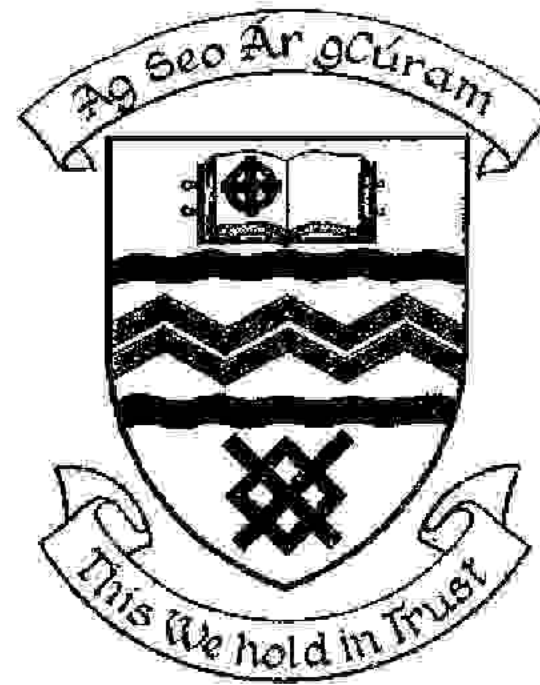
Signed on behalf of South Dublin County Council.

  
.....21/11/00  
for SENIOR ADMINISTRATIVE OFFICER

**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 2254	Date of Decision 05/10/2000
Register Reference S00A/0287	Date: 03/05/00

Applicant Eamon Dunne,

Development 2 no. 3 bedroom semi detached 2 storey dwelling houses with off street parking.

Location Site at side of 84 Culmore Road, Palmerstown, Dublin 20.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 28/06/2000 /08/08/2000

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 ( 15 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 05/10/00  
for SENIOR ADMINISTRATIVE OFFICER

Architect & Planning Service,  
10 The Close,  
Temple Manor,  
Celbridge,  
Co. Kildare.

**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S00A/0287

**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 Unsolicited Additional Information received on the 16/05/00 and Additional Information received on the 08/08/00, 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 That each 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 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.
- 5 An acceptable house numbering scheme be submitted to and approved by the Planning Authority before development commences.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.  
REASON:



**SOUTH DUBLIN COUNTY COUNCIL  
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In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 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.

- 8 The footpath and kerb shall be dished and the new driveways constructed to the satisfaction of the South Dublin County Council.

**REASON:**

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

- 9 The external finishes shall match those of the adjoining dwelling. In this regard, the applicant shall submit full details of proposed external finishes before development commences.

**REASON:**

In the interest of visual amenity.

- 10 That a financial contribution in the sum of £1,500 (One Thousand Five Hundred Pounds) EUR 1,904 (One Thousand Nine Hundred and Four 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.

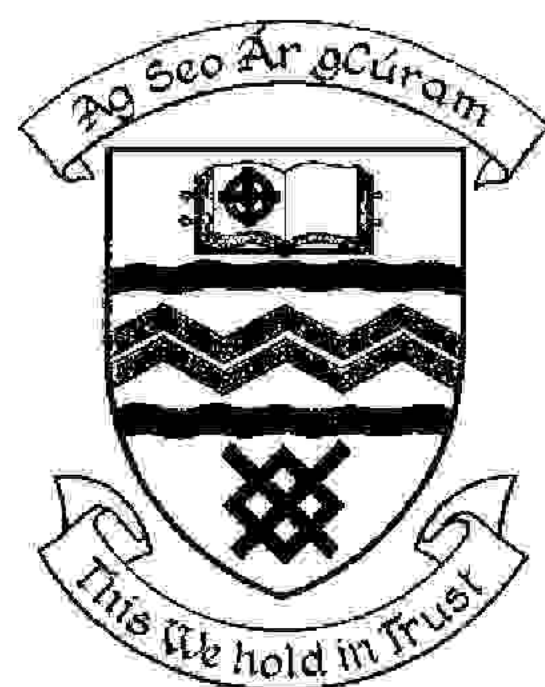
**REASON:**

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.

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

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- 11 That a financial contribution in the sum of £4,200 (Four Thousand Two Hundred Pounds) EUR 5,333 (Five Thousand Three Hundred and Thirty Three 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.

- 12 That a financial contribution in the sum of £4,317 (Four Thousand Three Hundred and Seventeen Pounds) EUR 5,482 (Five Thousand Four Hundred and Eighty Two Euros) be paid by the proposer to South Dublin County Council towards the cost of the further development of open space and recreational facilities in Glenaulin Park which will facilitate the development; this contribution to be paid before the commencement of development on site.

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- 13 That a financial contribution in the sum of £800 (Eight Hundred Pounds) EUR 1,015 (One Thousand and Fifteen Euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

**REASON:**

The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.



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REG. REF. S00A/0287

- 14 That a minimum 1m wide strip shall be retained free from development on both the east and west sides of the site. This shall involve reducing the width of both houses from 5m to 4m. Before development commences, the applicant shall submit for agreement by the Planning Authority revised details to include a site plan, elevations and floor plans in compliance with this requirement.

REASON:

In the interest of protecting the amenities of the area.

- 15 That before development commences, the applicant shall submit for agreement by the Planning Authority full details of boundary treatment for the site.

REASON:

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

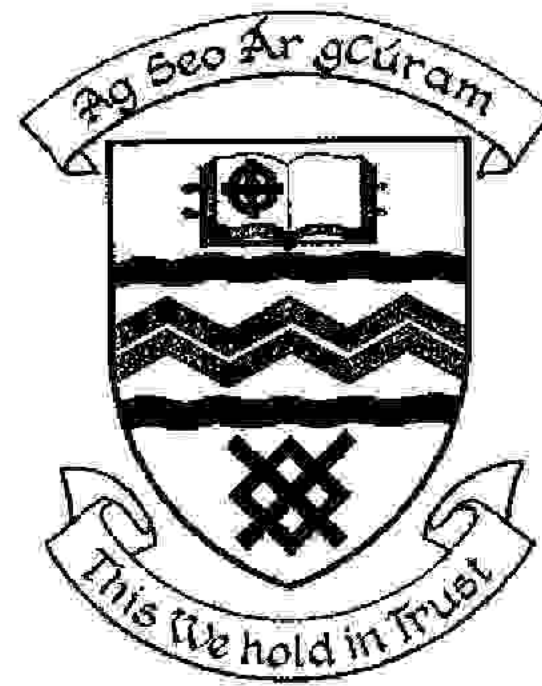
NOTE:

The applicant's attention is drawn to Section 26 (11) of the Local Government (Planning and Development) Act, 1963 which states, "a person shall not be entitled solely by reason of a permission or approval under this section to carry out any development".

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0287	
1. Location	Site at side of 84 Culmore Road, Palmerstown, Dublin 20.		
2. Development	2 no. 3 bedroom semi detached 2 storey dwelling houses with off street parking.		
3. Date of Application	03/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 28/06/2000 2.	1. 2.
4. Submitted by	Name: Architect & Planning Service, Address: 10 The Close, Temple Manor,		
5. Applicant	Name: Eamon Dunne, Address: Pinebrook, Trim, Co. Meath.		
6. Decision	O.C.M. No. 1393  Date 28/06/2000	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**



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Lár an Bhaile, Tamhlacht,  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1393	Date of Decision 28/06/2000
Register Reference S00A/0287	Date: 03/05/00

**Applicant** Eamon Dunne,  
**Development** 2 no. 3 bedroom semi detached 2 storey dwelling houses with  
off street parking.

**Location** Site at side of 84 Culmore Road, Palmerstown, Dublin 20.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 03/05/00 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 The extent of the site area indicated in the submitted plans does not correspond with the site layout which accompanied S94A/0633, which granted Approval for one detached house on the site. From the submitted drawings, it appears that the site may include land within the administrative area, and possibly within the control of Dublin Corporation. The applicant is therefore requested to clarify precisely the extent of his landholding, including the submission of all relevant legal documentation. Should development be proposed on land which is not within the applicant's ownership, adequate proof of consent to the making of an application for planning permission shall be submitted from the relevant landowner.

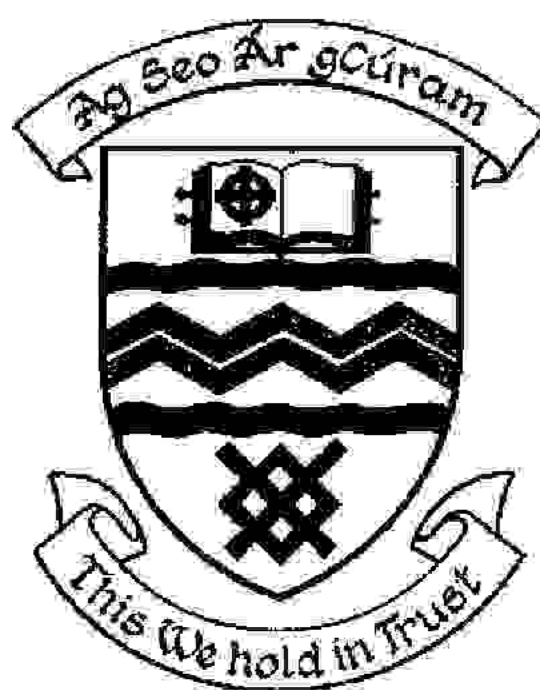
**NOTE:** If development is proposed on land which is within the administrative area of Dublin Corporation, a separate planning application would be required to be submitted to that Planning Authority.

Architect & Planning Service,  
10 The Close,  
Temple Manor,  
Celbridge,  
Co. Kildare.

**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S00A/0287

- 2 Related to the above point, the applicant shall mark out on site the precise line of the site boundary to the east.
- 3 The applicant shall state the site area in metres squared.
- 4 It would appear from the submitted drawings that the proposed dwelling closest to No. 84 Culmore Road will interfere with the guttering of the single storey extension to the side of that house. The applicant is requested to address this.
- 5 The applicant shall submit revised floor plans of the proposed houses, which fully incorporates the plans of the "handed" dwelling.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

28/06/00