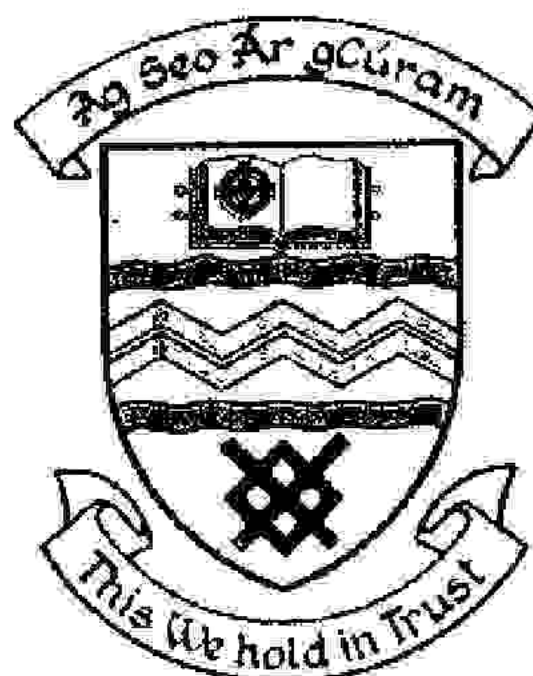


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0263	
1. Location	Site at rear of "Rikoli", Kingswood Village, Old Naas Road, Dublin 22.		
2. Development	Dormer bungalow.		
3. Date of Application	19/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/06/2000 2.	1. 23/06/2000 2.
4. Submitted by	Name: L. Sweetman, Address: Architectural Services, 58 Meadow Vale,		
5. Applicant	Name: Alan Russell, Address: "Rikoli", Kingswood Village, Old Naas Road, Dublin 22.		
6. Decision	O.C.M. No. 1884  Date 21/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2225  Date 13/10/2000	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

Telefon: 01-414 9230  
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**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
Dublin 24

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L. Sweetman,  
Architectural Services,  
58 Meadow Vale,  
Dean's Grange,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2225	Date of Final Grant 13/10/2000
Decision Order Number 1884	Date of Decision 21/08/2000
Register Reference S00A/0263	Date 23/06/00

**Applicant** Alan Russell,

**Development** Dormer bungalow.

**Location** Site at rear of "Rikoli", Kingswood Village, Old Naas Road,  
Dublin 22.

**Floor Area** 155.00 Sq Metres

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

**Additional Information Requested/Received** 15/06/2000 /23/06/2000

A Permission has been granted for the development described above,  
subject to the following (13) 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 and in accordance with the Additional Information received by the Planning Authority on the 23rd June 2000 and Unsolicited Additional Information received on the 29th June 2000, 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 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 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.

- 6 Foul and Surface Water Drainage:

- (a) All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where this is not possible pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- (b) The developer shall ensure full and complete separation of the foul and surface water systems.

**REASON:**

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



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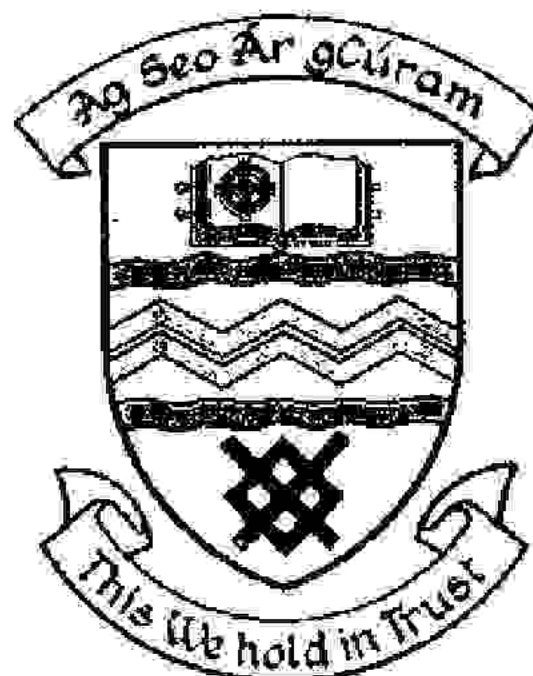
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- 
- 7 As regards water supply a separate connection is required for the proposed dwelling and the applicant shall provide 24 hour storage facilities for the dwelling.  
REASON:  
In the interests of proper planning and development and public health.
- 8 As per details lodged as Additional Information on file Reg. Ref. S99A/0469, a right of way to serve the existing undeveloped lands adjoining the proposed dwelling shall be maintained in perpetuity.  
REASON:  
In the interest of the proper planning and development of the area.
- 9 Before development commences the access to the public road shall be improved in accordance with details lodged with the Planning Authority on 23rd June 2000 and 29th June 2000.  
REASON:  
In the interest of road safety.
- 10 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.
- 11 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.
- 12 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 road 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 £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 Rathcoole Park 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.

**NOTE:**

The applicant is advised that the development is located in an area in which the level of aircraft noise without insulation will be intrusive.

- (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.



REG. REF. S00A/0263

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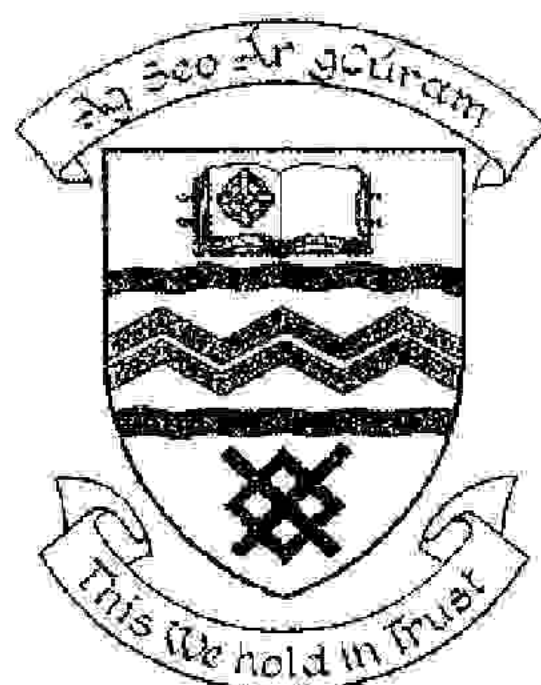
.....16/10/00  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0263	
1. Location	Site at rear of "Rikoli", Kingswood Village, Old Naas Road, Dublin 22.		
2. Development	Dormer bungalow.		
3. Date of Application	19/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/06/2000 2.	1. 23/06/2000 2.
4. Submitted by	Name: L. Sweetman, Address: Architectural Services, 58 Meadow Vale,		
5. Applicant	Name: Alan Russell, Address: "Rikoli", Kingswood Village, Old Naas Road, Dublin 22.		
6. Decision	O.C.M. No. 1884  Date 21/08/2000	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 1884	Date of Decision 21/08/2000
Register Reference S00A/0263	Date: 19/04/00

Applicant Alan Russell,

Development Dormer bungalow.

Location Site at rear of "Rikoli", Kingswood Village, Old Naas Road,  
Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/06/2000 /23/06/2000

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

..... *my* ..... 25/08/00  
for SENIOR ADMINISTRATIVE OFFICER

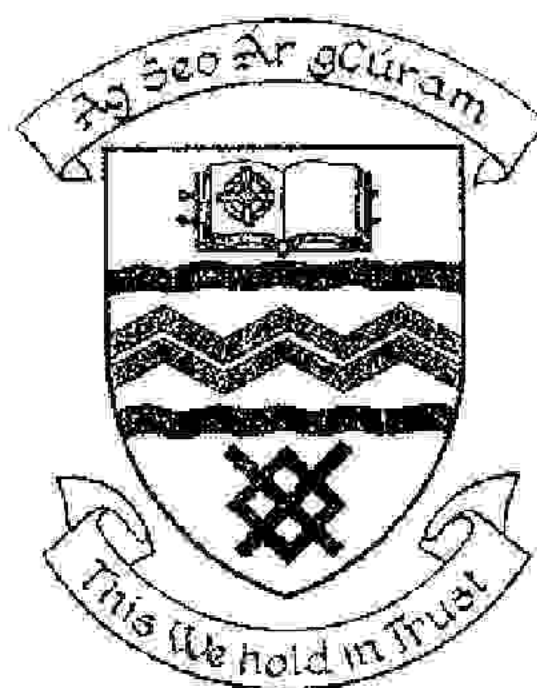
L. Sweetman,  
Architectural Services,  
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Dean's Grange,  
Co. Dublin.



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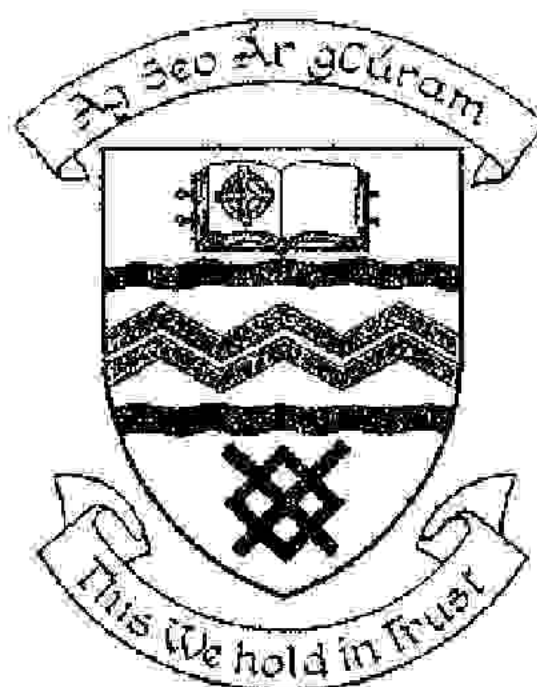
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and in accordance with the Additional Information received by the Planning Authority on the 23rd June 2000 and Unsolicited Additional Information received on the 29th June 2000, 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 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 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.
- 6 Foul and Surface Water Drainage:  
(a) All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where this is not possible pipes shall be bedded and surrounded in C20 concrete 150mm thick.

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REG. REF. S00A/0263

- (b) The developer shall ensure full and complete separation of the foul and surface water systems.

REASON:

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

- 7 As regards water supply a separate connection is required for the proposed dwelling and the applicant shall provide 24 hour storage facilities for the dwelling.

REASON:

In the interests of proper planning and development and public health.

- 8 As per details lodged as Additional Information on file Reg. Ref. S99A/0469, a right of way to serve the existing undeveloped lands adjoining the proposed dwelling shall be maintained in perpetuity.

REASON:

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

- 9 Before development commences the access to the public road shall be improved in accordance with details lodged with the Planning Authority on 23rd June 2000 and 29th June 2000.

REASON:

In the interest of road safety.

- 10 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.

- 11 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



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REG REF. S00A/0263

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 £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 road 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 £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 Rathcoole Park 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.

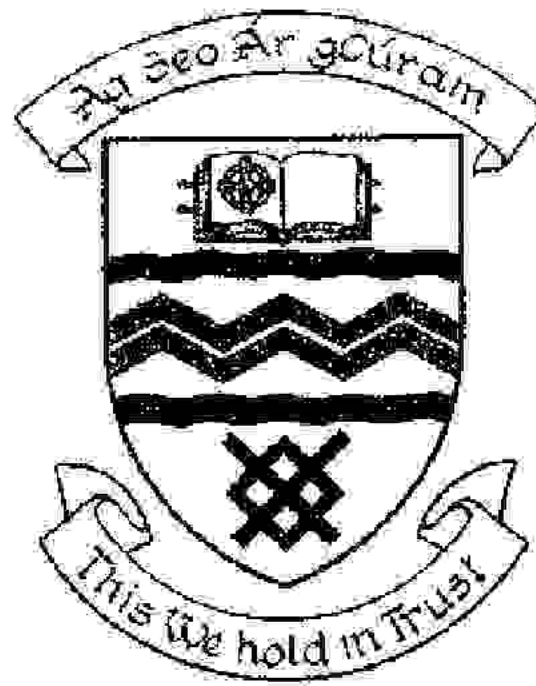
NOTE:

The applicant is advised that the development is located in an area in which the level of aircraft noise without insulation will be intrusive.



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0263	
1. Location	Site at rear of "Rikoli", Kingswood Village, Old Naas Road, Dublin 22.		
2. Development	Dormer bungalow.		
3. Date of Application	19/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/06/2000 2.	1. 2.
4. Submitted by	Name: L. Sweetman, Address: Architectural Services, 58 Meadow Vale,		
5. Applicant	Name: Alan Russell, Address: "Rikoli", Kingswood Village, Old Naas Road, Dublin 22.		
6. Decision	O.C.M. No. 1315 Date 15/06/2000	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**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1315	Date of Decision 15/06/2000
Register Reference S00A/0263	Date: 19/04/00

Applicant            Alan Russell,  
Development        Dormer bungalow.

Location            Site at rear of "Rikoli", Kingswood Village, Old Naas Road,  
Dublin 22.

App. Type            Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/04/00 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:

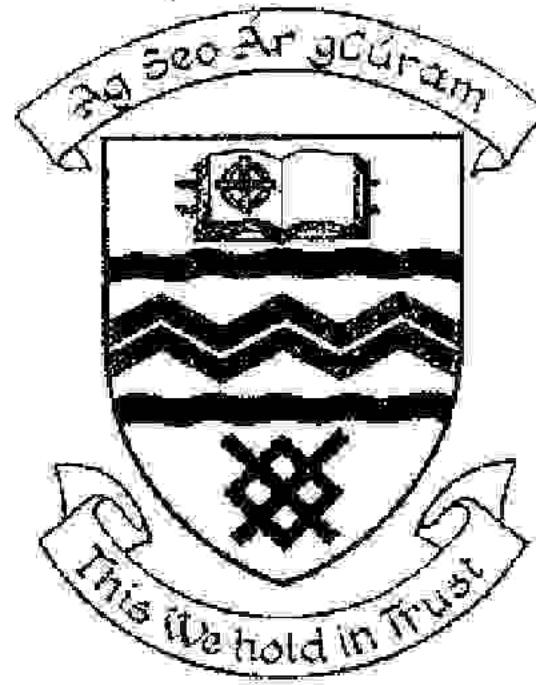
- 1     The Planning Authority note that the development as proposed indicates that it is the probable intention of the landowners to further develop the lands to the south and west of the current proposed development. The access laneway is seriously sub-standard. The applicant is advised that the Planning Authority cannot consider further development on these lands until a comprehensive proposal for the development of these lands is lodged with the Planning Authority. If this is the intention of the landowner, an application for the future development of these lands showing the provision of an adequate entrance and access to the lands should be lodged with the Planning Authority. If it is the applicant's intention that no further development should occur apart from that currently proposed then the applicant should notwithstanding the above submit details of how he proposes to provide adequate vision displays at the junction of the access road and the public road to cater for the development as proposed and the existing dwelling under construction on the adjoining site.

L. Sweetman,  
Architectural Services,  
58 Meadow Vale,  
Dean's Grange,  
Co. Dublin.

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- 2 The proposed development is shown approx. 26 metres from the road boundary of the Naas Dual Carriageway. The applicant is requested to submit an amended proposal showing the proposed dwelling located not less than 27 metres from the roadside boundary of the dual carriageway.

Signed on behalf of South Dublin County Council

*LA*  
.....  
for Senior Administrative Officer

15/06/00