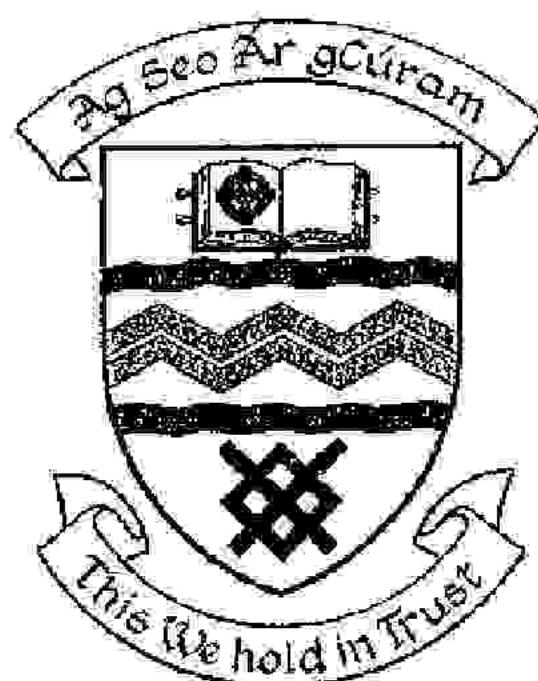


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0193	
1. Location	Site to the west of Oldchurch Estate and front Old Nangor Road to the south, and fronting Link Road between Old Nangor Road and New Nangor Road to west, Deansrath, Clondalkin, Dublin 22.		
2. Development	Block of 4 no. two storey 3 bed houses.		
3. Date of Application	24/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: McCrossan O'Rourke Architects, Address: 12 Richmond Row, Portobello Harbour,		
5. Applicant	Name: Neil & William J. Durkan, Address: Durkan House, 1-3 Sandford Road, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 2766 Date 18/12/2000	Effect WD WITHDRAW THE APPLICATION	
7. Grant	O.C.M. No. Date	Effect WD WITHDRAW THE APPLICATION	
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, Tarnhlacht,
Baile Átha Cliath 24.

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

PLANNING
DEPARTMENT
County Hall,
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 2766	Date of Decision 18/12/2000
Register Reference S00A/0193	Date 24/03/00

Applicant Neil & William J. Durkan,
App. Type Permission
Development Block of 4 no. two storey 3 bed houses.

Location Site to the west of Oldchurch Estate and front Old Nangor
Road to the south, and fronting Link Road between Old
Nangor Road and New Nangor Road to west, Deansrath,
Clondalkin, Dublin 22.

Dear Sir / Madam,

It is noted by letter dated 11/12/2000 that you have withdrawn the above mentioned application.

Yours faithfully

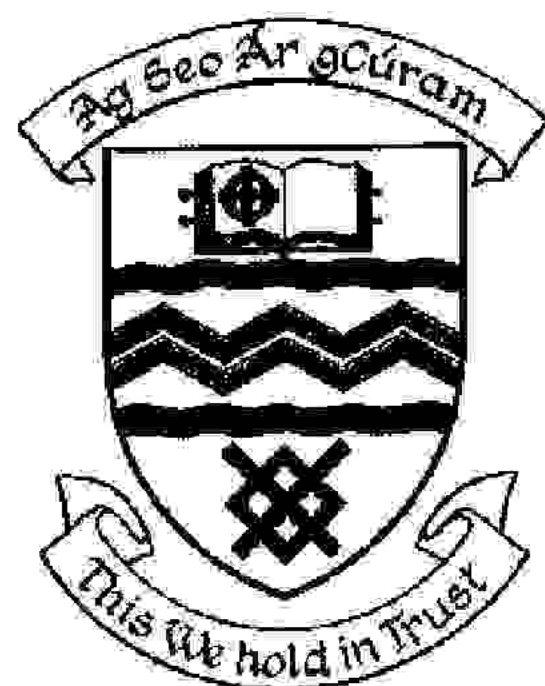
mj 19/12/00
for SENIOR ADMINISTRATIVE OFFICER

McCrossan O'Rourke Architects,
12 Richmond Row,
Portobello Harbour,
Dublin 8.

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 1107	Date of Decision 22/05/2000 <i>HH</i>
Register Reference S00A/0193	Date: 24/03/00

Applicant Neil & William J. Durkan,
Development Block of 4 no. two storey 3 bed houses.

Location Site to the west of Oldchurch Estate and front Old Nangor Road to the south, and fronting Link Road between Old Nangor Road and New Nangor Road to west, Deansrath, Clondalkin, Dublin 22.

App. Type Permission

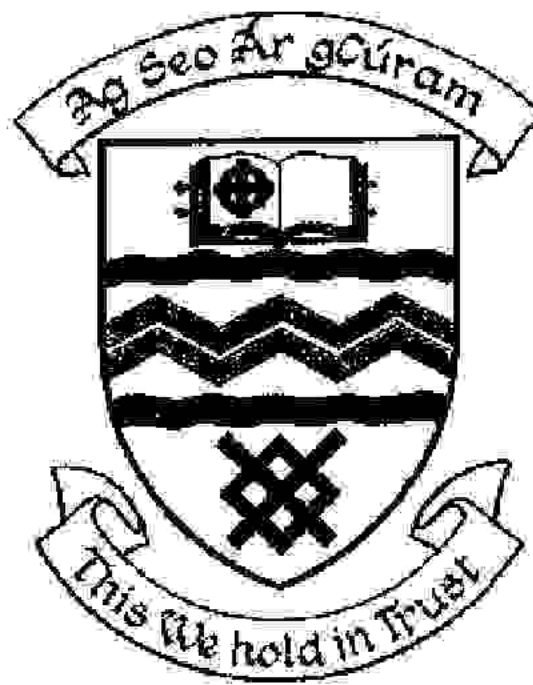
Dear Sir/Madam,

With reference to your planning application, received on 24/03/00 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 It is considered by the Planning Authority that the applicant does not have sufficient legal interest in the stated site. The applicant is showing a portion of land to the south west of the site which was retained by the Council for sighting lines and was not included in the disposal to Messrs Durkan. The applicant shall submit written documentation to show that the land in question is in the applicants ownership. The applicant is advised to submit an accurate revised site boundary.
- 2 The applicant is advised that the proposed development by reason of the lack of adequate on site parking provision would lead to on street car parking in the hammerhead and would therefore restrict turning movements. In line with Development Plan standards the Planning Authority would required a minimum of 2 spaces per unit. The applicant is only showing 6 spaces which is a shortfall of 2 spaces. The applicant may need to revise the layout accordingly. The

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Dublin 8.

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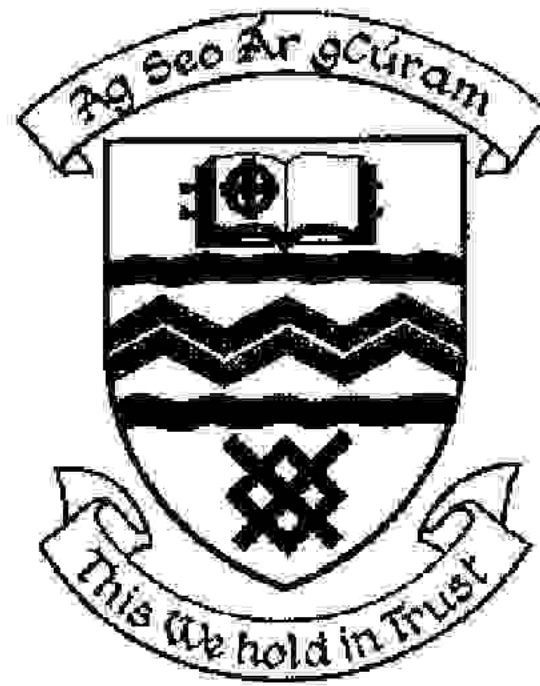
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applicant shall show how he intends to comply with the above.

- 3 The applicant is advised that the Planning Authority consider the density of the scheme to be excessive, due to the lack of adequate on site parking, the lack of private open space in accordance with Development Plan standards, and the inadequate clearance between directly opposing windows (between the proposed unit no. 1 and 2 and house no. 1 and 3 in Oldchurch Drive). It would therefore constitute over development of the site and lead to an unacceptable level of overlooking to no. 1 and 3 Oldchurch Drive. The applicant shall show by means of a revised layout how he intends to comply with relevant Development Plan standards.
- 4 The applicant shall submit a landscaping scheme in respect of the layout, including detailed layout, works specification and schedule of future maintenance to be submitted to the Planning Authority.
- 5 The applicant is advised that a suitable level of screening and boundary wall treatment will be required to the private open space for the houses. The applicant shall submit details of the exact treatment of proposed boundary walls fronting the Nangor Fox & Geese Road.
- 6 The applicant proposes diversion of 225mm diameter foul drain which traverses the site. The applicant shall show that they have the permission of the owners of this drain to carry out the diversion works, and submit full details of proposed diversion and drainage serving the proposed development, including pipe sizes, gradients, cover and invert levels, up to and including connections. Applicant indicates the proposed diversion to be within 5m of the proposed development. The applicant is advised that no building within 5m of public sewer or sewer with potential to be taken in charge is permitted.
- 7 The applicant shall ensure full and complete separation of foul and surface water systems.
- 8 The applicant is advised that 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

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these minimum covers, pipes shall be bedded and surrounded
in C20 concrete 150mm thick.

- 9 The applicant is advised that no building is permitted
within 5m of public sewer or sewer with potential to be
taken in charge.
- 10 The applicant is advised that the records indicate there is
a 225mm diameter surface water drain in the south western
corner of the site, possibly close to or under the proposed
development. Applicant to indicate on a drawing the
location of this drain relative to the proposed development
and to indicate an acceptable diversion or amended layout
proposal if required, so as no building is within 5 m of
public sewer or sewer with potential to be taken in charge.
The permission of the owners of this drain to carry out any
diversion works would be required. Applicant to submit full
details of diversion if required, and drainage serving the
proposed development, including pipe sizes, gradients, cover
and invert levels, up to and including connections.
- 11 The applicant is advised that records indicate there is a
150mm diameter watermain running through the eastern part of
the site. Applicant to indicate on a drawing the location
of this drain relative to the proposed development and to
indicate an acceptable diversion or amended layout proposal
if required, so as no building within 5m of the watermain.
- 12 The applicant shall submit a watermain layout drawing.
Drawing to indicate proposed watermain sizes, valve, meter
and hydrant layout, proposed points of connections to
existing watermains. Layout shall be in accordance with
Part B of 1997 Building Regulations.

Signed on behalf of South Dublin County Council

for
.....
for Senior Administrative Officer

22/05/00