

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0150	
1. Location	Site adjoining 75 Glenview Park, Tallaght, Dublin 24		
2. Development	3 bedroom two storey dwelling on site adjoining 75 Glenview		
3. Date of Application	09/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/05/2000 2.	1. 29/06/2000 2.
4. Submitted by	Name: Enda Fanning, Address: Architect, 40 Main Street,		
5. Applicant	Name: Michael Kenny Address: 75 Glenview Park, Tallaght, Dublin 24		
6. Decision	O.C.M. No. 1939 Date 25/08/2000	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

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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Enda Fanning,
Architect,
40 Main Street,
Rathfarnham Village,
Dublin 14.

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 1939	Date of Decision 25/08/2000
Register Reference S00A/0150	Date 29/06/00

Applicant Michael Kenny

Development 3 bedroom two storey dwelling on site adjoining 75 Glenview

Location Site adjoining 75 Glenview Park, Tallaght, Dublin 24

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

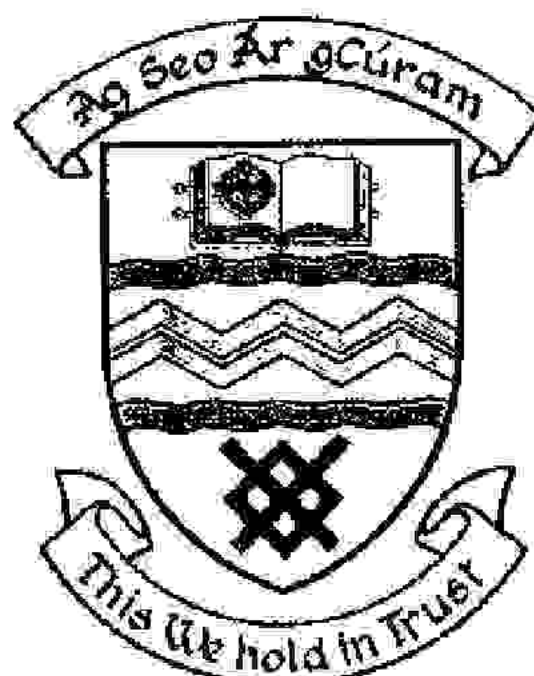
Additional Information Requested/Received 05/05/2000 /29/06/2000

A Permission has been granted for the development described above,
subject to the following (14) 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 with Additional Information lodged on the 29th June 2000.

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 South Dublin County Council.

(a) Foul Drainage and Surface Water Drainage

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.

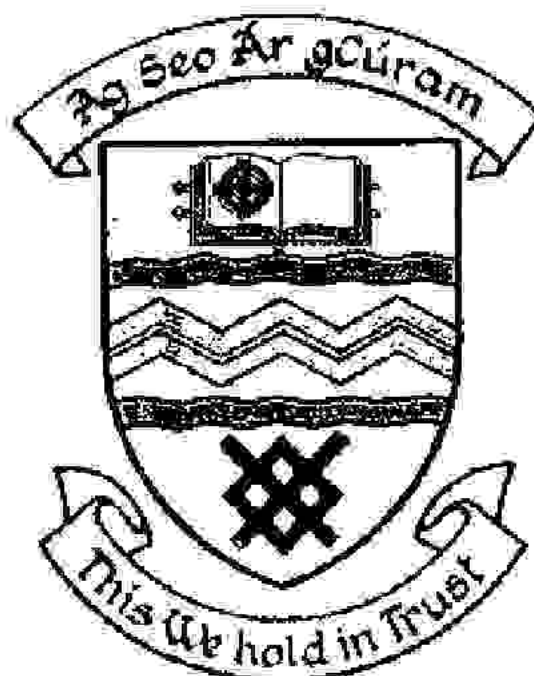
(b) Prior to commencement of development, the applicant shall submit for the prior approval of the Planning Authority a revised proposal showing the full and complete separation of the foul and surface water systems.

REASON:

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

- 6 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the South Dublin County Council, Environmental Services Department and that the cost thereof be paid to the South Dublin County Council before any development commences. The applicant is to provide

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hour storage per dwelling.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by South Dublin County Council will facilitate the proposed development it is considered reasonable that the South Dublin County Council should recoup the cost.

- 7 Full details of the roof cladding and external finishes to include colour and texture of the same, should be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

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

- 8 The footpath and kerb to both the existing and proposed dwelling shall be dishd to the satisfaction of the Area Engineer, Roads Maintenance Department. The driveways shall also be constructed to the requirements of the Area Engineer.

REASON:

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

- 9 The gradient of the driveway shall not exceed 5%. The relocation of Eircom/NTL manholes shall be at the applicants expense.

REASON:

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

- 10 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:

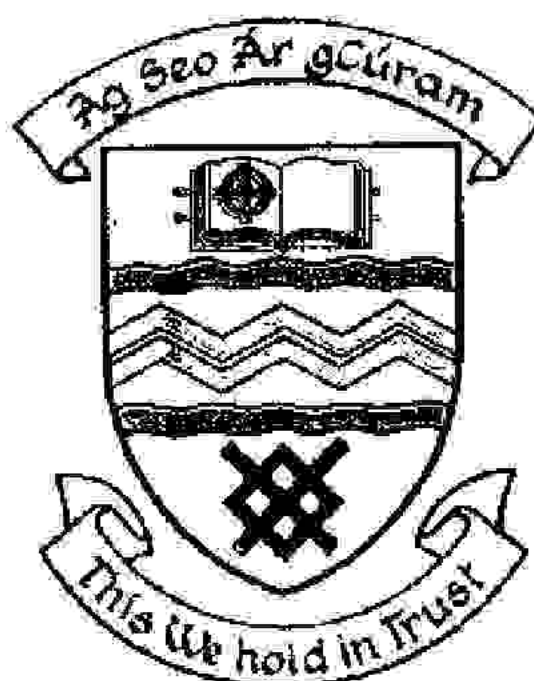
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 11 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 pr

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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.

- 12 That a financial contribution in the sum of £1,000 (One Thousand Pounds) 1270 (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 at Sean Walsh 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 an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

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

- 14 That a financial contribution in the sum of £300 (Three Hundred Pounds) EUR 380 (Three Hundred and Eighty Euros) be paid by the proposer to South Dublin County Council towards replacement tree planting in the area of the proposed development and which will facilitate the development.

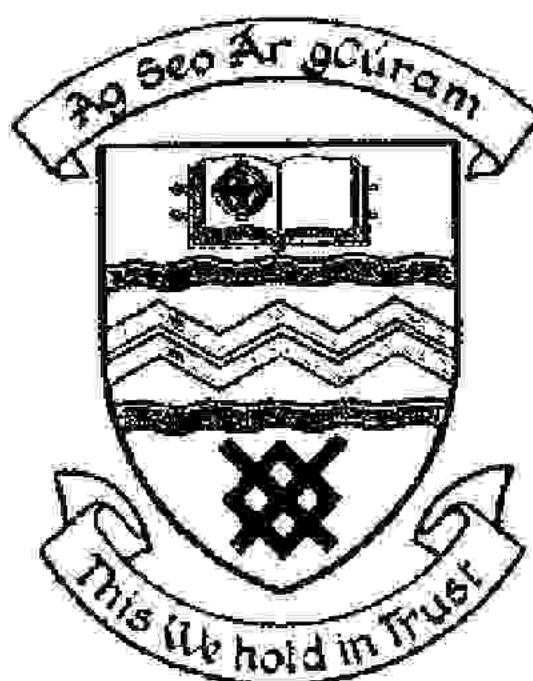
REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred/is proposed to be incurred by the Council on replacement tree planting in the local area.

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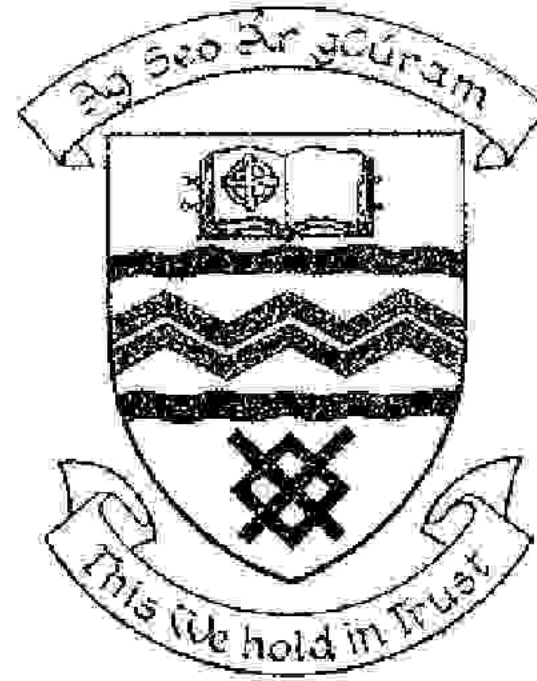
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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,


.....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/0150	
1. Location	Site adjoining 75 Glenview Park, Tallaght, Dublin 24		
2. Development	3 bedroom two storey dwelling on site adjoining 75 Glenview		
3. Date of Application	09/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/05/2000 2.	1. 29/06/2000 2.
4. Submitted by	Name: Enda Fanning, Address: Architect, 40 Main Street,		
5. Applicant	Name: Michael Kenny Address: 75 Glenview Park, Tallaght, Dublin 24		
6. Decision	O.C.M. No. 1939 Date 25/08/2000	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.	

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

Decision Order Number 1939	Date of Decision 25/08/2000
Register Reference S00A/0150	Date: 09/03/00

Applicant Michael Kenny
Development 3 bedroom two storey dwelling on site adjoining 75 Glenview
Location Site adjoining 75 Glenview Park, Tallaght, Dublin 24
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 05/05/2000 /29/06/2000
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 (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

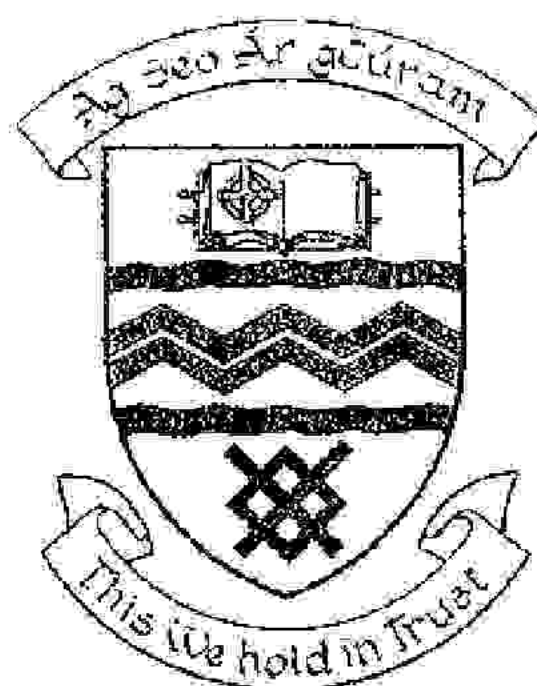
..... 25/08/00
for SENIOR ADMINISTRATIVE OFFICER

Enda Fanning,
Architect,
40 Main Street,
Rathfarnham Village,
Dublin 14.

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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 with Additional Information lodged on the 29th June 2000.
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 South Dublin County Council.
 - (a) Foul Drainage and Surface Water Drainage
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.
 - (b) Prior to commencement of development, the applicant shall submit for the prior approval of the Planning Authority a revised proposal showing the full and complete separation of the foul and surface water systems.
REASON:

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

- 6 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the South Dublin County Council, Environmental Services Department and that the cost thereof be paid to the South Dublin County Council before any development commences. The applicant is to provide 24 hour storage per dwelling.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by South Dublin County Council will facilitate the proposed development it is considered reasonable that the South Dublin County Council should recoup the cost.

- 7 Full details of the roof cladding and external finishes to include colour and texture of the same, should be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

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

- 8 The footpath and kerb to both the existing and proposed dwelling shall be dished to the satisfaction of the Area Engineer, Roads Maintenance Department. The driveways shall also be constructed to the requirements of the Area Engineer.

REASON:

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

- 9 The gradient of the driveway shall not exceed 5%. The relocation of Eircom/NTL manholes shall be at the applicants expense.

REASON:

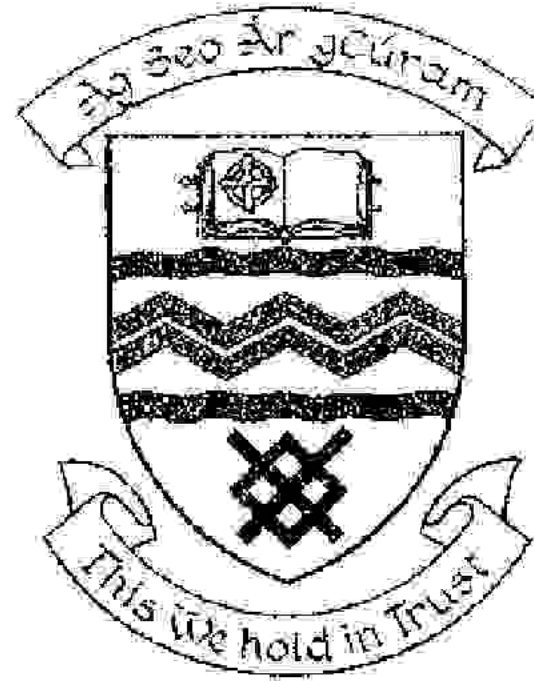
In the interest of the proper planning and development of the area.

- 10 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty

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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.

- 11 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.

- 12 That a financial contribution in the sum of £1,000 (One Thousand Pounds) 1270 (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 at Sean Walsh 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 an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

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REASON:

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

- 14 That a financial contribution in the sum of £300 (Three
Hundred Pounds) EUR 380 (Three Hundred and Eighty Euros) be
paid by the proposer to South Dublin County Council towards
replacement tree planting in the area of the proposed
development and which will facilitate the development.

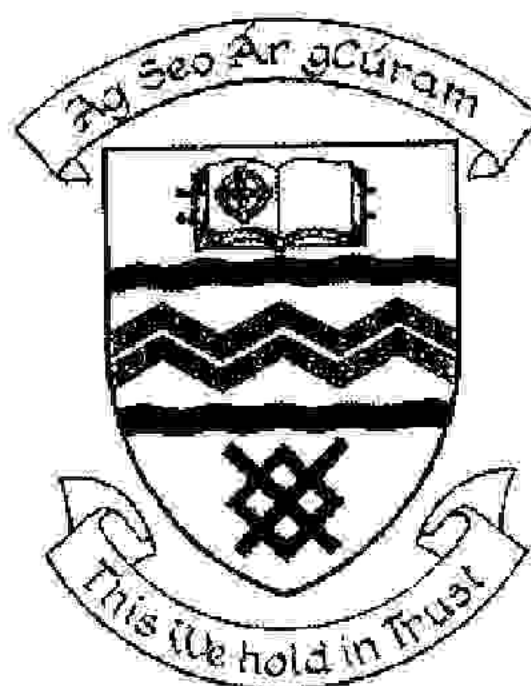
REASON:

It is considered reasonable that the developer should
contribute towards the expenditure that was incurred/is
proposed to be incurred by the Council on replacement tree
planting in the local area.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0150	
1. Location	Site adjoining 75 Glenview Park, Tallaght, Dublin 24		
2. Development	3 bedroom two storey dwelling on site adjoining 75 Glenview		
3. Date of Application	09/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/05/2000 2.	1. 2.
4. Submitted by	Name: Enda Fanning, Address: Architect, 40 Main Street,		
5. Applicant	Name: Michael Kenny Address: 75 Glenview Park, Tallaght, Dublin 24		
6. Decision	O.C.M. No. 0957 Date 05/05/2000	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.	

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

Decision Order Number 0957	Date of Decision 05/05/2000
Register Reference S00A/0150	Date: 09/03/00

Applicant Michael Kenny
Development 3 bedroom two storey dwelling on site adjoining 75 Glenview
Location Site adjoining 75 Glenview Park, Tallaght, Dublin 24
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 09/03/00 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 The Planning Authority note that there is an existing 225mm foul sewer located in the footpath adjoining the proposed development. It is an objective of the Planning Authority to ensure that no development should occur within 5 metres of existing services. The applicant is requested to submit an amended proposal showing a minimum separation distance of 5 metres between the proposed development and existing services. The applicant is advised that compliance with the above may require adjustments to the proposed design.
- 2 The applicant is requested to submit an amended proposal showing the provision of a double width driveway and the provision of two no. car parking spaces for each dwelling house.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

05/05/00

Enda Fanning,
Architect,
40 Main Street,
Rathfarnham Village,
Dublin 14.