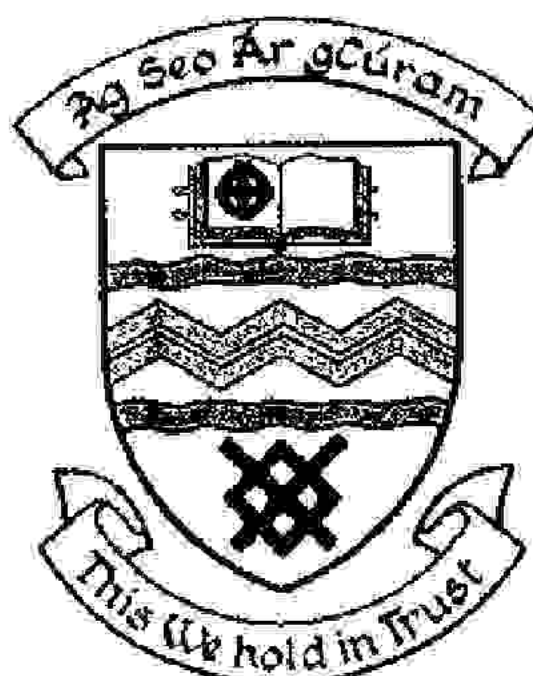


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0124	
1. Location	4 Lugnaquilla Avenue, Greenpark, Walkinstown, Dublin 12.		
2. Development	2 Storey detached house and new driveway to side.		
3. Date of Application	28/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/04/2000 2.	1. 16/05/2000 2.
4. Submitted by	Name: Edward O'Mahoney, Address: 4 Lugnaquilla Ave, Green Park,		
5. Applicant	Name: Edward O'Mahoney, Address: 4 Lugnaquilla Avenue, Greenpark, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 1542 Date 13/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1940 Date 25/08/2000	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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County Hall
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Edward O'Mahoney,
4 Lugnaquilla Ave,
Green Park,
Walkinstown,
Dublin 12.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1940	Date of Final Grant 25/08/2000
Decision Order Number 1542	Date of Decision 13/07/2000
Register Reference S00A/0124	Date 16/05/00

Applicant Edward O'Mahoney,

Development 2 Storey detached house and new driveway to side.

Location 4 Lugnaquilla Avenue, Greenpark, Walkinstown, Dublin 12.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

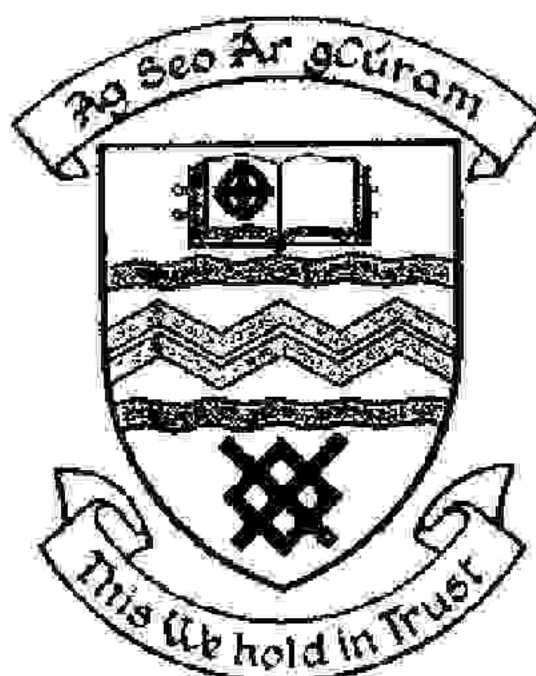
Additional Information Requested/Received 26/04/2000 /16/05/2000

A Permission has been granted for the development described above,
subject to the following (11) 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 as amended by Additional Information received by the Planning Authority on 16/05/00, 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 The proposed house shall not be constructed as a detached style house but shall be attached to side of existing house No. 4. The applicant shall revise the drawings accordingly and submit them for the written agreement of the Planning Authority prior to commencement of development.

REASON:

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

- 3 That the boundary treatment shall be agreed in writing prior to commencement of development. The applicant shall revise the drawings to ensure the following:-

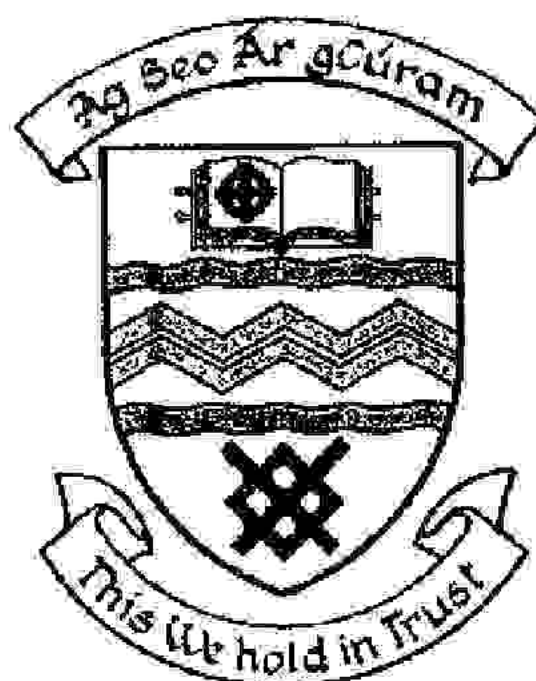
- (a) the existing low wall which runs along the sites boundary with Corrig Close shall be maintained as a low wall to keep the open nature of this corner site.
- (b) any screen boundary to the side of the rear garden of the proposed house shall not be constructed forward of the front building line of Corrig Close, taking its reference from No. 3 Corrig Close. Timber fencing is not acceptable.
- (c) In the event of proposing a screen boundary under 3(b) above, the applicant shall submit for agreement by the Planning Authority planting and landscaping details of the area of ground between the low wall and the screen wall.

REASON:

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

NOTE: The applicant is advised to consult with the Planning Authority prior to submitting a compliance in respect of condition No. 3.

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- 4 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 5 That all external finishes harmonise in colour and texture with the existing premises along the road.

REASON:

In the interest of visual amenity.

- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

- Applicant to ensure full and complete separation of foul and surface water systems.
- 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.
- The applicant proposes to connect to a private drain. Applicant to submit written evidence of permission for connection from all the owners of this drain i.e. written permission from each house discharging foul effluent to this drain. Applicant to comply with the building regulations 1997 Part H ensuring adequate capacity for the proposed development in the existing drain.
- Separate water connection required for dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24-hour storage for dwelling.

REASON:

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

- 7 Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

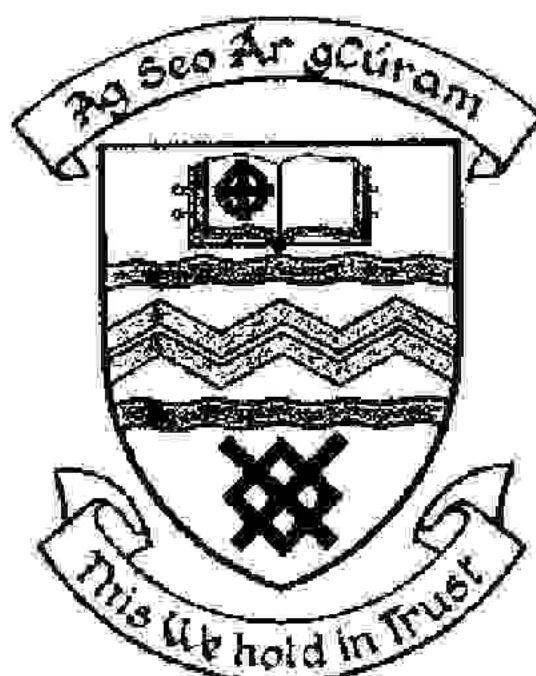
In the interest of the proper planning and development of the area.

- 8 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

REG REF. S00A/0124 **SOUTH DUBLIN COUNTY COUNCIL**
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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.

- 9 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.

- 10 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 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.

- 11 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.

REG. REF. S00A/0124

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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.

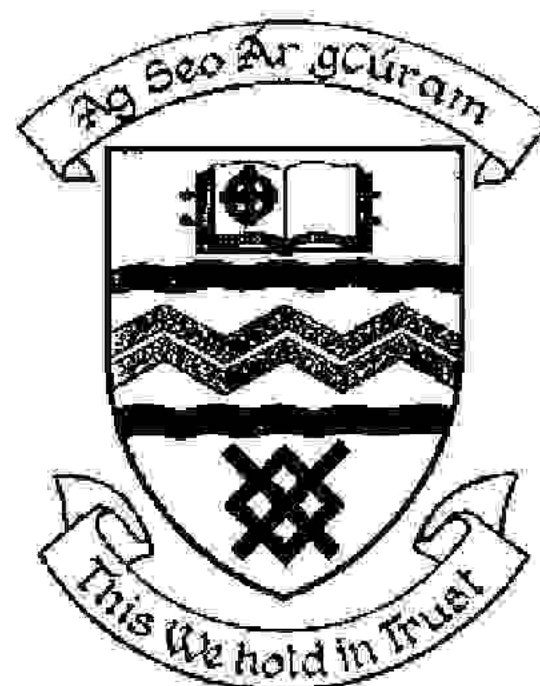
Alvin Goregan.....29/08/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0124	
1. Location	4 Lugnaquilla Avenue, Greenpark, Walkinstown, Dublin 12.		
2. Development	2 Storey detached house and new driveway to side.		
3. Date of Application	28/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/04/2000 2.	1. 16/05/2000 2.
4. Submitted by	Name: Edward O'Mahoney, Address: 4 Lugnaquilla Ave, Green Park,		
5. Applicant	Name: Edward O'Mahoney, Address: 4 Lugnaquilla Avenue, Greenpark, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 1542 Date 13/07/2000	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
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1542	Date of Decision 13/07/2000
Register Reference S00A/0124	Date: 28/02/00

Applicant Edward O'Mahoney,
Development 2 Storey detached house and new driveway to side.
Location 4 Lugnaquilla Avenue, Greenpark, Walkinstown, Dublin 12.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 26/04/2000 /16/05/2000
Clarification of Additional Information Requested/Received /

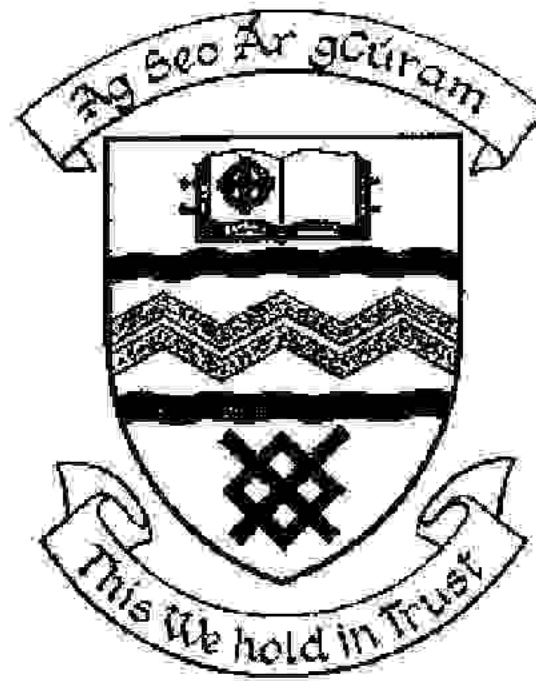
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 13/07/00
for SENIOR ADMINISTRATIVE OFFICER

Edward O'Mahoney,
4 Lugnaquilla Ave,
Green Park,
Walkinstown,
Dublin 12.

SOUTH DUBLIN COUNTY COUNCIL
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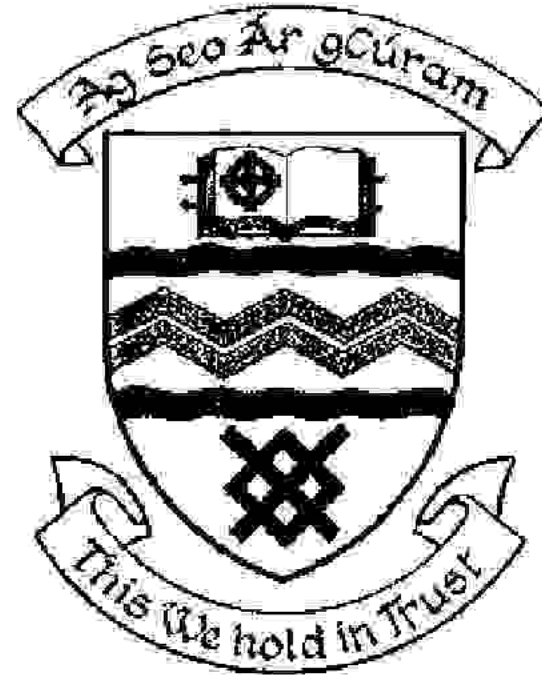
Conditions and Reasons

- 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 Additional Information received by the Planning Authority on 16/05/00, 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 The proposed house shall not be constructed as a detached style house but shall be attached to side of existing house No. 4. The applicant shall revise the drawings accordingly and submit them for the written agreement of the Planning Authority prior to commencement of development.
REASON:
In the interest of the proper planning and development of the area.
- 3 That the boundary treatment shall be agreed in writing prior to commencement of development. The applicant shall revise the drawings to ensure the following:-
 - (a) the existing low wall which runs along the sites boundary with Corrig Close shall be maintained as a low wall to keep the open nature of this corner site.
 - (b) any screen boundary to the side of the rear garden of the proposed house shall not be constructed forward of the front building line of Corrig Close, taking its reference from No. 3 Corrig Close. Timber fencing is not acceptable.
 - (c) In the event of proposing a screen boundary under 3(b) above, the applicant shall submit for agreement by the Planning Authority planting and landscaping details of the area of ground between the low wall and the screen wall.

REASON:

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

**SOUTH DUBLIN COUNTY COUNCIL
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NOTE: The applicant is advised to consult with the
Planning Authority prior to submitting a compliance
in respect of condition No. 3.

- 4 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 5 That all external finishes harmonise in colour and texture
with the existing premises along the road.

REASON:

In the interest of visual amenity.

- 6 That the water supply and drainage arrangements, including
the disposal of surface water, be in accordance with the
requirements of the County Council.

- Applicant to ensure full and complete separation of
foul and surface water systems.
- 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.
- The applicant proposes to connect to a private
drain. Applicant to submit written evidence of
permission for connection from all the owners of
this drain i.e. written permission from each house
discharging foul effluent to this drain. Applicant
to comply with the building regulations 1997 Part H
ensuring adequate capacity for the proposed
development in the existing drain.
- Separate water connection required for dwelling.
All connection, swabbing, chlorination and tappings
of mains to be carried out by South Dublin County
Council personnel at the applicant's prior expense.
Applicant to provide 24-hour storage for dwelling.

REASON:

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

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0124

- 7 Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

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

- 8 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.

- 9 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.

- 10 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 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:

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REG. REF. S00A/0124

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.

- 11 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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0124	
1. Location	4 Lugnaquilla Avenue, Greenpark, Walkinstown, Dublin 12.		
2. Development	2 Storey detached house and new driveway to side.		
3. Date of Application	28/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 26/04/2000 2.	1. 2.
4. Submitted by	Name: Edward O'Mahoney, Address: 4 Lugnaquilla Ave, Green Park,		
5. Applicant	Name: Edward O'Mahoney, Address: 4 Lugnaquilla Avenue, Greenpark, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 0850 Date 26/04/2000	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 0850	Date of Decision 26/04/2000
Register Reference S00A/0124	Date: 28/02/00

Applicant Edward O'Mahoney,
Development 2 Storey detached house and new driveway to side.
Location 4 Lugnaquilla Avenue, Greenpark, Walkinstown, Dublin 12.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 28/02/00 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 Having regard to the prevailing style of semi detached style houses along this road, it is considered that a detached house would be out of character with the existing pattern of development. The applicant is advised that an attached style house is more in keeping with the style of houses along the road. The applicant is also advised that the design of the proposed house should integrate with the style of adjoining development. The applicant shall show how he intends to comply with the above.
- 2 The applicant shall ensure full and complete separation of foul and surface water systems.
- 3 The applicant proposes to connect to a private drain. The applicant shall submit written evidence of permission for connection from owner/s of this drain. Applicant to ensure adequate capacity for the proposed development in the existing drain.
- 4 The applicant is advised that no building is permitted within 5m of 225mm foul sewer as indicated on drawing 1.

Edward O'Mahoney,
4 Lugnaquilla Ave,
Green Park,
Walkinstown,
Dublin 12.

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- 5 The applicant shall submit details indicating proposed connection up to the public surface water system.
- 6 The applicant shall show how he intends to deal with the boundary treatment of the proposed house. The applicant is advised that a high wall is not acceptable fronting onto Corrig Road. The applicant is advised to maintain the side building line long Corrig Road, and to keep the high wall enclosing the private open space in line with that of No. 3 Corrig Road. The applicant shall show how he intends to comply with the above.

Signed on behalf of South Dublin County Council

LA

.....
for Senior Administrative Officer

26/04/00