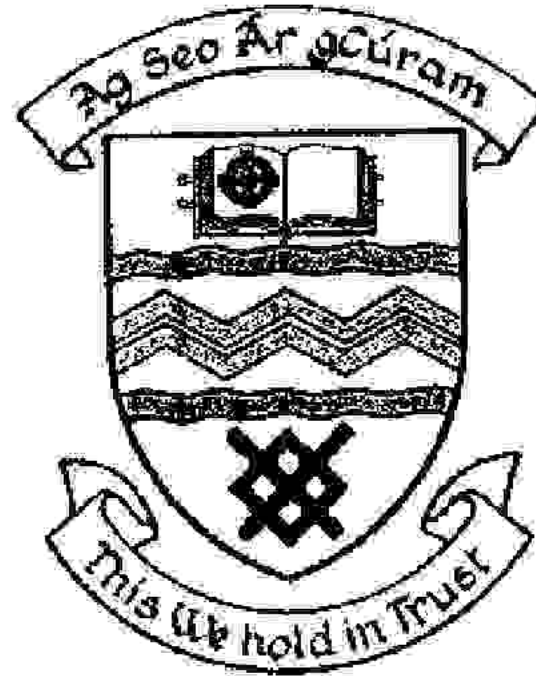


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0069	
1. Location	37 Redwood Court, Kilnamanagh, Dublin 24.		
2. Development	One detached 4 bedroom 2 storey dwelling and one semi detached 3 bedroom 2 storey dwelling, both dwellings with off street parking and with two new vehicular entrances.		
3. Date of Application	09/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/04/2000 2.	1. 25/04/2000 2.
4. Submitted by	Name: Architect and Planning Service, Address: 10 The Close, Temple Manor,		
5. Applicant	Name: P. Somerville, Address: 37 Redwood Court, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 1366  Date 22/06/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1772  Date 04/08/2000	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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**Applications/Registry/Appeals**  
County Hall  
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Dublin 24

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Architect and 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 1772	Date of Final Grant 04/08/2000
Decision Order Number 1366	Date of Decision 22/06/2000
Register Reference S00A/0069	Date 25/04/00

**Applicant** P. Somerville,

**Development** One detached 4 bedroom 2 storey dwelling and one semi detached 3 bedroom 2 storey dwelling, both dwellings with off street parking and with two new vehicular entrances.

**Location** 37 Redwood Court, Kilnamanagh, Dublin 24.

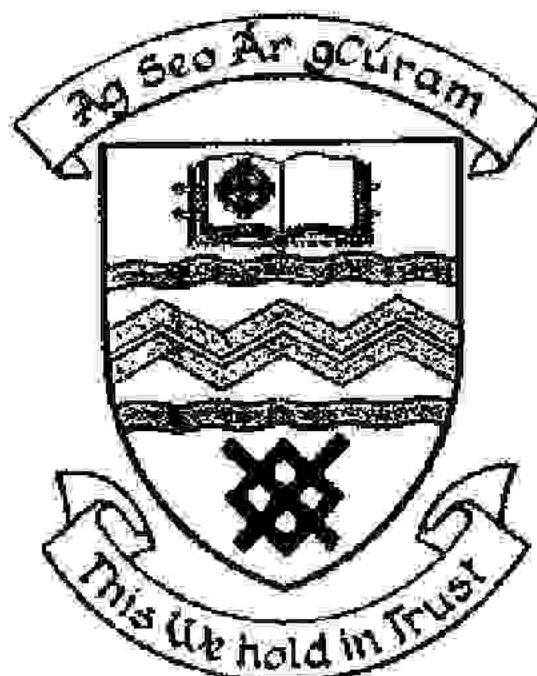
**Floor Area** 0.00 Sq Metres

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

**Additional Information Requested/Received** 05/04/2000 /25/04/2000

A Permission has been granted for the development described above,  
subject to the following (14) Conditions.

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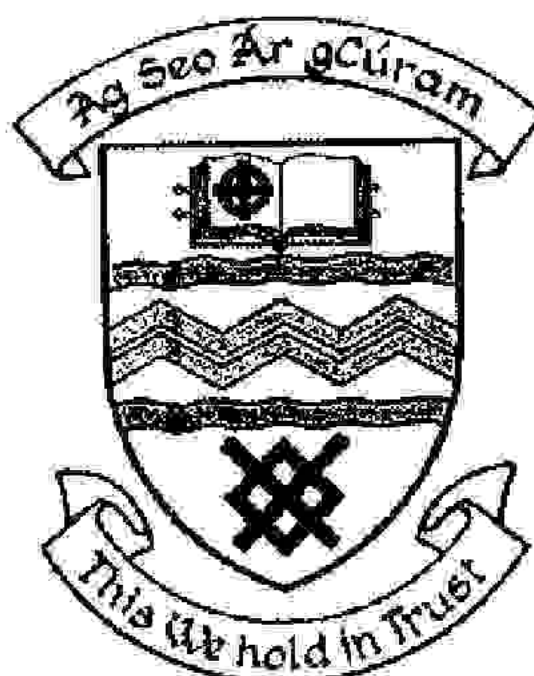
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Additional Information received 25th April 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 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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council with regards to the following:
  - (a) Foul Drainage
    - 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 it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
    - The developer shall ensure full and complete separation of foul and surface water systems.
    - The developer shall ensure that adequate capacity is provided to cater for the proposed development in the existing foul drain, in accordance with Part H of the Building Regulations, 1997.



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(b) Surface Water

- All pipes shall be laid with a minimum cover of 1.2 metres in road, footpaths and driveways, and 0.9 metres 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 developer shall ensure full and complete separation of foul and surface water systems.
- The developer shall ensure that adequate capacity is provided to cater for the proposed development in the existing surface water drain, in accordance with Part H of the Building Regulations, 1997.

(c) Water

- Prior to the commencement of any development of the site the developer shall ensure that a fire hydrant is provided to serve the proposed development. Details shall be agreed with the Planning Authority and with the Area Engineer, Deansrath.
- Separate water connections shall be provided for each dwellinghouse. All connections, swabbing, chlorination and tapping of mains shall be carried out by South Dublin County Council at the developer's prior expense. The developer shall provide 24 hour water storage for dwellings.
- Prior to the commencement of development on the site the applicant is requested to submit drawings showing the exact location of the adjacent watermain in relation to the proposed development. The developer shall ensure that no development occurs within 5 metres of an existing watermain.

REASON:

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

- 6 The footpath and kerb fronting the proposed dwellings shall be dishd to the satisfaction of the Area Engineer, Roads Maintenance. The driveways shall be constructed to the satisfaction of the Area Engineer.

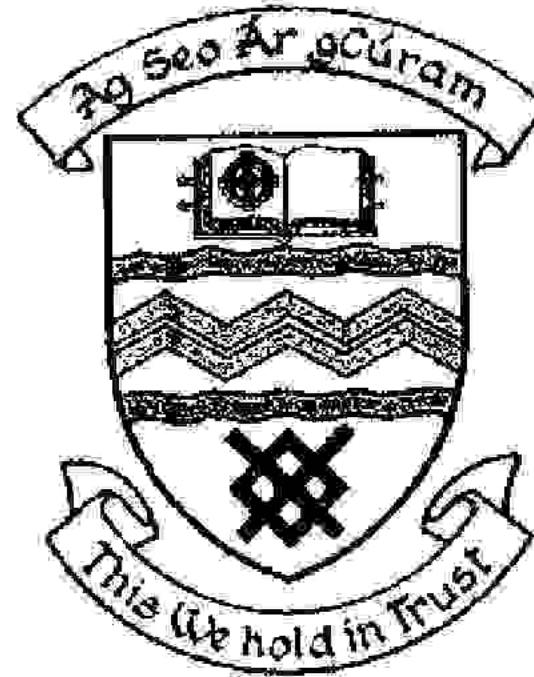
REASON:

In the interests of orderly development.

- 7 Details of boundary treatment shall be lodged and agreed in writing with the Planning Authority prior to commencement of development on site.

REASON:

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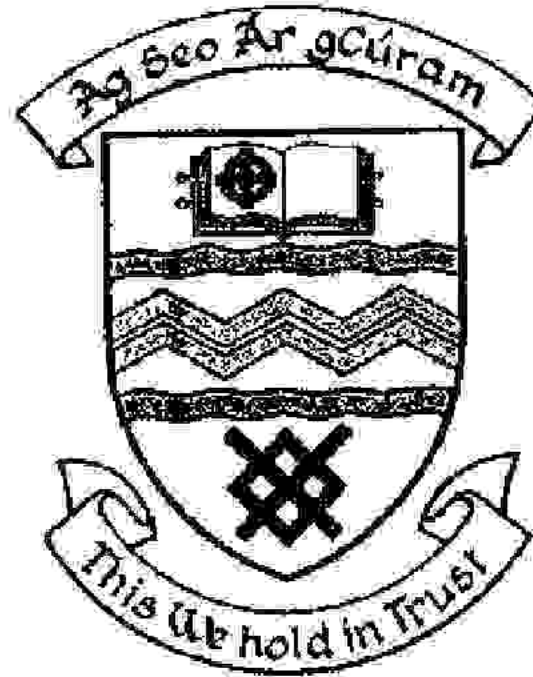
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- In the interest of the proper planning and development of the area.
- 8 Prior to commencement of development on the site the applicant is requested to submit full details showing the provision of 2 no. off street car parking spaces for each of the proposed and existing dwellinghouses. The driveway boundary of no. 38 shall be constructed at right angles to the end of the cul-de-sac.  
 REASON:  
 In the interests of traffic safety.
  - 9 The existing garage on the site shall be demolished before construction work commences.  
 REASON:  
 In the interest of the proper planning and development of the area.
  - 10 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed houses.  
 REASON:  
 In the interest of the proper planning and development of the area.
  - 11 That a financial contribution in the sum of £1500 (one thousand five hundred pounds) EUR1904 (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.
  - 12 That a financial contribution in the sum of £4200 (four thousand two hundred pounds) EUR5332 (five thousand three hundred and thirty two 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:



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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 £2000 (two thousand pounds) EUR2539 (two thousand five hundred and thirty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development 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.

- 14 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit, a bond of an Insurance Company, or other security in the sum of £5000 (five thousand pounds) EUR6348 (six thousand three hundred and forty eight euros) to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

**REASON:**

To ensure the satisfactory completion of the development.

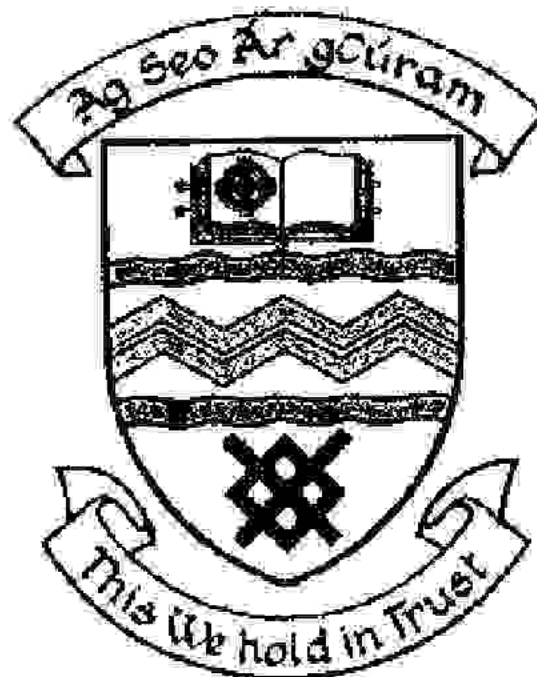
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority,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

REG REF. S00A/0069

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Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

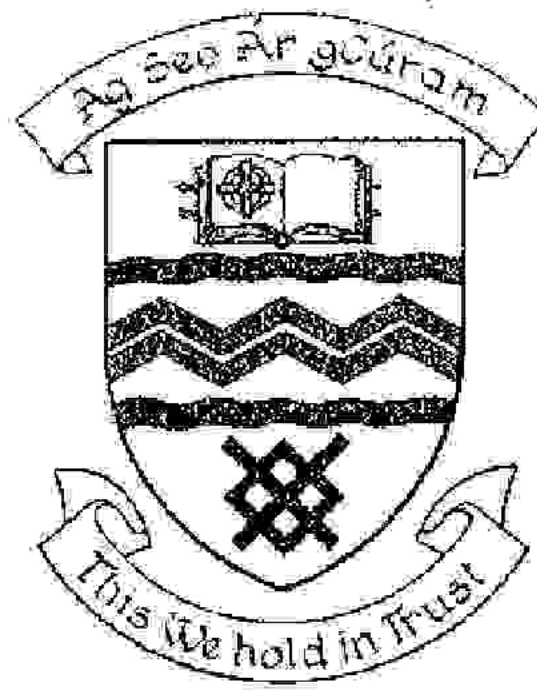
Signed on behalf of South Dublin County Council.

  
.....04/08/00  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0069	
1. Location	37 Redwood Court, Kilnamanagh, Dublin 24.		
2. Development	One detached 4 bedroom 2 storey dwelling and one semi detached 3 bedroom 2 storey dwelling, both dwellings with off street parking and with two new vehicular entrances.		
3. Date of Application	09/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/04/2000 2.	1. 25/04/2000 2.
4. Submitted by	Name: Architect and Planning Service, Address: 10 The Close, Temple Manor,		
5. Applicant	Name: P. Somerville, Address: 37 Redwood Court, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 1366  Date 22/06/2000	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 1366	Date of Decision 22/06/2000
Register Reference S00A/0069	Date: 09/02/00

Applicant P. Somerville,

Development One detached 4 bedroom 2 storey dwelling and one semi detached 3 bedroom 2 storey dwelling, both dwellings with off street parking and with two new vehicular entrances.

Location 37 Redwood Court, Kilnamanagh, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/04/2000 /25/04/2000

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.

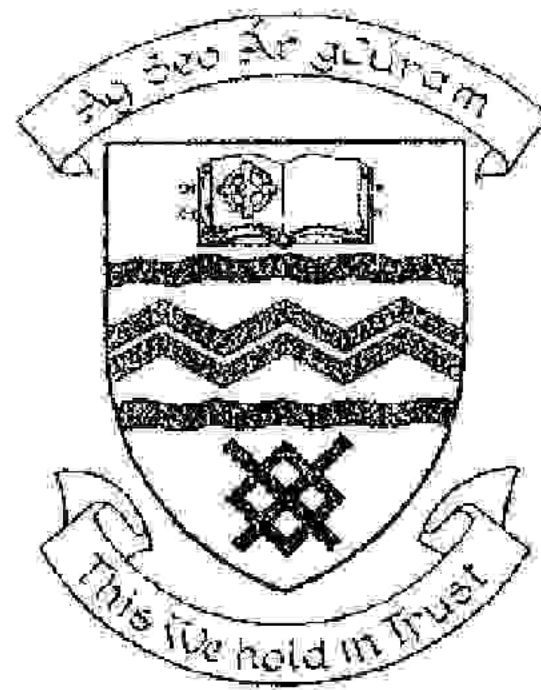
..... 22/06/00  
for SENIOR ADMINISTRATIVE OFFICER

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

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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 25th April 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 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 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council with regards to the following:
  - (a) Foul Drainage
    - 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 it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.



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- The developer shall ensure full and complete separation of foul and surface water systems.
- The developer shall ensure that adequate capacity is provided to cater for the proposed development in the existing foul drain, in accordance with Part H of the Building Regulations, 1997.

(b) Surface Water

- All pipes shall be laid with a minimum cover of 1.2 metres in road, footpaths and driveways, and 0.9 metres 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 developer shall ensure full and complete separation of foul and surface water systems.
- The developer shall ensure that adequate capacity is provided to cater for the proposed development in the existing surface water drain, in accordance with Part H of the Building Regulations, 1997.

(c) Water

- Prior to the commencement of any development of the site the developer shall ensure that a fire hydrant is provided to serve the proposed development. Details shall be agreed with the Planning Authority and with the Area Engineer, Deansrath.
- Separate water connections shall be provided for each dwellinghouse. All connections, swabbing, chlorination and tapping of mains shall be carried out by South Dublin County Council at the developer's prior expense. The developer shall provide 24 hour water storage for dwellings.
- Prior to the commencement of development on the site the applicant is requested to submit drawings showing the exact location of the adjacent watermain in relation to the proposed development. The developer shall ensure that no development occurs within 5 metres of an existing watermain.

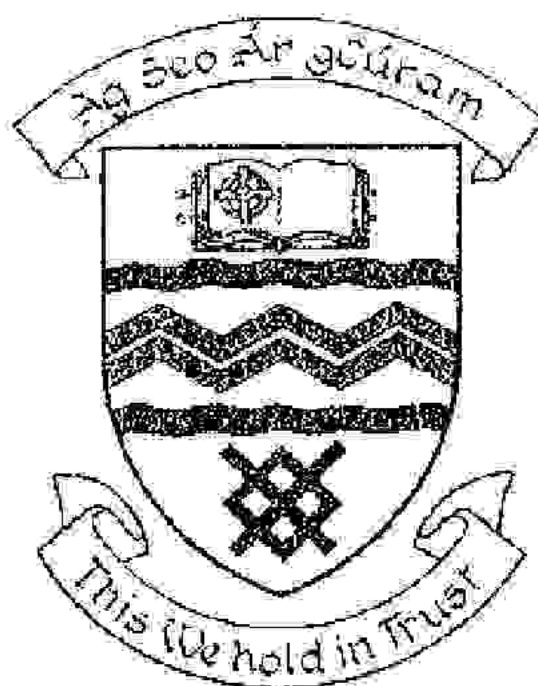
REASON:

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

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- 6 The footpath and kerb fronting the proposed dwellings shall be dishd to the satisfaction of the Area Engineer, Roads Maintenance. The driveways shall be constructed to the satisfaction of the Area Engineer.

REASON:

In the interests of orderly development.

- 7 Details of boundary treatment shall be lodged and agreed in writing with the Planning Authority prior to commencement of development on site.

REASON:

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

- 8 Prior to commencement of development on the site the applicant is requested to submit full details showing the provision of 2 no. off street car parking spaces for each of the proposed and existing dwellinghouses. The driveway boundary of no. 38 shall be constructed at right angles to the end of the cul-de-sac.

REASON:

In the interests of traffic safety.

- 9 The existing garage on the site shall be demolished before construction work commences.

REASON:

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

- 10 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed houses.

REASON:

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

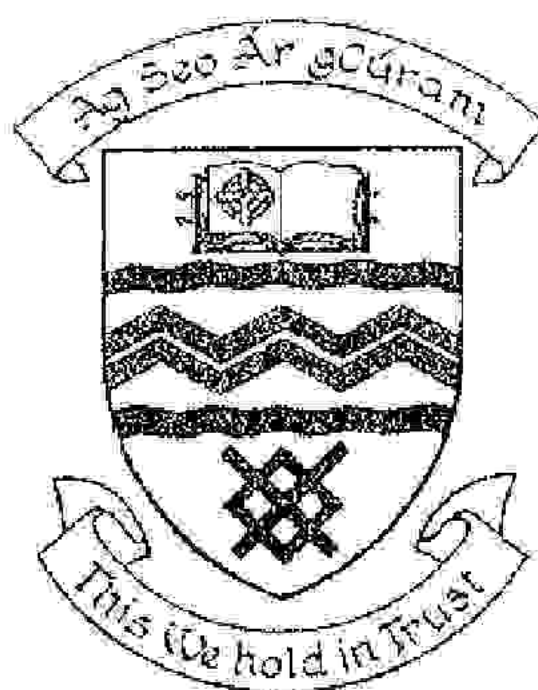
- 11 That a financial contribution in the sum of £1500 (one thousand five hundred pounds) EUR1904 (one thousand nine hundred and four euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and



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REG. REF. S00A/0069

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 £4200 (four thousand two hundred pounds) EUR5332 (five thousand three hundred and thirty two 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.

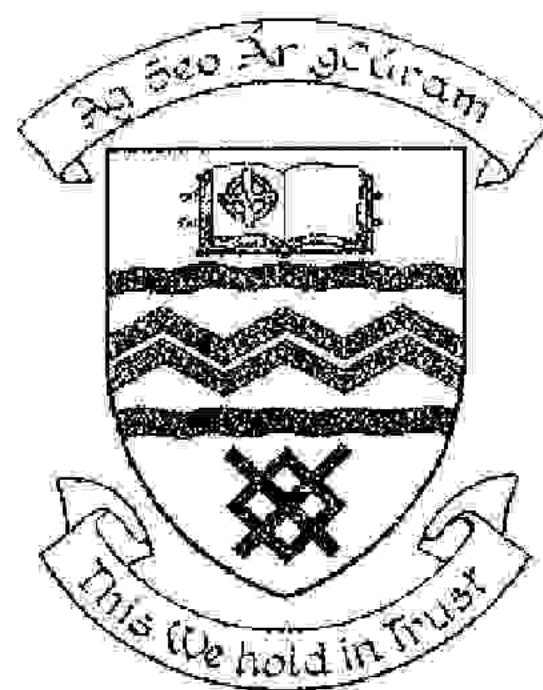
- 13 That a financial contribution in the sum of £2000 (two thousand pounds) EUR2539 (two thousand five hundred and thirty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development 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.

- 14 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit, a bond of an Insurance Company, or other security in the sum of £5000 (five thousand pounds) EUR6348 (six thousand three hundred and forty eight euros) to secure the provision and

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satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

REASON:

To ensure the satisfactory completion of the development.

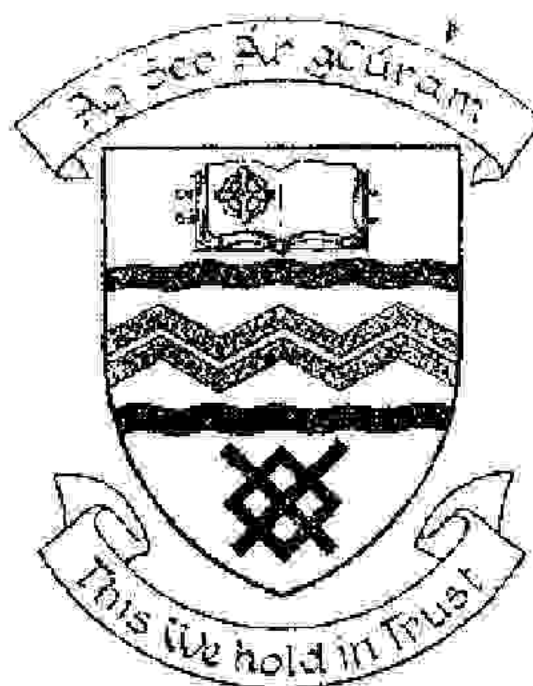


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0069	
1. Location	37 Redwood Court, Kilnamanagh, Dublin 24.		
2. Development	One detached and 4 bedroom 2 storey dwelling and one semi detached 3 bedroom 2 storey dwelling, both dwellings with off street parking and with two new vehicular entrances.		
3. Date of Application	09/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/04/2000 2.	1. 2.
4. Submitted by	Name: Architect and Planning Service, Address: 10 The Close, Temple Manor,		
5. Applicant	Name: P. Somerville, Address: 37 Redwood Court, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 0698  Date 05/04/2000	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
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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 0698	Date of Decision 05/04/2000
Register Reference S00A/0069	Date: 09/02/00

Applicant Development P. Somerville,  
One detached and 4 bedroom 2 storey dwelling and one semi detached 3 bedroom 2 storey dwelling, both dwellings with off street parking and with two new vehicular entrances.

Location 37 Redwood Court, Kilnamanagh, Dublin 24.

App. Type Permission

Dear Sir/Madam,

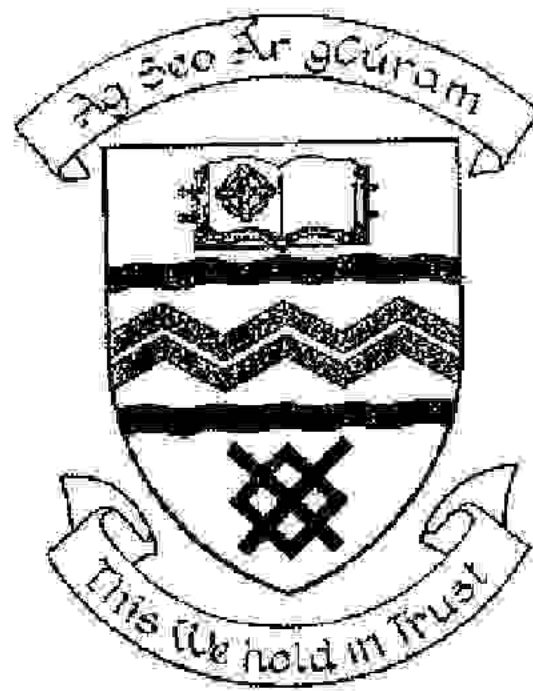
With reference to your planning application, received on 09/02/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 The applicant is advised that there is an existing watermain located in the footpath adjoining the proposed development. The applicant is requested to submit a site layout plan at a scale of not less than 1:500 showing the exact location of the existing watermain in respect of the proposed development. The applicant is advised that no development will be permitted within 5 metres of the existing watermain. The applicant is advised that the design of the proposed development may need to be amended in order to accommodate same. Two no. copies of amended public notices should be submitted to the Planning Authority in the event of the proposed development being amended.
- 2 The applicant is requested to submit a revised proposal at a scale of not less than 1:500 showing two no. car parking spaces for each of the existing and proposed dwellinghouses.

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



SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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PLANNING  
DEPARTMENT  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
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REG REF. S00A/0069

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

05/04/00