

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0898/C1	
1. Location	25 The Mill Pond, Nangor Road, Clondaklin, Dublin 22.		
2. Development	Conversion of 2 storey townhouse to two 2 bedroom apartments Compliance re Condition No. 2		
3. Date of Application	08/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Kenny Kane Associates, Address: 5 Clyde Lane, Dublin 4.		
5. Applicant	Name: Mr. Liam Igoe, Address: 134 Monread Heights, Naas, Co. Kildare.		
6. Decision	O.C.M. No. 1560 Date 14/07/2000	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
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.	

REG. REF. : S99A/0898/C1

DATE : 17.07.2000

RE: Conversion of 2 storey townhouses to two 2 bedroom apartments at 25 The Mill Pond, Nangor Road, Clondalkin, Dublin 22 for Mr. Liam Igoe. Compliance re. Condition No. 2.

Dear Sir/Madam,

I refer to your submission received on 08.05.2000 to comply with Condition No. 2 of Grant of Permission Order No. 0863, dated 26.04.2000, in connection with the above.

In this regard I wish to inform you that the details submitted are satisfactory.

Yours faithfully,

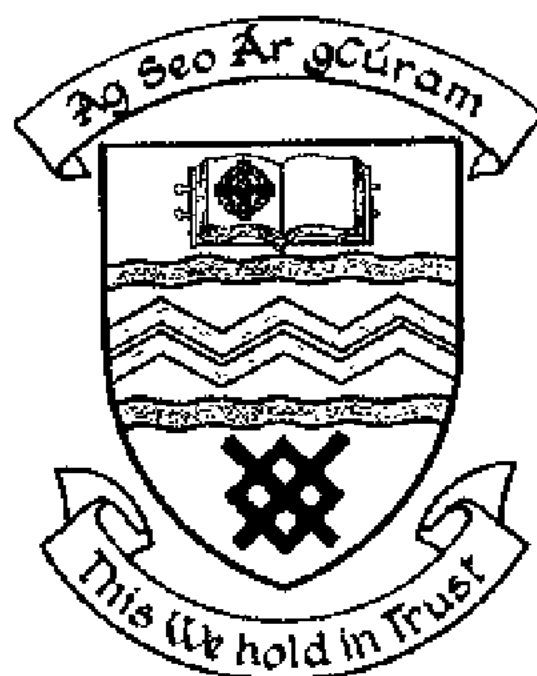
PH

for Senior Administrative Officer

Kenny Kane Associates,
5 Clyde Lane,
Dublin 4.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0898	
1. Location	25 The Mill Pond, Nangor Road, Clondaklin, Dublin 22.		
2. Development	Conversion of 2 storey townhouse to two 2 bedroom apartments		
3. Date of Application	15/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/01/2000 2.	1. 19/01/2000 2.
4. Submitted by	Name: Kenny Kane Associates, Address: 5 Clyde Lane, Dublin 4.		
5. Applicant	Name: Mr. Liam Igoe, Address: 134 Monread Heights, Naas, Co. Kildare.		
6. Decision	O.C.M. No. 0546 Date 15/03/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 863 Date 26/04/2000	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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Town Centre, Tallaght
Dublin 24

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Kenny Kane Associates,
5 Clyde Lane,
Dublin 4.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 863	Date of Final Grant 26/04/2000
Decision Order Number 0546	Date of Decision 15/03/2000
Register Reference S99A/0898	Date 19/01/00

Applicant Mr. Liam Igoe,

Development Conversion of 2 storey townhouse to two 2 bedroom apartments

Location 25 The Mill Pond, Nangor Road, Clondaklin, Dublin 22.

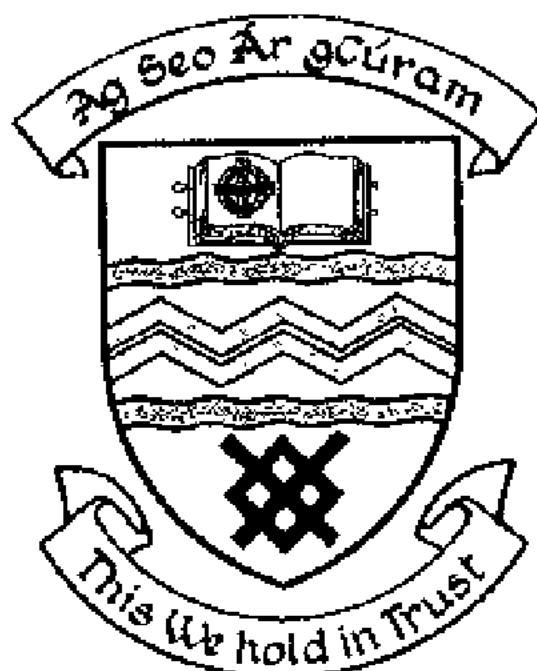
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 10/01/2000 /19/01/2000

A Permission has been granted for the development described above,
subject to the following (9) Conditions.

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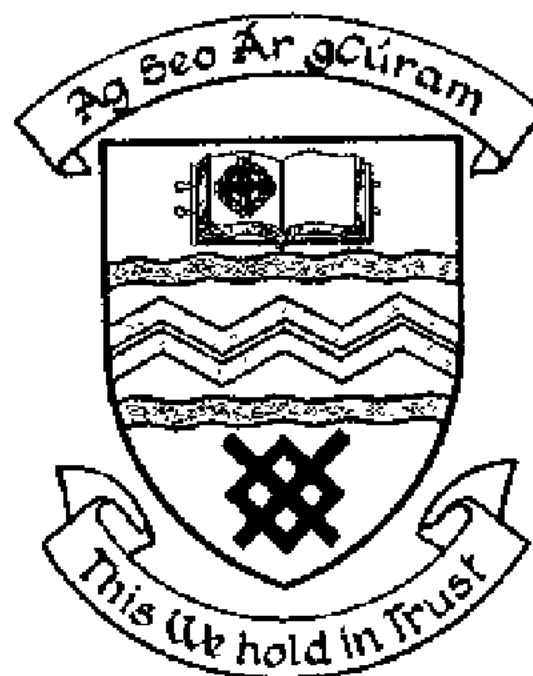
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 applicant shall submit a revised layout of the first floor unit. The revised drawings shall indicate a revised floor area for each room meeting at the very least, the minimum standards specified in the Building Control Regulations. Details of this revised layout shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
The proposed two bedroom apartment unit on first floor level, as indicated is unsatisfactory due to the limited size of the bedroom and kitchen floor areas.
- 3 The additional car parking area shall be clearly marked out to the satisfaction of the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the development shall be carried out in conformity with the terms and conditions of the planning permission granted under Reg. Ref. S95A/0053, save as amended to conform with the provisions indicated in the plans lodged with South Dublin County Council in connection with this application.
REASON:
In the interest of the proper planning and development of the area.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular the applicant shall ensure:-
 - (a) Full and complete separation of foul and surface water systems;
 - (b) Separate connection required for each dwelling;
 - (c) Connection and tapping of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense;

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(d) No dwelling shall be greater than 46 metres from a hydrant;

(e) 24 hour storage per unit shall be provided.

REASON:

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

- 6 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.

- 7 That the arrangements made with regard to the lodgement of security in respect of the overall development, as required by Condition No. 18 of Register Reference S95A/0053 be strictly adhered to in respect of this development.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

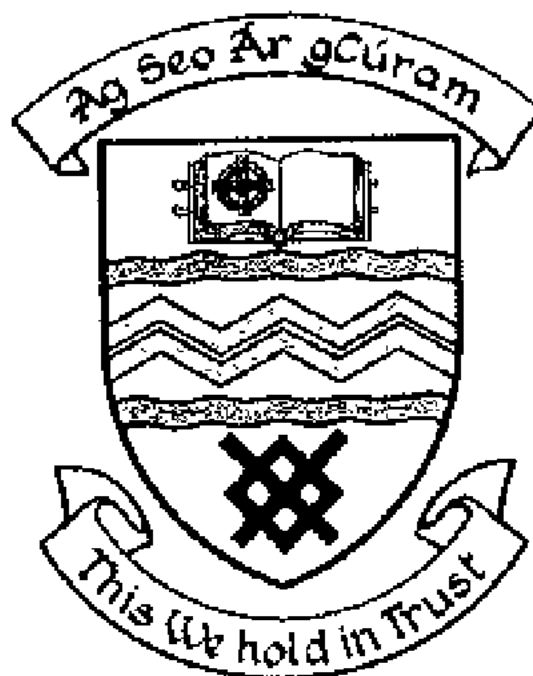
- 8 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,905 (one thousand nine hundred and five euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development 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.

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

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REASON:

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

- (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.

E. Goulou02/05/00
for SENIOR ADMINISTRATIVE OFFICER

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 0546	Date of Decision 15/03/2000 <i>MA</i>
Register Reference S99A/0898	Date: 15/12/99

Applicant Mr. Liam Igoe,
Development Conversion of 2 storey townhouse to two 2 bedroom apartments
Location 25 The Mill Pond, Nangor Road, Clondaklin, Dublin 22.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 10/01/2000 /19/01/2000
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 (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

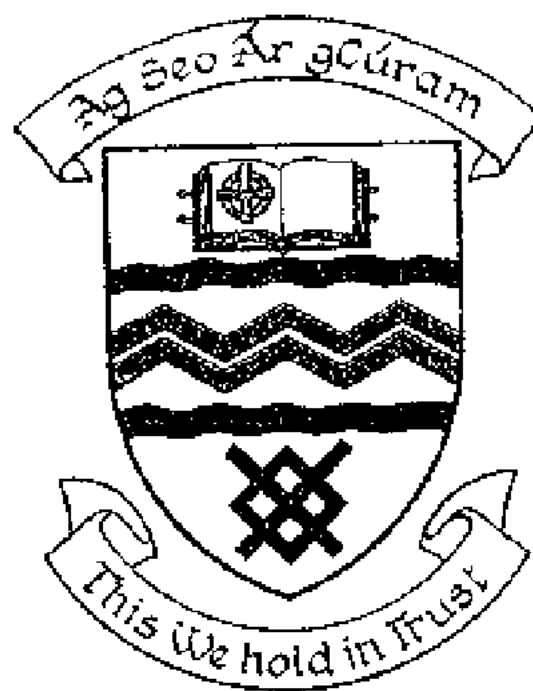
MA 15/03/00
.....
for SENIOR ADMINISTRATIVE OFFICER

Kenny Kane Associates,
5 Clyde Lane,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0898

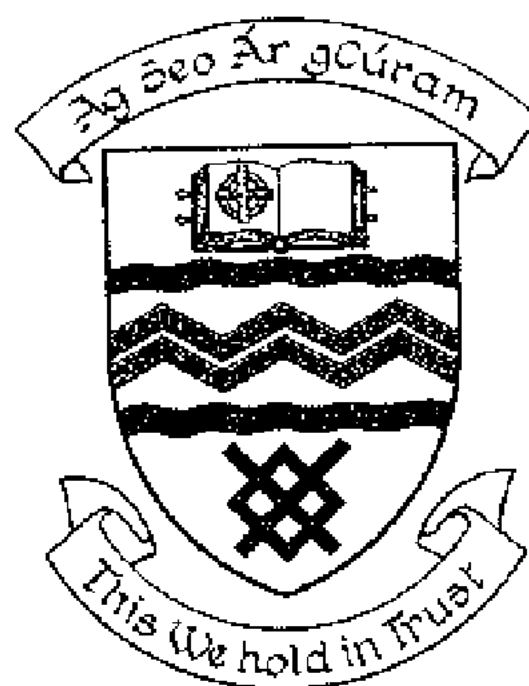
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 applicant shall submit a revised layout of the first floor unit. The revised drawings shall indicate a revised floor area for each room meeting at the very least, the minimum standards specified in the Building Control Regulations. Details of this revised layout shall be submitted for the written agreement of the Planning Authority prior to the commencement of development.
REASON:
The proposed two bedroom apartment unit on first floor level, as indicated is unsatisfactory due to the limited size of the bedroom and kitchen floor areas.
- 3 The additional car parking area shall be clearly marked out to the satisfaction of the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the development shall be carried out in conformity with the terms and conditions of the planning permission granted under Reg. Ref. S95A/0053, save as amended to conform with the provisions indicated in the plans lodged with South Dublin County Council in connection with this application.
REASON:
In the interest of the proper planning and development of the area.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular the applicant shall ensure:-

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- (a) Full and complete separation of foul and surface water systems;
- (b) Separate connection required for each dwelling;
- (c) Connection and tapping of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense;
- (d) No dwelling shall be greater than 46 metres from a hydrant;
- (e) 24 hour storage per unit shall be provided.

REASON:

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

- 6 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.

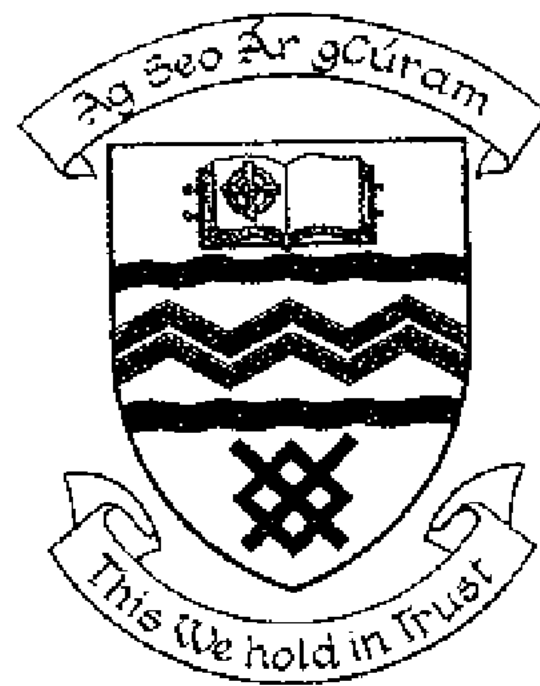
- 7 That the arrangements made with regard to the lodgement of security in respect of the overall development, as required by Condition No. 18 of Register Reference S95A/0053 be strictly adhered to in respect of this development.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 8 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,905 (one thousand nine hundred and five 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

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development; this contribution to be paid before the commencement of development on site.

REASON:

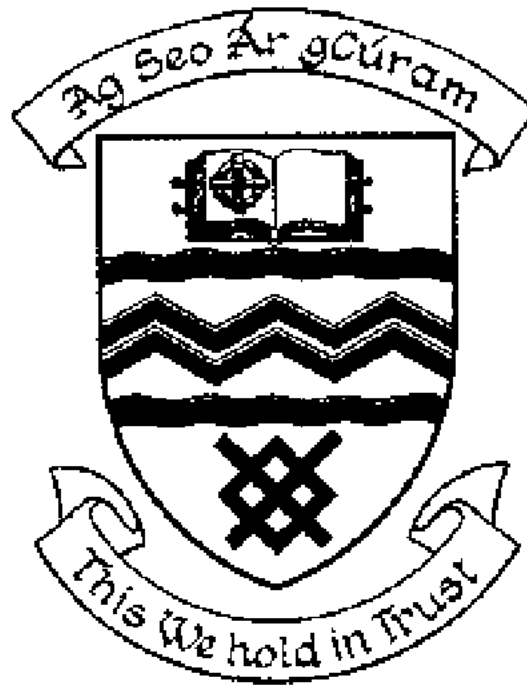
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

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

REASON:

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

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

Order Number 0018	Date of Order 10/01/2000
Register Reference S99A/0898	Date 15/12/99

Applicant Mr. Liam Igoe,
Development Conversion of 2 storey townhouse to two 2 bedroom apartments
Location 25 The Mill Pond, Nangor Road, Clondaklin, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 06/01/00 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

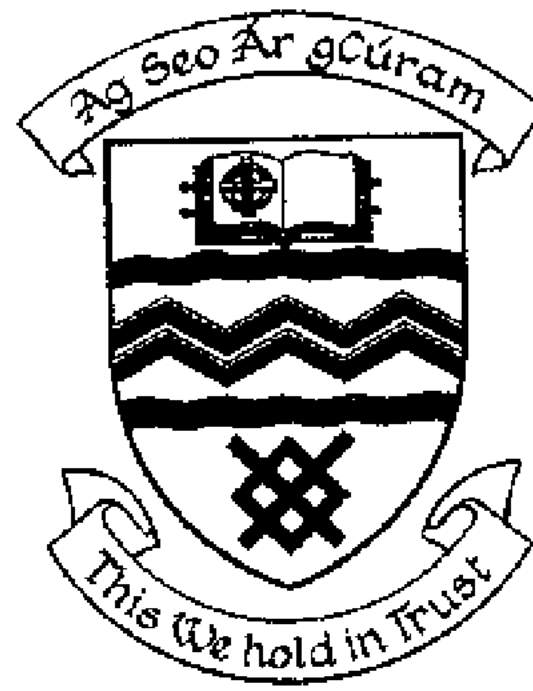
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

Kenny Kane Associates,
5 Clyde Lane,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0898

- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

LA
..... 10/01/00
for Senior Administrative Officer.