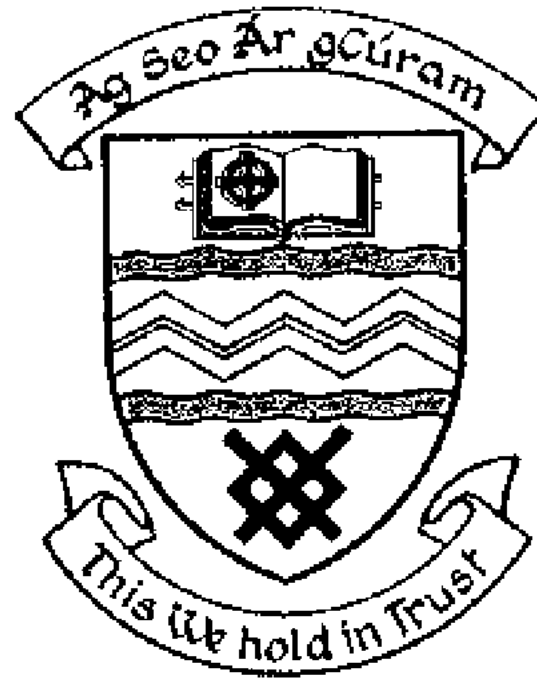


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0407	
1. Location	1 Redwood Close, Kilnamanagh, Dublin 24.		
2. Development	Two-storey detached house at side.		
3. Date of Application	21/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/08/1999 2.	1. 02/09/1999 2.
4. Submitted by	Name: Kevin Brennan, Address: 40 The Park, Millbrook Lawns,		
5. Applicant	Name: Denis Mackin, Address: 1 Redwood Close, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 2376 Date 29/10/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2716 Date 08/12/1999	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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Dublin 24

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Kevin Brennan,
40 The Park,
Millbrook Lawns,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2716	Date of Final Grant 08/12/1999
Decision Order Number 2376	Date of Decision 29/10/1999
Register Reference S99A/0407	Date 02/09/99

Applicant Denis Mackin,

Development Two-storey detached house at side.

Location 1 Redwood Close, Kilnamanagh, Dublin 24.

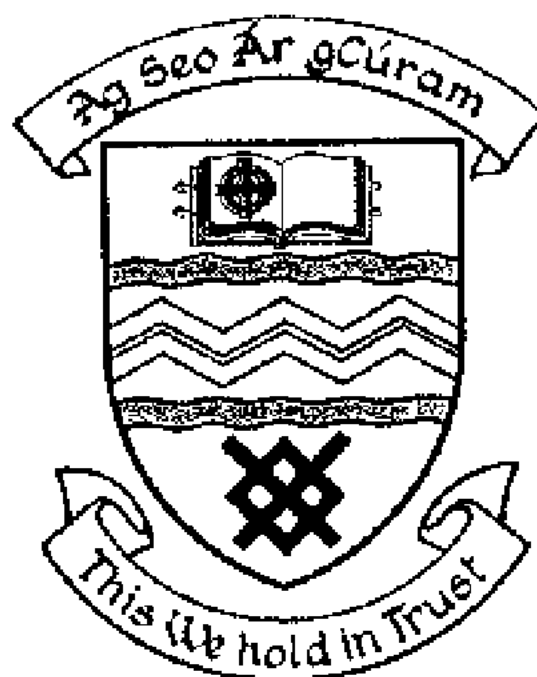
Floor Area 161.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/08/1999 /02/09/1999

A Permission has been granted for the development described above,
subject to the following (12) Conditions.

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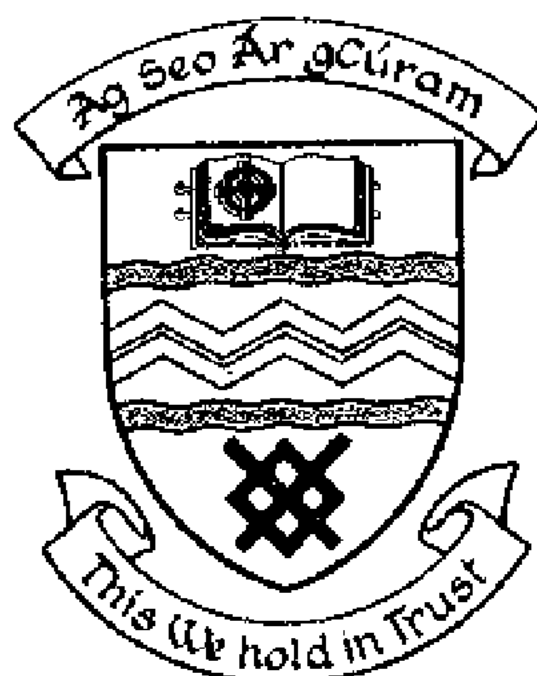
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Conditions and Reasons

- 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 by the Planning Authority on 02/09/99, 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 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. In this respect there shall be a complete and full separation of foul and surface water drainage systems, a separate water supply connection to the proposed dwelling and the provision of facilities for the 24 hour storage of water.
 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 County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
 REASON:
 To comply with public health requirements and to ensure

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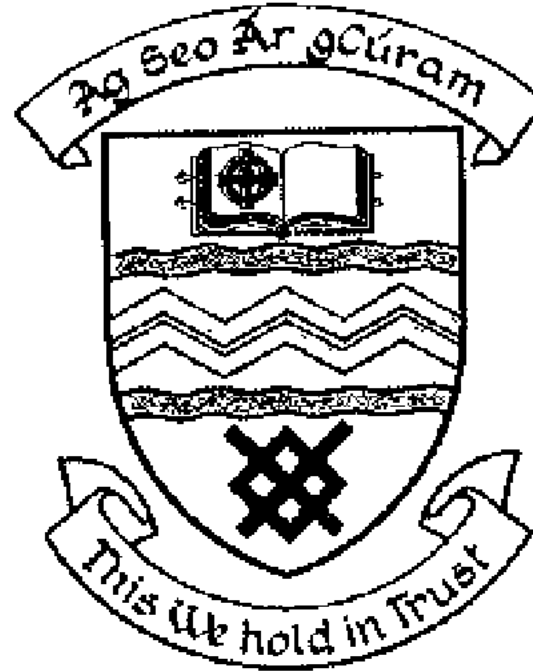
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adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 7 The footpath and kerb for both the existing and proposed dwelling shall be dishd to the satisfaction of the Area Engineer, Roads Maintenance. 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.
- 8 Full details of the roof cladding and brick materials 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.
- 9 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.
- 10 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.

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- 11 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 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.

- 12 That an acceptable house number be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed house.

REASON:

In the interests 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.

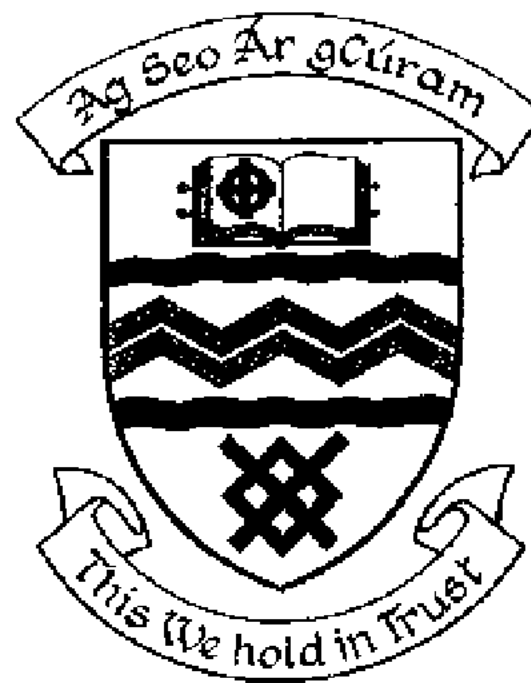
Signed on behalf of South Dublin County Council.

.....09/12/99
 for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2376	Date of Decision 29/10/1999 <i>fst</i>
Register Reference S99A/0407	Date: 21/06/99

Applicant Denis Mackin,
Development Two-storey detached house at side.
Location 1 Redwood Close, Kilnamanagh, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 19/08/1999 /02/09/1999
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 (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

fst
..... 29/10/99
for SENIOR ADMINISTRATIVE OFFICER

Kevin Brennan,
40 The Park,
Millbrook Lawns,
Tallaght,
Dublin 24.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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REG REF. S99A/0407

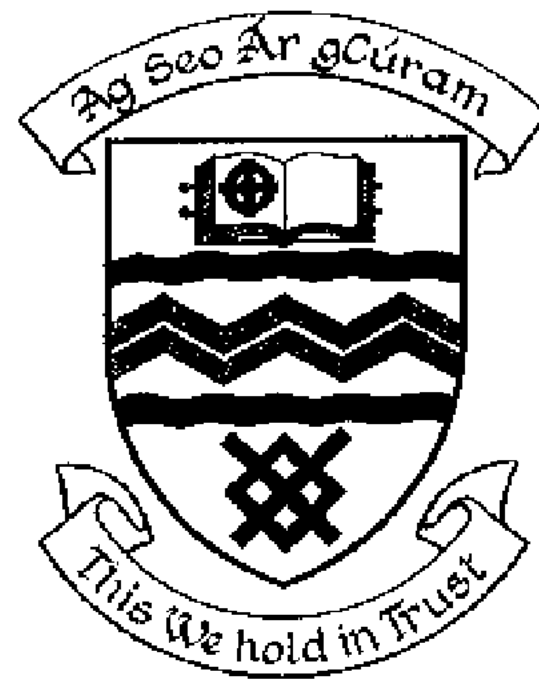
Conditions and Reasons

- 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 02/09/99, 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 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. In this respect there shall be a complete and full separation of foul and surface water drainage systems, a separate water supply connection to the proposed dwelling and the provision of facilities for the 24 hour storage of water.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

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

REASON:

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

- 7 The footpath and kerb for both the existing and proposed dwelling shall be dished to the satisfaction of the Area Engineer, Roads Maintenance. 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.

- 8 Full details of the roof cladding and brick materials 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.

- 9 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.

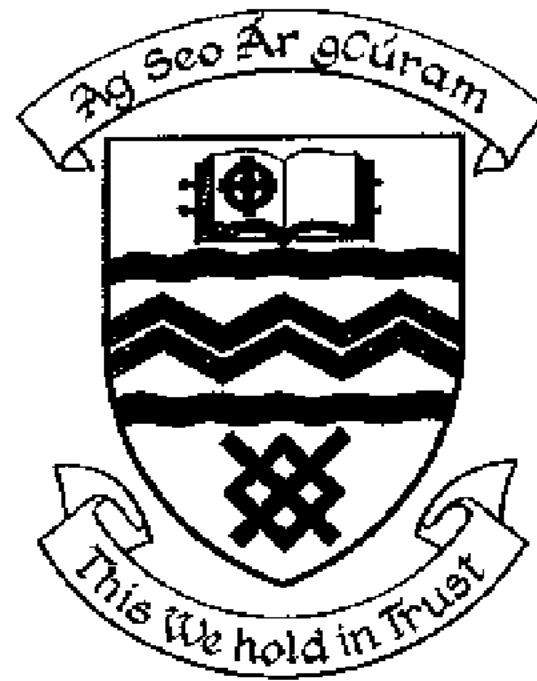
REASON:

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.

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- 10 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.

- 11 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 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:

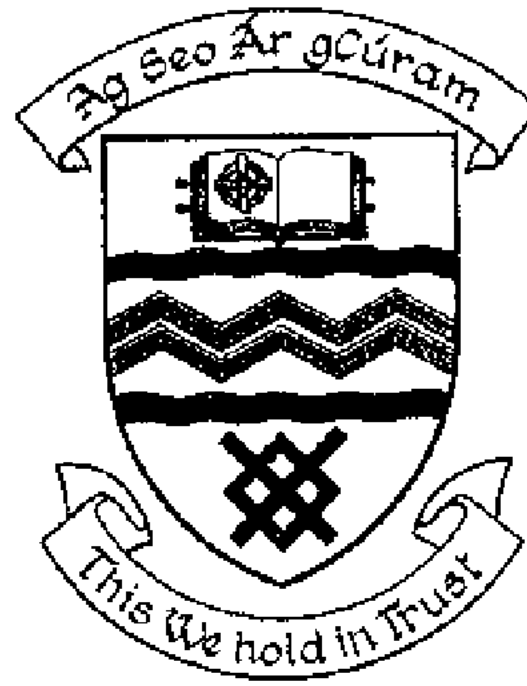
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 12 That an acceptable house number be submitted to and approved by South Dublin County Council before any construction work takes place on the proposed house.

REASON:

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

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

Decision Order Number 1771	Date of Decision 19/08/1999
Register Reference S99A/0407	Date: 21/06/99

Applicant Denis Mackin,
Development Two-storey detached house at side.

Location 1 Redwood Close, Kilnamanagh, Dublin 24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/06/99 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:

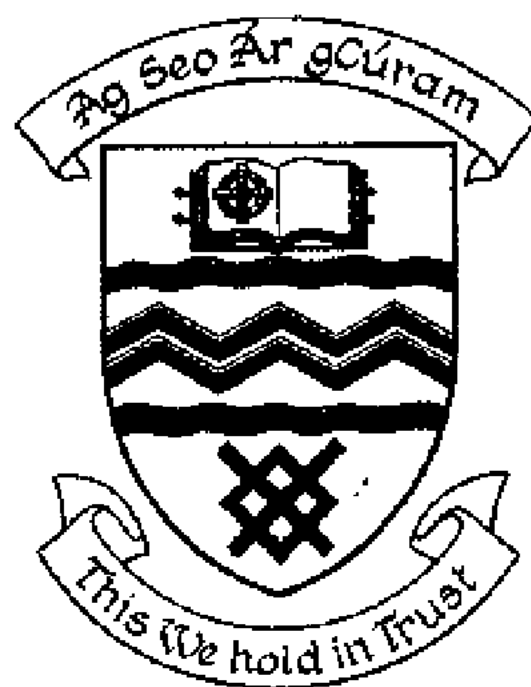
- 1 It is noted by the Planning Authority that existing foul sewer pipework is located in the public footpath adjoining the proposed development. The applicant is advised that no development will be allowed within 5 metres of existing sewer and watermain pipework. The applicant is requested to submit proposals to provide a setback of 5 metres from any existing pipework. Compliance with this requirement may require the submission of a revised design for the proposed development. The applicant is requested to submit proposals in this regard.
- 2 The applicant is requested to submit a revised Site Layout Plan showing the provision of 2 no. car parking spaces for both the existing and proposed development. A separate entrance driveway for the proposed house is required.
- 3 The applicant is requested to indicate the position of any nearby watermains in the adjoining public footpath or road. No building must lie within 5 metres of watermains less than 225mm diameter and within 8 metres of watermains greater than 225mm.

Kevin Brennan,
40 The Park,
Millbrook Lawns,
Tallaght,
Dublin 24.

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REG REF. S99A/0407

NOTE: In relation to points 1 and 3 above, applicant
should consult with the Councils Environmental
Services Section prior to submitting revised
details.

Signed on behalf of South Dublin County Council

S. Mc Gormack
.....
for Senior Administrative Officer

19/08/99