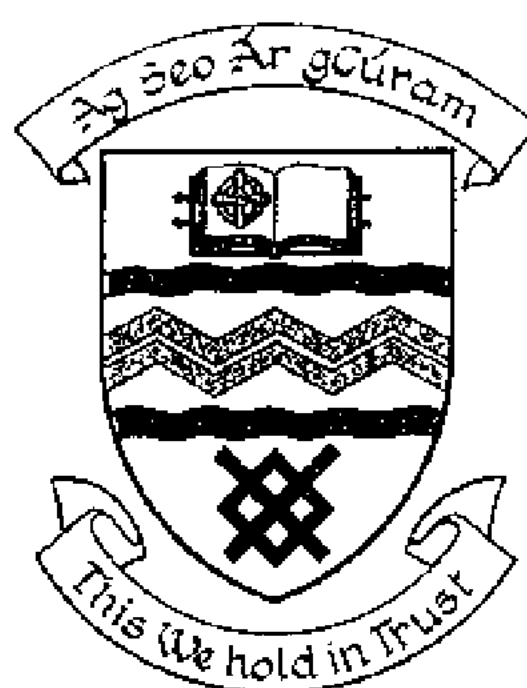


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0780	
1. Location	227 St. James's Road, Greenhills, Dublin 12.		
2. Development	2 storey detached house.		
3. Date of Application	18/11/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: J. Furlong R.I.B.A. Architect, Address: 42 Grange Park Road, Raheny,		
5. Applicant	Name: Kirwan Building Contrators, Address: 2 Kilmashogue Drive, Greenpark, Dublin 12.		
6. Decision	O.C.M. No. 0076  Date 14/01/99	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	
0	0	0	
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**



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
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**NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number</b> 0076	<b>Date of Decision</b> 14/01/99
<b>Register Reference</b> S98A/0780	<b>Date</b> 18th November 1998

**Applicant** Kirwan Building Contrators,  
**Development** 2 storey detached house.  
**Location** 227 St. James's Road, Greenhills, Dublin 12.  
**Floor Area** Sq Metres  
**Time extension(s)** up to and including  
**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 ( 10 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

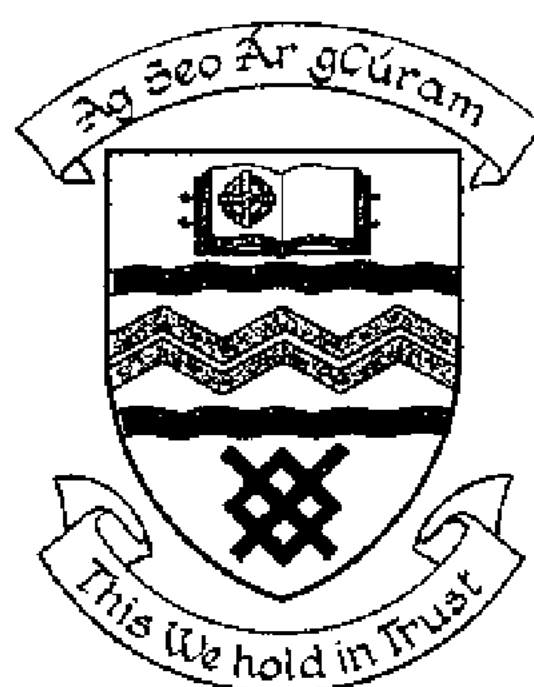
..... 15/01/99  
for SENIOR ADMINISTRATIVE OFFICER

J. Furlong R.I.B.A. Architect,  
42 Grange Park Road,  
Raheny,  
Dublin 5.

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REG REF. S98A/0780



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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 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4 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. In this regard the proposal to connect the foul and surface water together is unacceptable. Applicant to provide completely separate systems for foul and surface water disposal. Details to be agreed in writing prior to commencement of development.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 5 Recessed entrance to be provided to proposed vehicular entrance together with provision for two off street car parking spaces. Details to be agreed with the Planning Authority prior to the commencement of development.  
REASON:  
In the interest of the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL  
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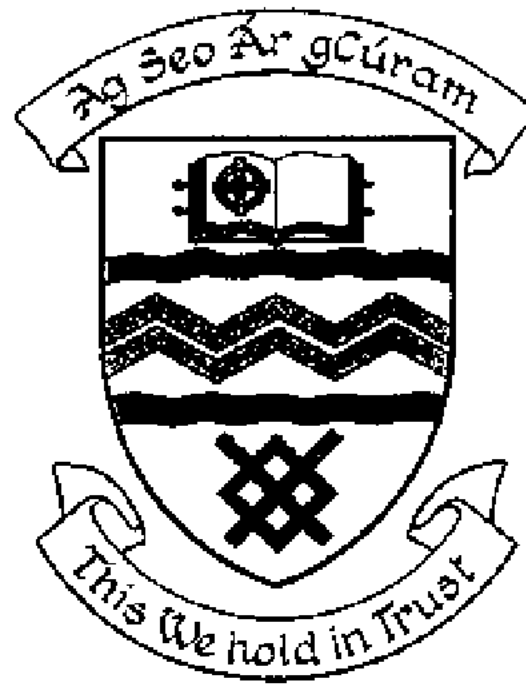
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- 6 Height of proposed ridge line to match in height and design to ridge line of adjoining houses.  
REASON:  
In the interest of the proper planning and development of the area.
- 7 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) 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.
- 8 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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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- 9 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of class 1 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 provision and development of amenity lands in the area which will facilitate the proposed development.

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

REASON:

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

12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. .... Registrar	..... Date	..... Receipt No.