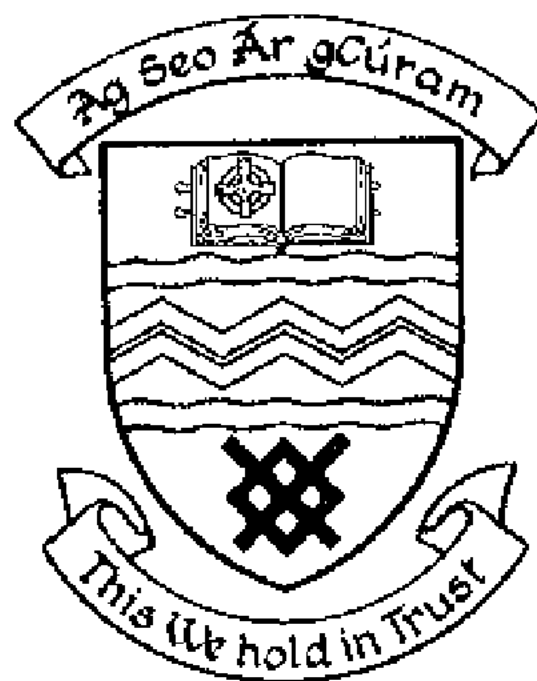


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0736	
1. Location	324 St. James Road, Walkinstown, Dublin 12.		
2. Development	Two storey house.		
3. Date of Application	29/10/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/12/1998 2.	1. 23/02/1999 2.
4. Submitted by	Name: H.K. O'Daly & Associates, Address: Kingswood, Naas Road,		
5. Applicant	Name: Mrs. Carmel Kedney, Address: 324 St. James Road, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 0770  Date 21/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1161  Date 03/06/1999	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.	

DOCTAR NA TAILLEANN AGUS NA TAILLEANN  
AN BPAIDIRIACHAIDH AGUS NA TAILLEANN

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Baile Átha Cliath 24

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Town Centre, Tallaght  
Dublin 24

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H.K. O'Daly & Associates,  
Kingswood,  
Naas Road,  
Clondalkin,  
Dublin 22.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1161	Date of Final Grant 03/06/1999
Decision Order Number 0770	Date of Decision 21/04/1999
Register Reference S98A/0736	Date 23rd February 1999

**Applicant** Mrs. Carmel Kedney,

**Development** Two storey house.

**Location** 324 St. James Road, Walkinstown, Dublin 12.

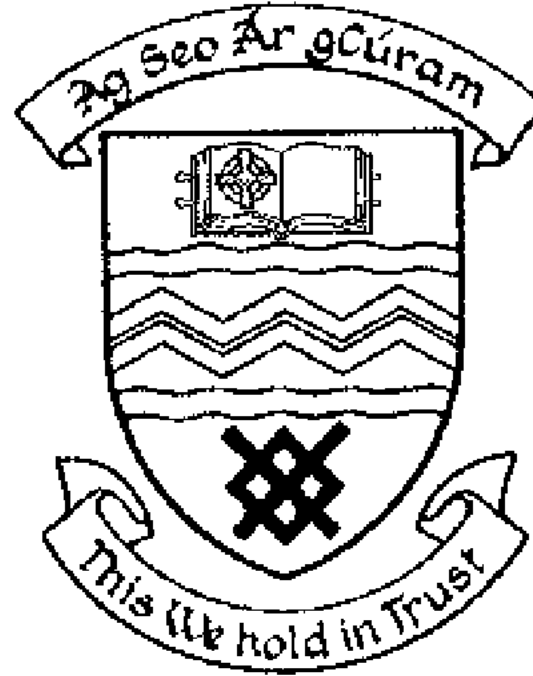
**Floor Area** 220.00 Sq Metres

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

**Additional Information Requested/Received** 16/12/1998 /23/02/1999

A Permission has been granted for the development described above,  
subject to the following (11) Conditions.

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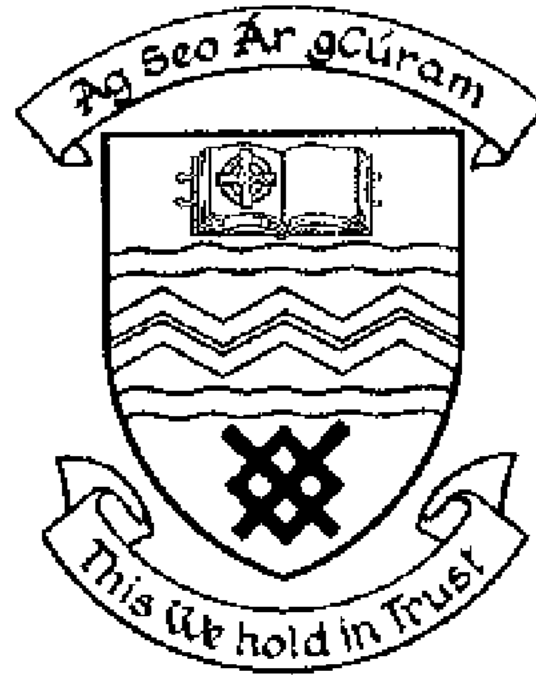


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### Conditions and Reasons

- 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 the revised details submitted by way of additional information on 23/02/99, 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 Prior to the commencement of development the applicant shall submit amended details for the written agreement of the Planning Authority, which provide for a terrace type dwelling in lieu of the proposed detached dwelling type.
- REASON:  
In the interests of the proper planning and development of the area and visual amenity.
- 3 That all external finishes and colours harmonise in colour and texture with adjoining dwellings.
- REASON:  
In the interests 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 County Council in this regard the applicant shall have regard to the following details:-
- a) Applicant to construct foundations at or below the invert level of the foul sewer;
  - b) A separate water connection is required for the proposed dwelling;
  - c) All connections, swabbing, chlorination and tappings of watermains to be carried out by South Dublin County Council personnel at applicant's prior expense;
  - d) Applicant to provide 24 hour storage.
- REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Road Maintenance.
- REASON:  
In the interest of the proper planning and development of the area.



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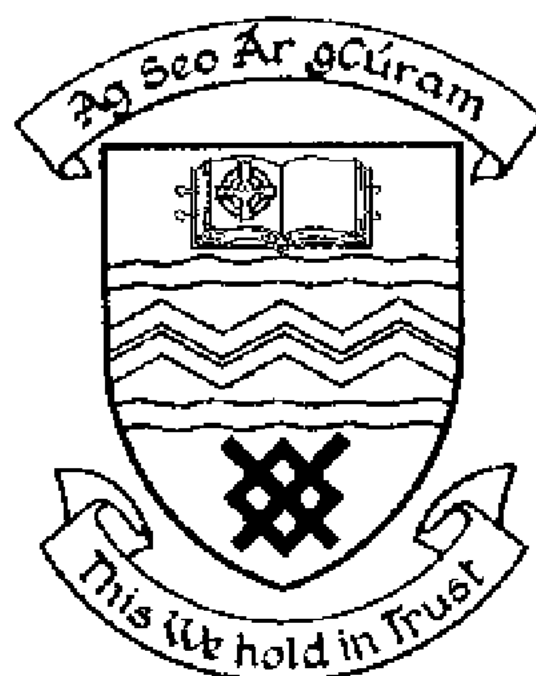
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- 6 Details of any proposed front, side and rear boundary treatment to the site shall be submitted for the written agreement of the Planning Authority prior to commencement of development.  
REASON:  
In the interests of the proper planning and development of the area.
- 7 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.  
REASON:  
In the interest of the proper planning and development of the area.
- 8 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 9 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.
- 10 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) 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) be paid by the proposer to South Dublin County Council towards the cost of the development and

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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 provision and development of amenity lands in the area which will facilitate the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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. Reelan* ..... June 1999  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Decision Order Number 0770	Date of Decision 21/04/1999
Register Reference S98A/0736	Date: 29/10/1998

**Applicant** Mrs. Carmel Kedney,

**Development** Two storey house.

**Location** 324 St. James Road, Walkinstown, Dublin 12.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 16/12/1998 /23/02/1999

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.

..... 21/04/1999  
for SENIOR ADMINISTRATIVE OFFICER

H.K. O'Daly & Associates,  
Kingswood,  
Naas Road,  
Clondalkin,  
Dublin 22.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S98A/0736

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 the revised details submitted by way of additional information on 23/02/99, 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 Prior to the commencement of development the applicant shall submit amended details for the written agreement of the Planning Authority, which provide for a terrace type dwelling in lieu of the proposed detached dwelling type.  
REASON:  
In the interests of the proper planning and development of the area and visual amenity.
- 3 That all external finishes and colours harmonise in colour and texture with adjoining dwellings.  
REASON:  
In the interests 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 County Council in this regard the applicant shall have regard to the following details:-
  - a) Applicant to construct foundations at or below the invert level of the foul sewer;
  - b) A separate water connection is required for the proposed dwelling;
  - c) All connections, swabbing, chlorination and tapplings of watermains to be carried out by South Dublin County Council personnel at applicant's prior expense;
  - d) Applicant to provide 24 hour storage.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.

**SOUTH DUBLIN COUNTY COUNCIL**  
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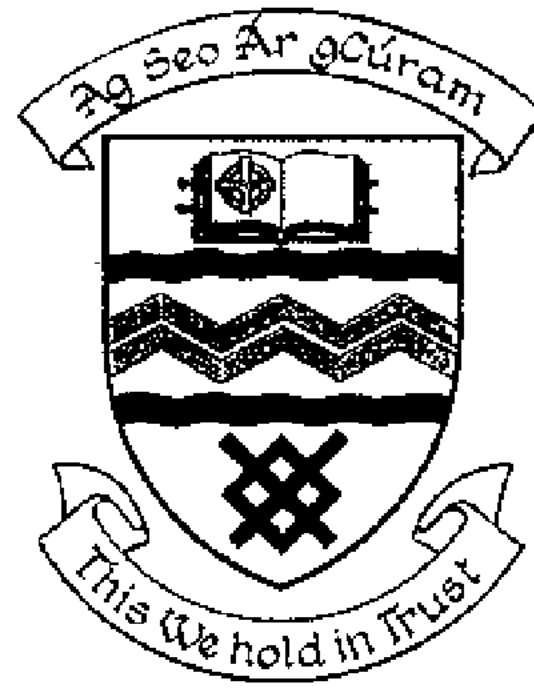
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- 5 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Road Maintenance.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 Details of any proposed front, side and rear boundary treatment to the site shall be submitted for the written agreement of the Planning Authority prior to commencement of development.  
REASON:  
In the interests of the proper planning and development of the area.
- 7 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.  
REASON:  
In the interest of the proper planning and development of the area.
- 8 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 9 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.
- 10 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) 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



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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) 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.

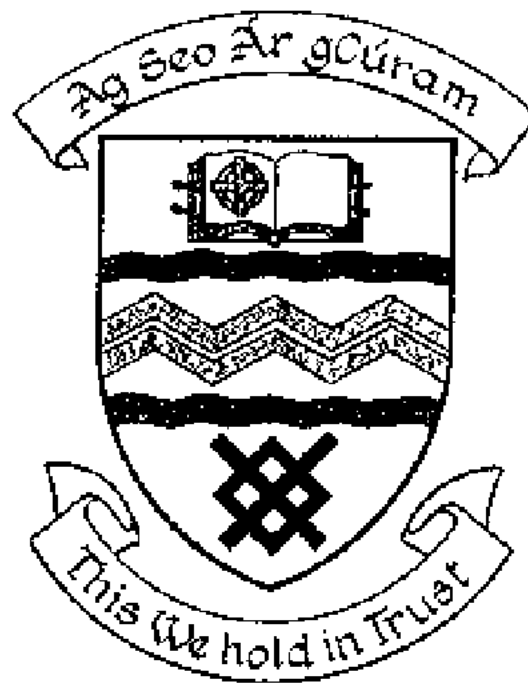
**REASON:**

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  
provision and development of amenity lands in the area which  
will facilitate the proposed development.

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

Decision Order Number 2550	Date of Decision 16/12/98
Register Reference S98A/0736	Date 29th October 1998

**Applicant**                Mrs. Carmel Kedney,  
**Development**            Two storey house.

**Location**                324 St. James Road, Walkinstown, Dublin 12.

**App. Type**                Permission

Dear Sir/Madam,

With reference to your planning application, received on 29/10/98 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 requested to submit a 1:500 site layout plan indicating the location of existing services in relation to the proposed dwelling.

The applicant is advised that Council records indicate that the proposed dwelling is located within 3 metres of an existing foul sewer and that the Environmental Services Department requirement is that all buildings are set back a minimum of 5 metres from public sewers. Applicant is advised to consult with the Environmental Services Engineer to discuss this matter.

- 2     The applicant is requested to submit an elevation drawing showing the proposed dwelling in relation to adjacent dwellings.

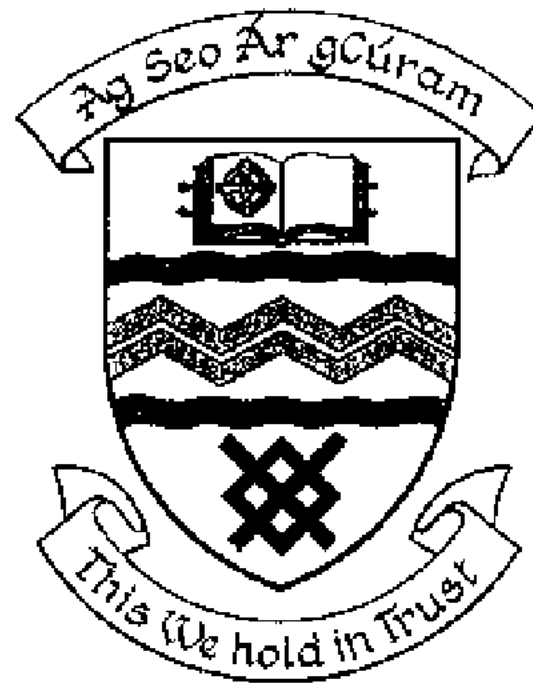
Signed on behalf of South Dublin County Council

H.K. O'Daly & Associates,  
Kingswood,  
Naas Road,  
Clondalkin,  
Dublin 22.

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*AA*  
.....  
for Senior Administrative Officer

17/12/98