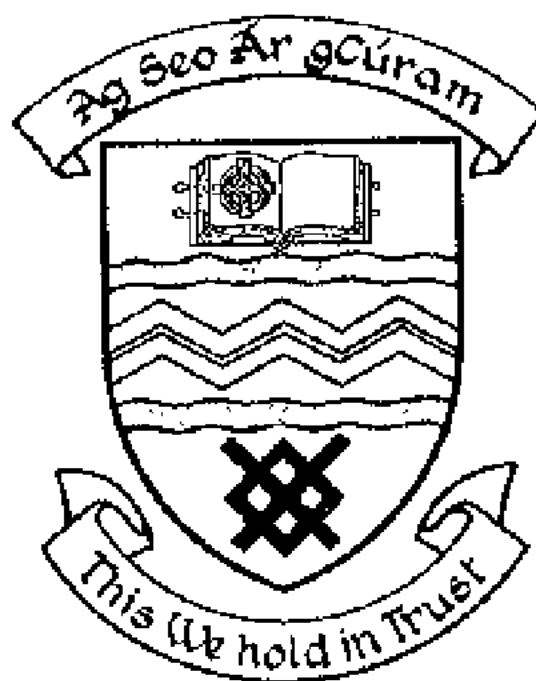


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0633	
1. Location	13 Elmcastle Court, Kilnamanagh, Tallaght, Dublin 24.		
2. Development	3 bedroomed, 2 storey dwelling complete with new, vehicular access and ancillary services to side.		
3. Date of Application	09/09/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 24/09/98 2.	1. 30/09/98 2.
4. Submitted by	Name: Paul A. Flanagan, Address: 27 Kilnamanagh Road, Walkinstown, Dublin 12.		
5. Applicant	Name: Mr. L. Meer,, Address: No. 13 Elmcastle Court, Kilnamanagh, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2372  Date 25/11/98	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 0064  Date 13/01/99	Effect AA GRANT APPROVAL	
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



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

Paul A. Flanagan,  
27 Kilnamanagh Road,  
Walkinstown,  
Dublin 12.

**NOTIFICATION OF GRANT OF Approval**

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

Final Grant Order Number 0064	Date of Final Grant 13/01/99
Decision Order Number 2372	Date of Decision 25/11/98
Register Reference S98A/0633	Date 30th September 1998

**Applicant** Mr. L. Meer,,

**Development** 3 bedroomed, 2 storey dwelling complete with new, vehicular access and ancillary services to side.

**Location** 13 Elmcastle Court, Kilnamanagh, Tallaght, Dublin 24.

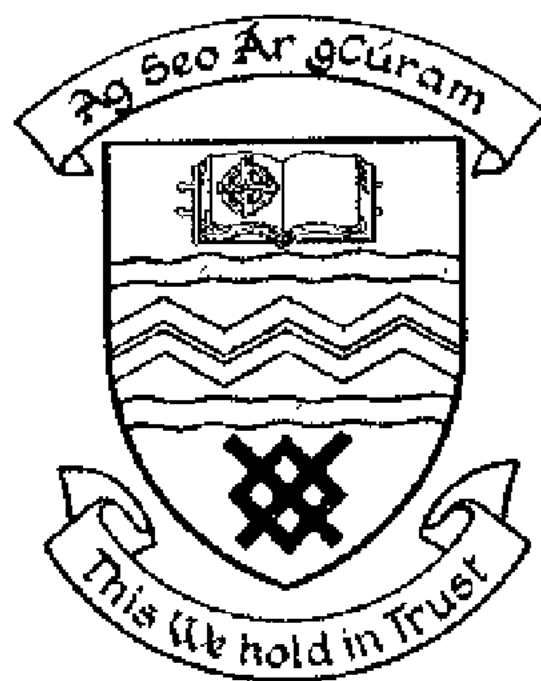
**Floor Area** 0.000 Sq Metres

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

**Additional Information Requested/Received** 24/09/98 /30/09/98

A Approval has been granted for the development described above,  
subject to the following (13) Conditions.

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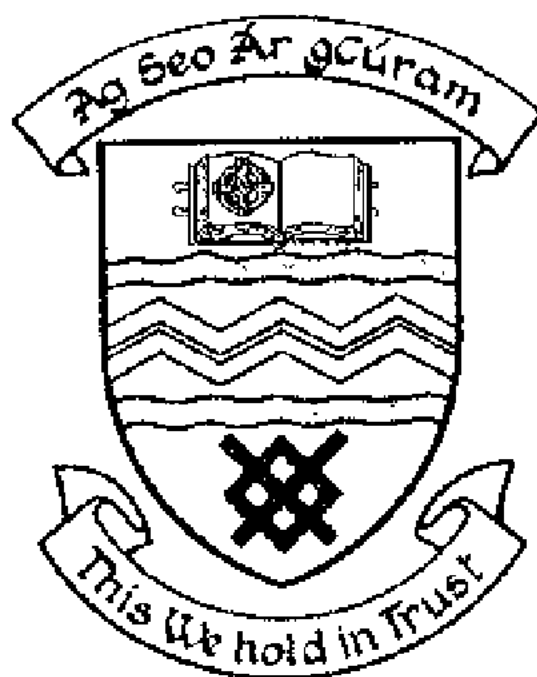
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**Conditions and Reasons**

- 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 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 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.
- 4 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.  
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.  
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 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.

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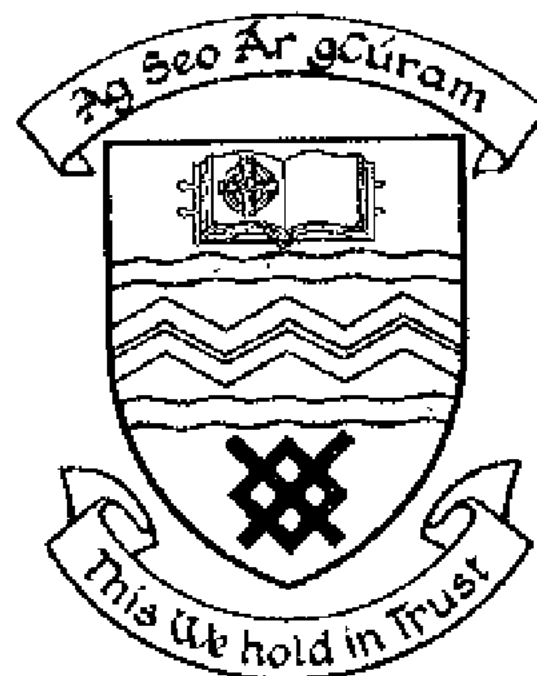
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- 7 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any construction work takes place on the proposed house.  
REASON:  
In the interest of the proper planning and development of the area.
- 8 The proposed house shall match the existing house on site, as closely as possible.  
REASON:  
In the interest of visual amenity.
- 9 The front garden boundary wall shall be reduced in height to not greater than 1.2m and shall be capped and plastered/wet dashed along its entire length.  
REASON:  
In the interest of visual amenity.
- 10 The footpath/kerb to both the existing and new house shall be dished to the satisfaction of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.  
REASON:  
In the interest of proper planning and development of the area.
- 11 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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- 12 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.

- 13 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 at Tymon Park 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.

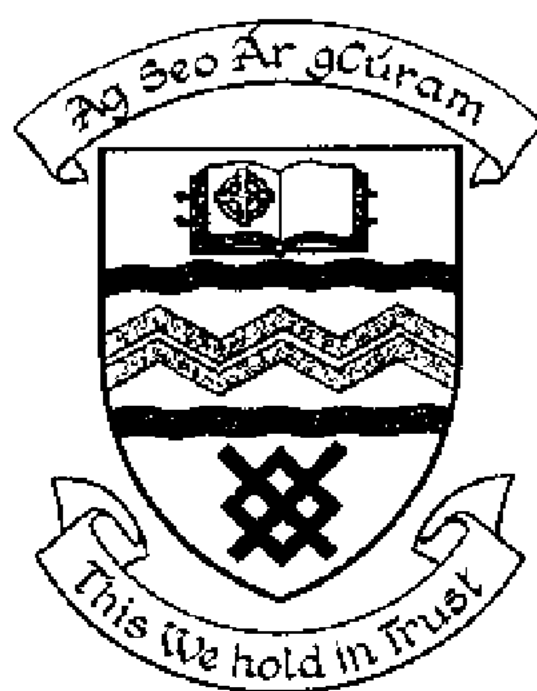
Signed on behalf of South Dublin County Council.

 ..... 15 January 1999  
for SENIOR ADMINISTRATIVE OFFICER

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

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

<b>Order Number</b> 1922	<b>Date of Order</b> 24/09/98
<b>Register Reference</b> S98A/0633	<b>Date</b> 9th September 1998

**Applicant** Mr. L. Meer,,  
**Development** 3 bedroomed, 2 storey dwelling complete with new, vehicular access and ancillary services to side.  
**Location** 13 Elmcastle Court, Kilnamanagh, Tallaght, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 17/09/98 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:

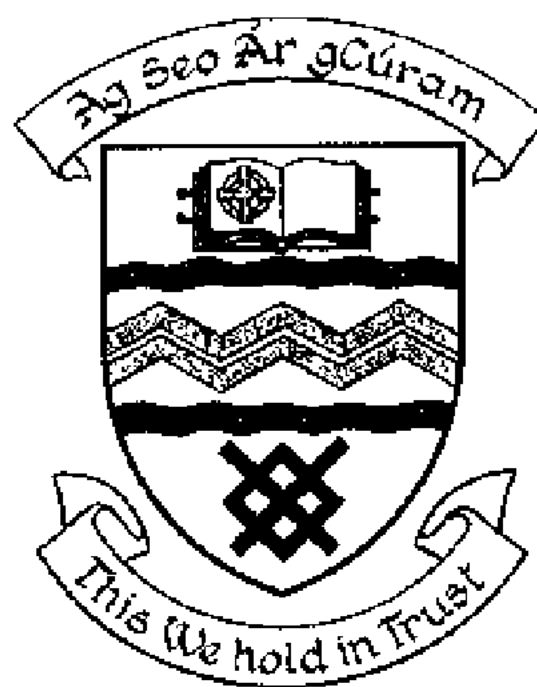
- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

Paul A. Flanagan,  
27 Kilnamanagh Road,  
Walkinstown,  
Dublin 12.

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REG REF. S98A/0633

- (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,

*RAA*  
..... 24/09/98  
for Senior Administrative Officer.