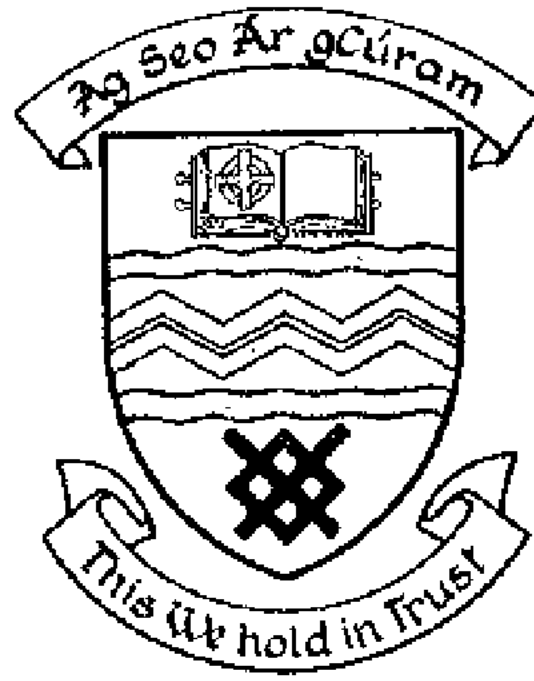


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0278	
1. Location	68 Redwood Avenue, Kilnamanagh, Dublin 24.		
2. Development	House at site adjoining no. 68.		
3. Date of Application	01/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Sean Clifford & Associates, Address: 9 The Prince of Wales Terrace, Bray, Co. Wicklow.		
5. Applicant	Name: Frank & Breda Kelly, Address: 68 Redwood Avenue, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 1275 Date 26/06/98	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 1543 Date 06/08/98	Effect AO GRANT OUTLINE 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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Baile Átha Cliath 24

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Dublin 24

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Sean Clifford & Associates,
9 The Prince of Wales Terrace,
Bray,
Co. Wicklow.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 1543	Date of Final Grant 06/08/98
Decision Order Number 1275	Date of Decision 26/06/98
Register Reference S98A/0278	Date 1st May 1998

Applicant Frank & Breda Kelly,

Development House at site adjoining no. 68.

Location 68 Redwood Avenue, Kilnamanagh, Dublin 24.

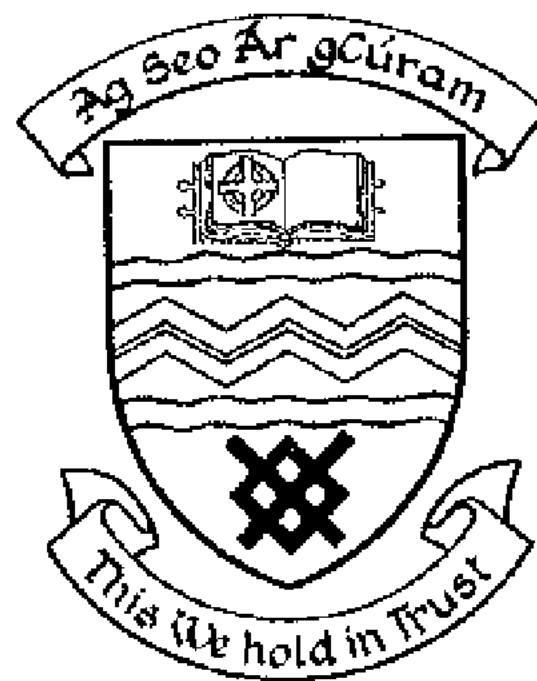
Floor Area 100.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

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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 proposed house shall match the existing house in terms of size, height, design, finish and building lines.
REASON:
In the interest of visual amenity.
- 3 The distance between opposing gable walls shall be increased to 2.3m which shall be divided equally between the two houses.
REASON:
In the interest of the proper planning and development of the area.
- 4 The footpath and pavement shall be dished to the satisfaction of the Area Engineer, Roads Maintenance Division at the applicants expense.
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 this regard, no part of the proposed house shall be within 5.0m of any public foul or surface water sewer.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 6 The proposed house shall have an independent connection to the public watermain network.
REASON:
In the interest of the proper planning and development of the area.
- 7 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for

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approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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 to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road improvement works and traffic management schemes facilitating the proposed development.

- 9 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

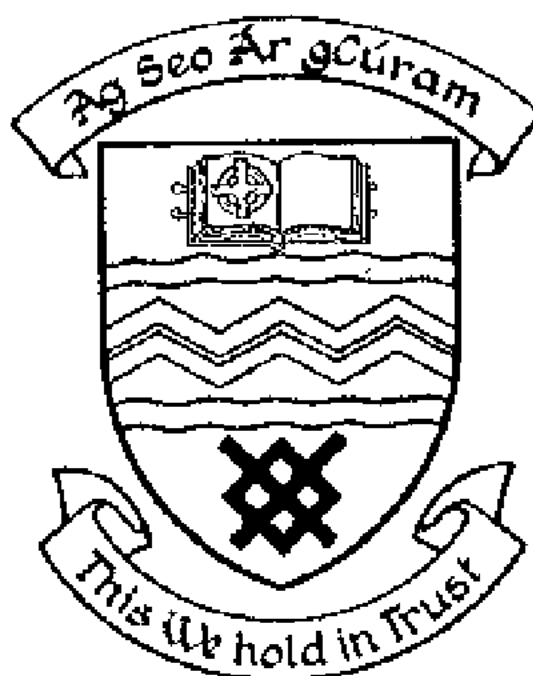
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

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- (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.


.....7 August 1998
for SENIOR ADMINISTRATIVE OFFICER