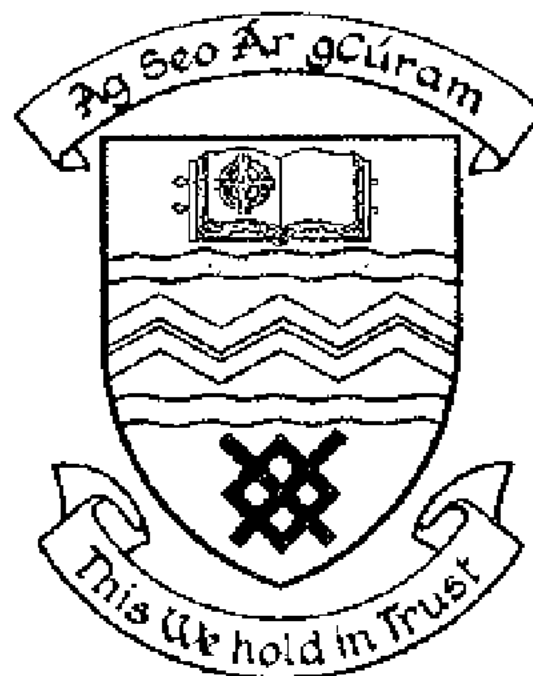


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0142	
1. Location	31 Kilakee Park, Firhouse, Dublin 24.		
2. Development	Detached two-storey dwelling to side garden.		
3. Date of Application	10/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. Ken Dodd, Address: 144 Glenvara Park, Templeogue,		
5. Applicant	Name: Mr. P. J. Grealis, Address: 31 Kilakee Park, Firhouse, Dublin 24.		
6. Decision	O.C.M. No. 0876 Date 07/05/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1216 Date 18/06/98	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

Mr. Ken Dodd,
144 Glenvara Park,
Templeogue,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1216	Date of Final Grant 18/06/98
Decision Order Number 0876	Date of Decision 07/05/98
Register Reference S98A/0142	Date 10th March 1998

Applicant Mr. P. J. Grealis,

Development Detached two-storey dwelling to side garden.

Location 31 Kilakee Park, Firhouse, Dublin 24.

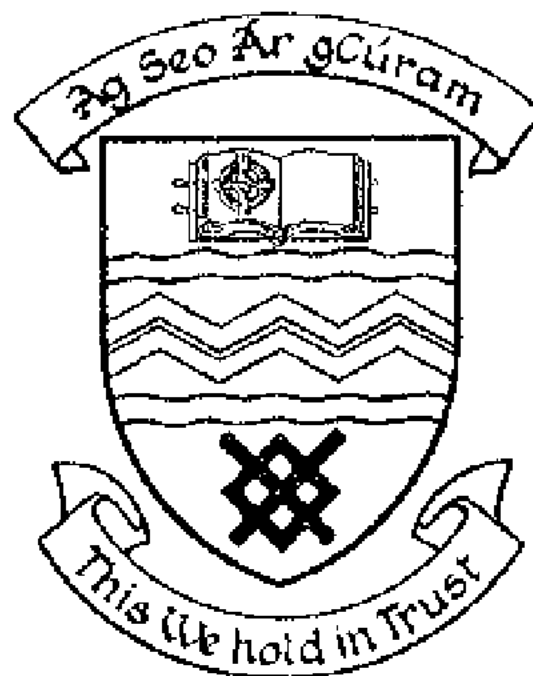
Floor Area 93.920 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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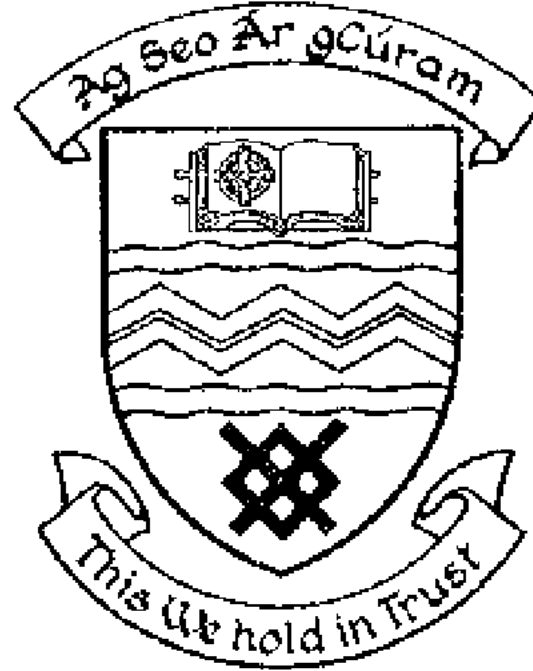
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Conditions and Reasons

- 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 Prior to the commencement of any development on site the conditions of permission ref. S97B/0569 shall be complied with.
REASON:
In the interest of the proper planning and development of the area.
- 3 The distance between the existing and the proposed house shall be increased from 2.0m to 2.3m.
REASON:
To comply with the standards set down in the 1993 Dublin County Development Plan in the interest of the proper planning and development of the area.
- 4 The proposed house shall match the existing house in terms of materials used, colour and finish. The height of the roof of the proposed house shall be not higher than the height of the roof of the existing house.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 5 Only clean uncontaminated surface water shall be discharged to the public surface water sewer. All foul waste shall be discharged to the public foul sewer.
REASON:
In the interest of public health.
- 6 No part of the proposed house shall be within 2.0m of the side boundary wall with Ballycullen Avenue. If the gable

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wall of the proposed house is located within 5.0m of any public sewer or watermain located in Ballycullen Avenue, then the foundations shall be taken down below the invert level of any such pipe.

REASON:

In the interest of public health and the proper planing and development of the area.

- 7 The footpath and kerb at the proposed new entrance shall be dishd to the satisfaction of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants prior expense.

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 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.

- 10 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.

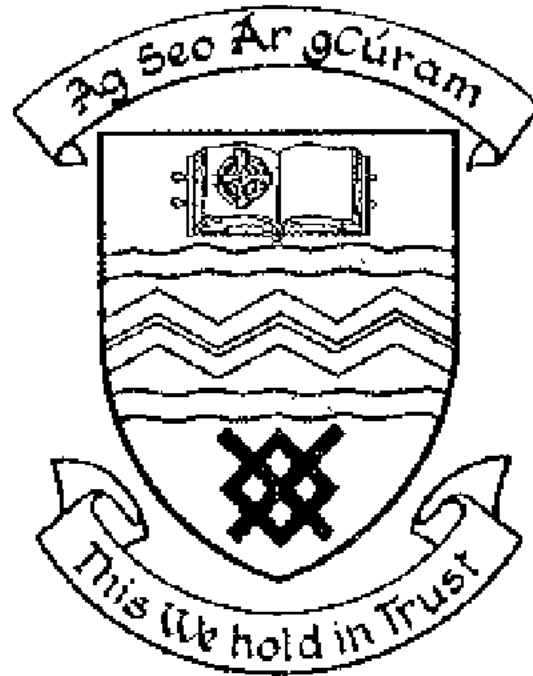
- 11 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 12 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

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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.

- 13 That an acceptable house numbering scheme be submitted to an 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.

- 14 A screen wall 2.0m in height, capped along its entire length and plastered or wet-dashed where visible from the public road shall be erected along the site boundary with Ballycullen Avenue where that boundary is to the rear of the front building line of the house.

REASON:

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

- 15 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:

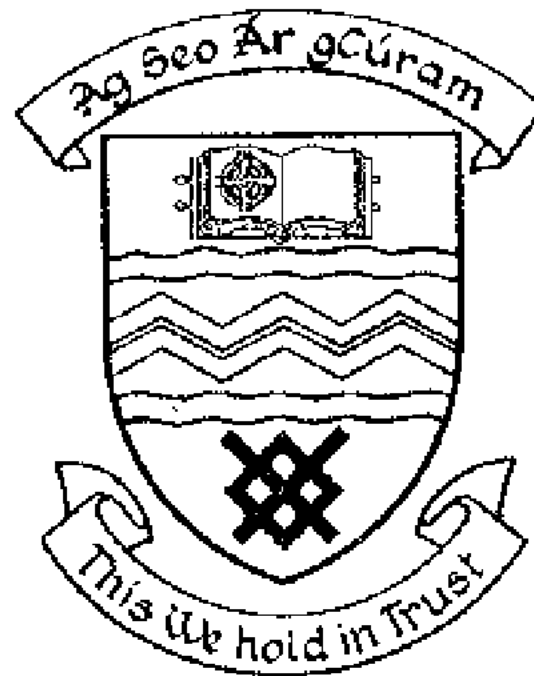
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 16 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;

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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.

- 17 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 Dodder Valley Linear 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.

- (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.

.....*AK*.....19 June 1998
for SENIOR ADMINISTRATIVE OFFICER