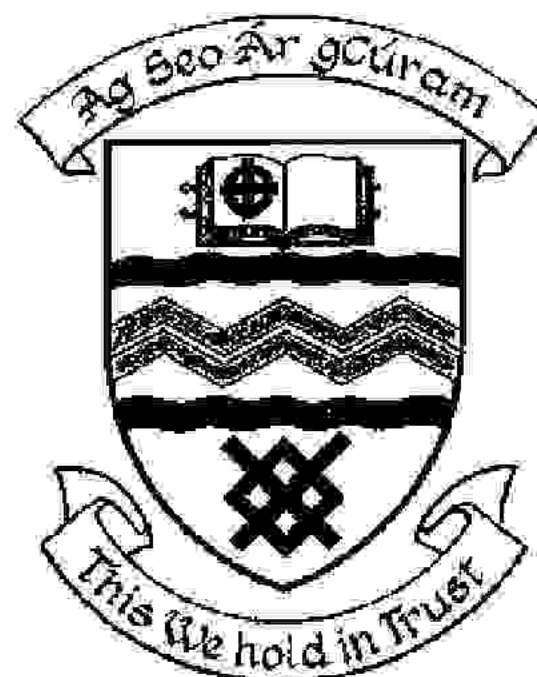


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0795	
1. Location	rear of 7 Ballyboden Crescent, Ballyboden, Dublin 16.		
2. Development	Two storey five bed dwelling to rear of 7 Ballyboden Crescent, D16, and new vehicular access from, and alterations to boundary wall to, Glendoher Close, D16.		
3. Date of Application	05/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Paul O'Connor Architects Address: 3 St. Joseph's Court, Prussia Street,		
5. Applicant	Name: Mark Kilkenny Address: 3 Homeville Cottage, Old Ballycullen Road, Templeogue, D16.		
6. Decision	O.C.M. No. 0209  Date 03/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0480  Date 19/03/98	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.

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

Telephone: 01-462 0000  
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Paul O'Connor Architects  
3 St. Joseph's Court,  
Prussia Street,  
Dublin 7.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0480	Date of Final Grant 19/03/98
Decision Order Number 0209	Date of Decision 03/02/98
Register Reference S97A/0795	Date 5th December 1997

**Applicant** Mark Kilkenny

**Development** Two storey five bed dwelling to rear of 7 Ballyboden Crescent, D16, and new vehicular access from, and alterations to boundary wall to, Glendoher Close, D16.

**Location** rear of 7 Ballyboden Crescent, Ballyboden, Dublin 16.

**Floor Area** 0.000 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 (12) 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 That the entire premises be used as a single dwelling unit.

**REASON:**

To prevent unauthorised development.

- 3 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.

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and specifically:

- a. Prior to commencement of development applicant to submit full details of foul and surface water sewer proposed including invert levels, pipe sewers, and gradients up to and including connection to public sewer.

Full details of the above to be subject to the written agreement of South Dublin County Council prior to the commencement of development.

**REASON:**

In order to comply with the Sanitary Services Acts, 1878 - 1964.

- 5 Footpath and kerb to be dishd to the requirements of the Area Engineer Road Maintenance at the applicants own expense.

**REASON:**

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

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- 6 Full details of the roof cladding and materials to include colour and texture of same, to be submitted to and agreed with the Planning Authority prior to the commencement of development.  
 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 £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the further development of Class 1 Public Open Space in the Ballyboden area which will facilitate this development; this contribution to be paid before the commencement of development on the site.  
 REASON:  
 In the interest of the proper planning and development of the area and as the provision/development of the open space facilitates the development it is considered reasonable that the applicant should contribute towards the cost.
- 9 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.

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**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.

- 10 That the front boundary wall shall be lowered to a maximum height of one metre and shall be capped and finished to harmonise with existing development.

**REASON:**

In the interest of safety and orderly development.

- 11 That first floor landing window be of obscured glass.

**REASON:**

In the interest of residential amenity.

- 12 That an acceptable house number be submitted to and approved by the County Council before any constructional work takes place on the proposed house.

**REASON:**

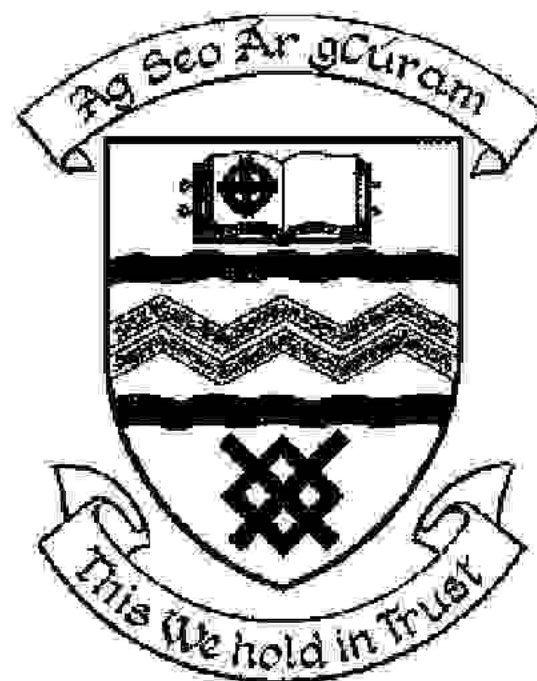
In the interest of the proper planning and development of the area.

- (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.

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Signed on behalf of South Dublin County Council.

.....*[Signature]*.....*[Signature]* March 1998  
for SENIOR ADMINISTRATIVE OFFICER