

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0679	
1. Location	At the side of 9 Limekiln Grove, Walkinstown, Dublin 12.		
2. Development	4 bedroomed detached house.		
3. Date of Application	17/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: F. L. Bent (AP&DS), Address: 25 Grosvenor Court, Templeogue,		
5. Applicant	Name: Susan Casey, Address: 90 St. Peters Crescent, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 4265 Date 12/12/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0125 Date 21/01/98	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



PLANNING DEPARTMENT

P.O. Box 4122,
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F. L. Bent (AP&DS),
25 Grosvenor Court,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0125	Date of Final Grant 21/01/98
Decision Order Number 4265	Date of Decision 12/12/97
Register Reference S97A/0679	Date 17th October 1997

Applicant Susan Casey,

Development 4 bedroomed detached house.

Location At the side of 9 Limekiln Grove, Walkinstown, Dublin 12.

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 (15) 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 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.
- 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 the roof design shall harmonise with the adjacent development and in this regard the pitch of the roof shall be retained.
REASON:
In the interest of orderly development.
- 5 That the balcony be omitted from the development and patio doors to balcony to be replaced with a window which shall be consistent in height and design with other first floor windows.
REASON:
To protect residential privacy.
- 6 All first floor gable windows to be of obscure/opaque glass.
REASON:
In the intrest of residential amenity.
- 7 That the front garden boundary wall be consistent in height and design with the adjacent front boundary wall.
REASON:
To ensure visibility for pedestrians and road users and in the interest of orderly developemnt.

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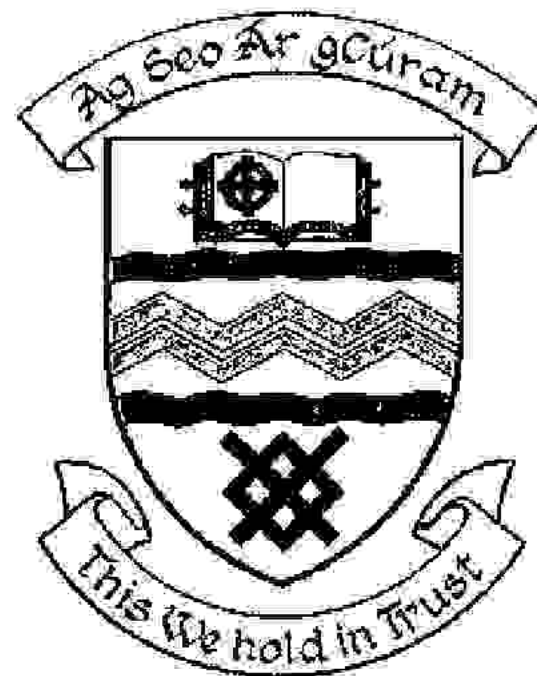
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- 8 That the footpath and driveway be dished and drained to the requirements of the Planning Authority (Roads Department).
REASON:
 In the interest of the proper planning and development of the area.
- 9 That the dwellinghouse shall not be occupied until all services have been connected thereto and are operational.
REASON:
 In the interest of the proper planning and development of the area.
- 10 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and in this regard the following shall apply:
 - a) applicant to ensure full and completed separation of foul and surface water system.
 - b) foundations to be constructed below invert level of existing public surface water pipe.**REASON:**
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 11 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.
- 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 13 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.

- 14 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 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:

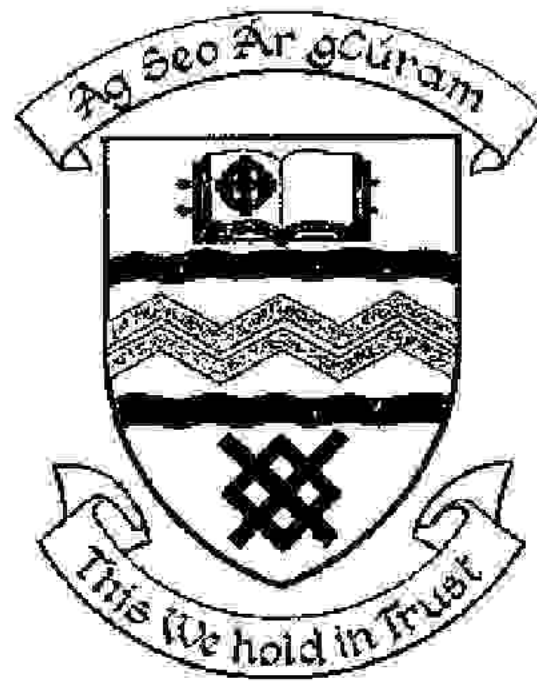
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- 15 That an acceptable naming/numbering proposal be submitted to and approved by the County Council before development commences on the proposed house.

REASON:

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

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- (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.

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for SENIOR ADMINISTRATIVE OFFICER

22 January 1998