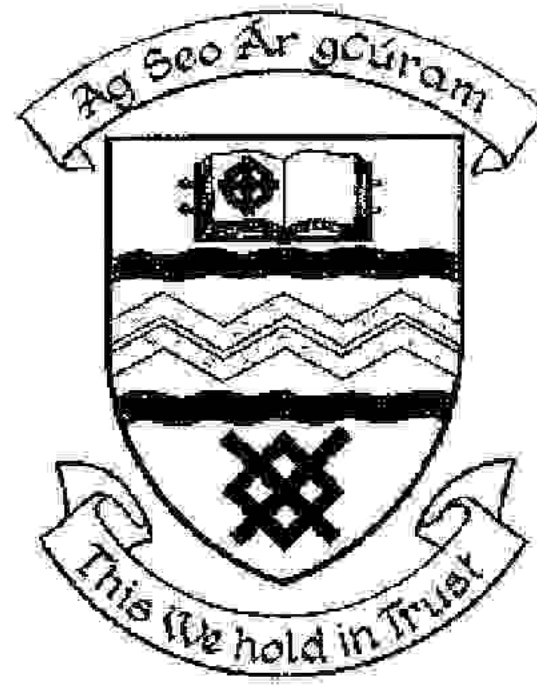


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0402	
1. Location	21 Whitehall Road, West, Kimmage, Dublin 12		
2. Development	Permission sought for new two storey extension containing four one bedroom apartments to existing building containing multiple dwellings with car parking, site walls and site works.		
3. Date of Application	19/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Gerald Cantan M.R.I.A.I. Address: Unit 2 Edel House		
5. Applicant	Name: Francis Rafferty Address: 34 Broadford Close, Balinteer, Dublin		
6. Decision	O.C.M. No. 1645 Date 15/08/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1958 Date 29/09/97	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.	

REG REF. S97A/0402 SOUTH DUBLIN COUNTY COUNCIL
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Gerald Cantan M.R.I.A.I.
Unit 2
Edel House
51-52 Bolton St
Dublin 1

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1958	Date of Final Grant 29/09/97
Decision Order Number 1645	Date of Decision 15/08/97
Register Reference S97A/0402	Date 19th June 1997

Applicant Francis Rafferty

Development Permission sought for new two storey extension containing four one bedroom apartments to existing building containing multiple dwellings with car parking, site walls and site works.

Location 21 Whitehall Road, West, Kimmage, Dublin 12

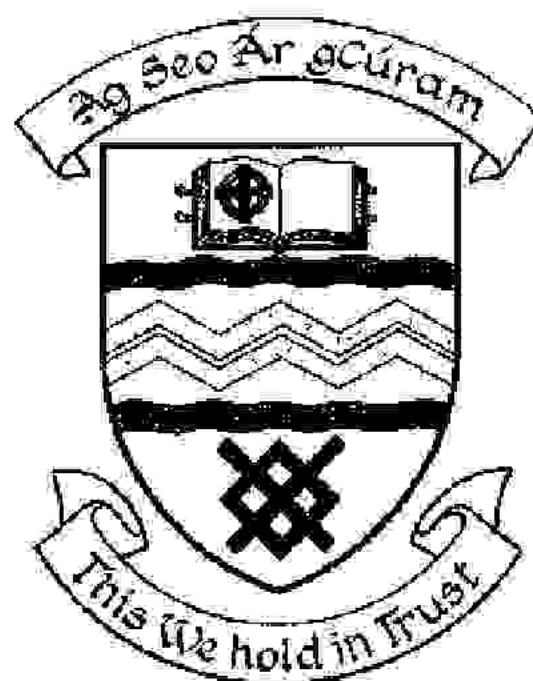
Floor Area 216.400 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (20) 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 each flat shall be used as a single dwelling.

REASON:

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

- 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 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.

- 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.

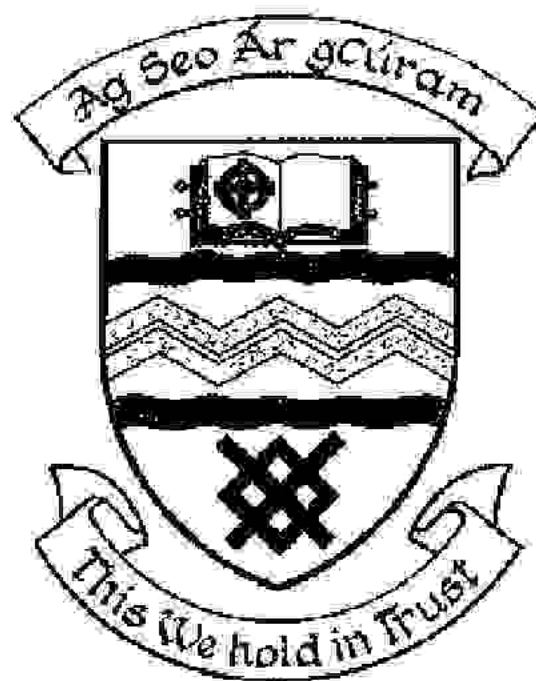
- 6 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

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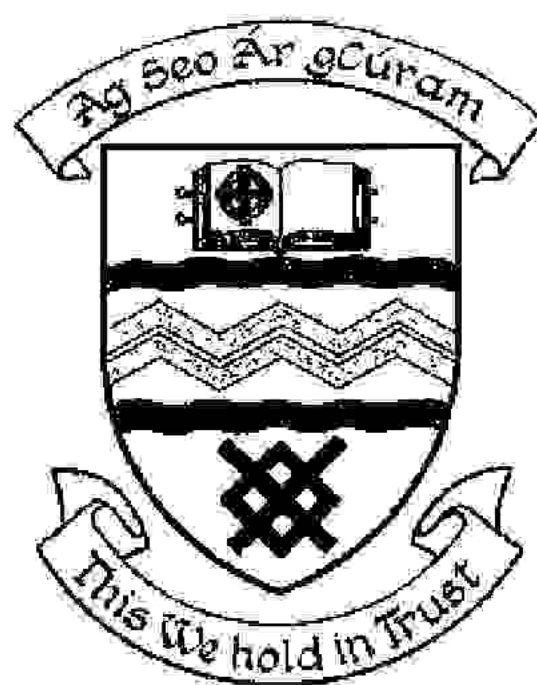
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 7 That in respect of surfacing water drainage the soak pit is not acceptable and the applicant shall reroute all surface water to existing surface water sewer system.
REASON:
In the interest of the proper planning and development of the area.
- 8 The applicant to ensure full and complete separation of surface water sewers.
REASON:
In the interest of the proper planning and development of the area.
- 9 That in respect of water supply each unit shall have its own stopcock in a public area and each unit shall be provided with 24 hour storage.
REASON:
In the interest of the proper planning and development of the area.
- 10 That the existing front boundary wall shall be set back 2.5m at the southern end and 3.5m at the northern end. Revised drawings shall be submitted for written agreement with the Planning Authority showing the set back and adjustment of car park spaces 1-9 accordingly.
REASON:
In the interest of the proper planning and development of the area.

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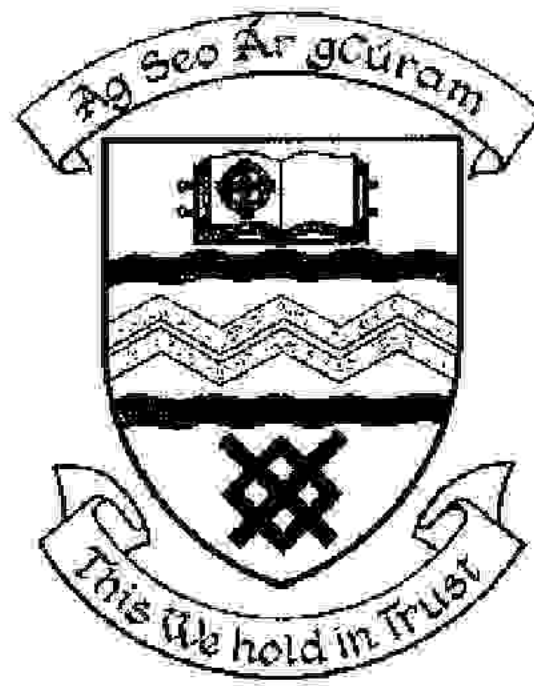
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-
- 11 The new front boundary shall be set out on site and agreed in writing with the Planning Authority (Roads Section).
REASON:
In the interest of the proper planning and development of the area.
- 12 That details of cobblelocking, landscaping and front boundary treatment shall be submitted for written agreement with the Planning Authority prior to commencement of development on site. Details to include a high quality railing and gates, and boundary wall to harmonise with premises.
REASON:
In the interest of the proper planning and development of the area.
- 13 That an acceptable apartment naming and numbering scheme be submitted to an approved by the South Dublin County Council before any constructional work takes place on the proposed apartment.
REASON:
In the interest of the proper planning and development of the area.
- 14 That the proposed window at ground and first floor levels facing flat no. 3 as indicated in the submitted plans shall be high level or of obscured glass.
REASON:
In the interest of the proper planning and development of the area.
- 15 That the modifications to the two existing apartments as detailed in the letter dated 12.6.97 and as shown on the floor plan drawings submitted with the application shall be carried out in conjunction with the proposed extension.

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REASON:

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

- 16 That a financial contribution in the sum of £1,687 (one thousand six hundred and eighty seven 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.

- 17 That a financial contribution in the sum of money equivalent to the value of £2,000 (two thousand 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.

- 18 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Sewers, Watermains and Drains, has been given by:-

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- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £5,000 (five thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a Cash Sum of £5,000 (five thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

To ensure that a ready sanction may be available to the council to induce the provision of services and prevent disamenity in the development.

- 19 That details of the Management Agreement for the maintenance and Control of the site be submitted 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.

- 20 That a financial contribution in the sum of £2,000 (two thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of 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.

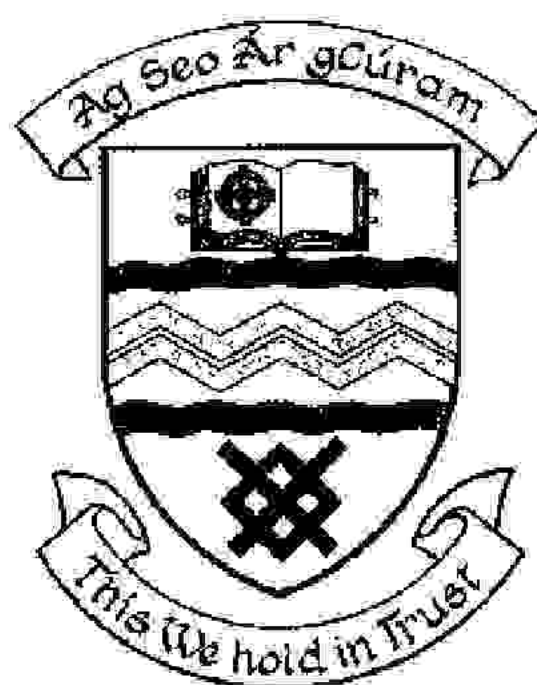
REASON:

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.

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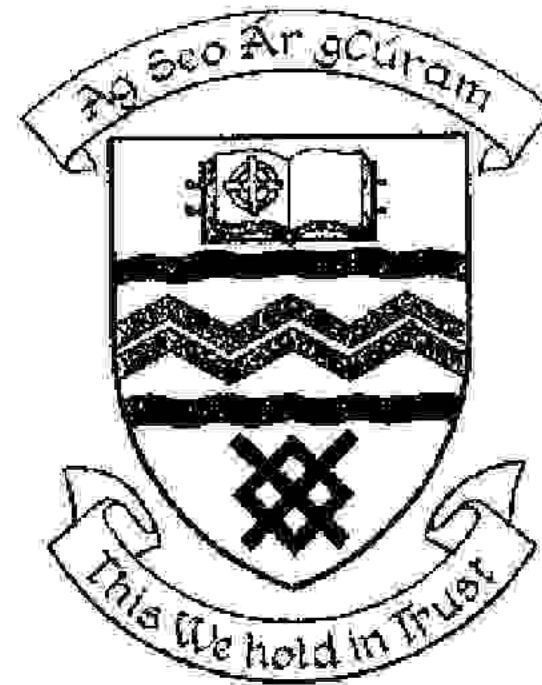
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- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety 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.


..... September 1997
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1645	Date of Decision 15/08/97
Register Reference S97A/0402	Date 19th June 1997

Applicant Francis Rafferty

Development Permission sought for new two storey extension containing four one bedroom apartments to existing building containing multiple dwellings with car parking, site walls and site works.

Location 21 Whitehall Road, West, Kimmage, Dublin 12

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

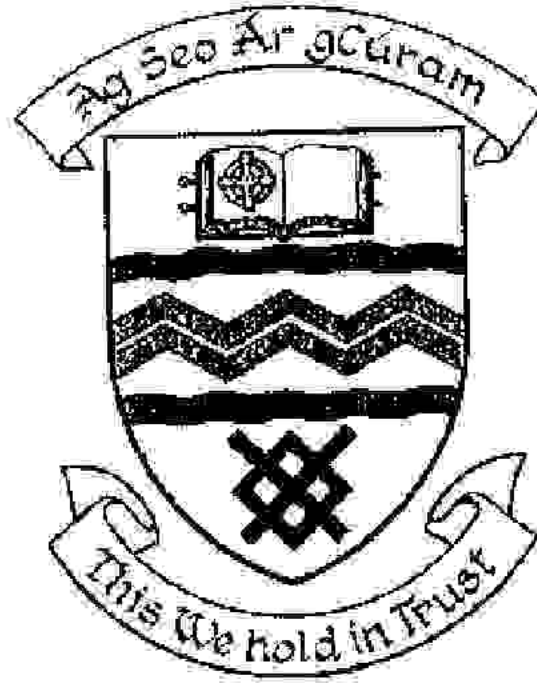
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

subject to the conditions (20) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....J.S..... 15/08/97
for SENIOR ADMINISTRATIVE OFFICER

Gerald Cantam M.R.I.A.I.
Unit 2
Edel House
51-52 Bolton St
Dublin 1

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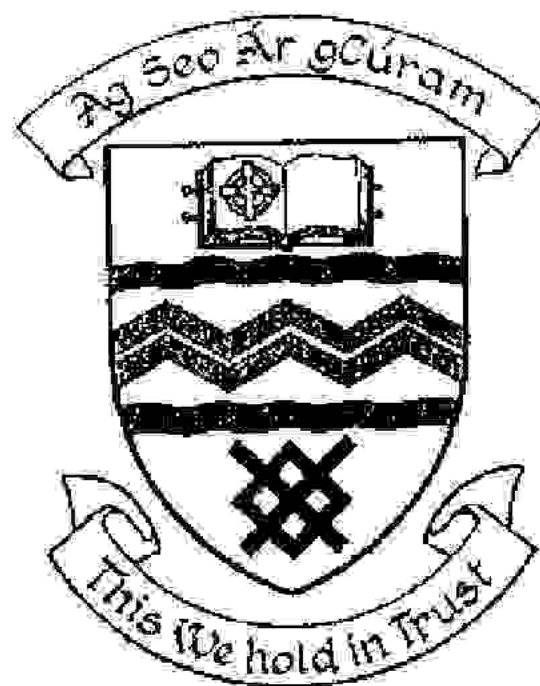
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REG REF. S97A/0402

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 each flat shall be used as a single dwelling.
REASON:
In the interest of the proper planning and development of the area.
- 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 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.
- 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:

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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.

- 7 That in respect of surfacing water drainage the soak pit is not acceptable and the applicant shall reroute all surface water to existing surface water sewer system.

REASON:

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

- 8 The applicant to ensure full and complete separation of surface water sewers.

REASON:

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

- 9 That in respect of water supply each unit shall have its own stopcock in a public area and each unit shall be provided with 24 hour storage.

REASON:

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

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- 10 That the existing front boundary wall shall be set back 2.5m at the southern end and 3.5m at the northern end. Revised drawings shall be submitted for written agreement with the Planning Authority showing the set back and adjustment of car park spaces 1-9 accordingly.

REASON:

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

- 11 The new front boundary shall be set out on site and agreed in writing with the Planning Authority (Roads Section).

REASON:

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

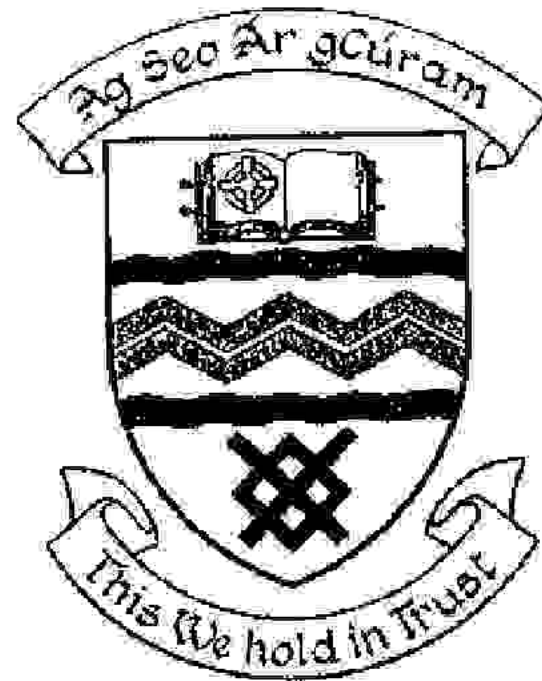
- 12 That details of cobblelocking, landscaping and front boundary treatment shall be submitted for written agreement with the Planning Authority prior to commencement of development on site. Details to include a high quality railing and gates, and boundary wall to harmonise with premises.

REASON:

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

- 13 That an acceptable apartment naming and numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed

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L_B apartments

REASON:

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

14

That the proposed window at ground and first floor levels facing flat no. 3 as indicated in the submitted plans shall be high level or of obscured glass.

REASON:

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

15

That the modifications to the two existing apartments as detailed in the letter dated 12.6.97 and as shown on the floor plan drawings submitted with the application shall be carried out in conjunction with the proposed extension.

REASON:

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

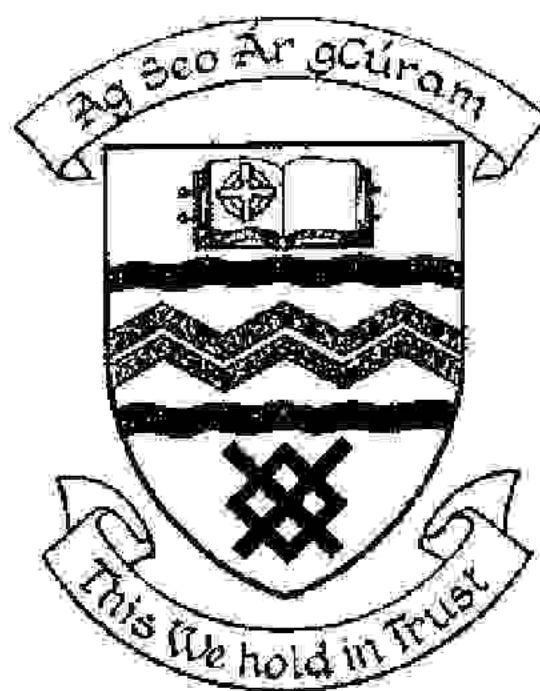
16

That a financial contribution in the sum of £1,687 (one thousand six hundred and eighty seven 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.

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- 17 That a financial contribution in the sum of money equivalent to the value of £2,000 (two thousand 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.

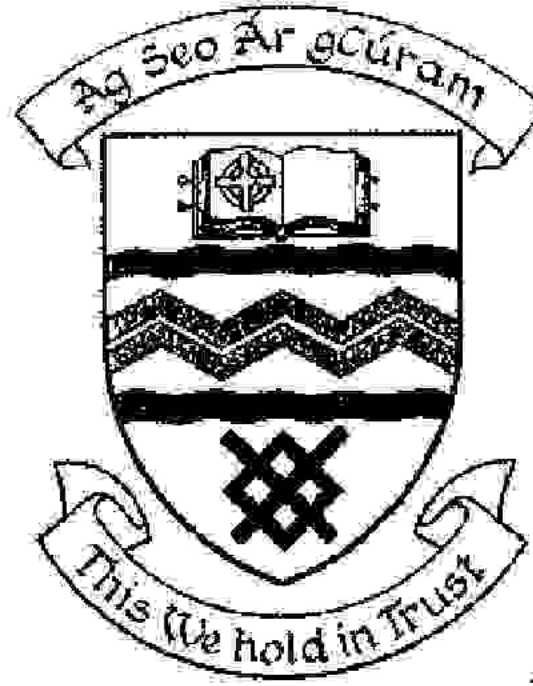
- 18 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £5,000 (five thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
- b. Lodgement with the Council of a cash sum of £5,000 (five thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry

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Federation in respect of the proposed development,
in accordance with the guarantee scheme agreed with
Planning Authority.

REASON:

To ensure that a ready sanction may be available to the
Council to induce the provision of services and prevent
disamenity in the development.

- 19 That details of the Management Agreement for the maintenance
and control of the site be submitted 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.

- 20 That a financial contribution in the sum of £2,000 (two
thousand pounds) be paid by the proposer to South Dublin
County Council towards the cost of the provision and
development of 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.