

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0241	
1. Location	2 Killakee Way, Firhouse, Dublin 24.		
2. Development	Two storey extension and material change of use from a 3 bedroom private dwelling to a guesthouse comprising 6 guest bedrooms, living room, dining room, kitchen and toilets, with partial demolition of garage and new vehicle entrance on Ballycullen Drive for 8 on site parking places.		
3. Date of Application	18/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. Neville Bradley, Address: 42 Tymonville Road, Tallaght, Dublin 24.		
5. Applicant	Name: E. Kelly, Address: 2 Killakee Way, Firhouse, Dublin 24.		
6. Decision	O.C.M. No. 1162 Date 16/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1537 Date 30/07/97	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/0241 SOUTH DUBLIN COUNTY COUNCIL
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Mr. Neville Bradley,
42 Tymonville Road,
Tallaght,
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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1537	Date of Final Grant 30/07/97
Decision Order Number 1162	Date of Decision 16/06/97
Register Reference S97A/0241	Date 18th April 1997

Applicant E. Kelly,

Development Two storey extension and material change of use from a 3 bedroom private dwelling to a guesthouse comprising 6 guest bedrooms, living room, dining room, kitchen and toilets, with partial demolition of garage and new vehicle entrance on Ballycullen Drive for 8 on site parking places.

Location 2 Killakee Way, Firhouse, Dublin 24.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

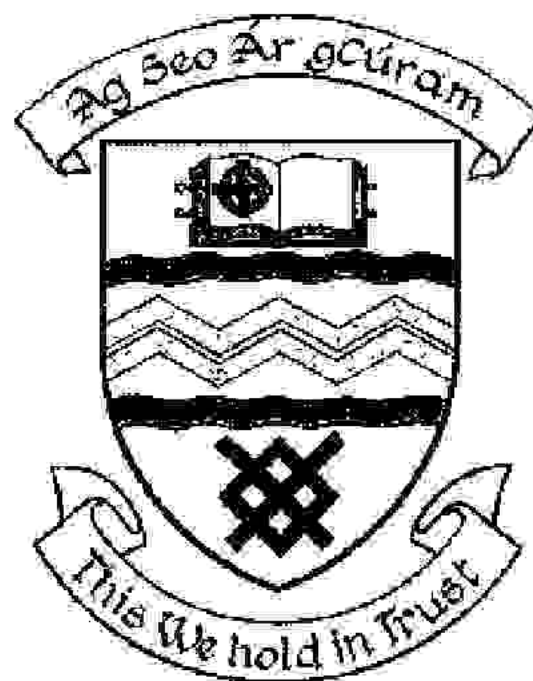
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (12) Conditions.

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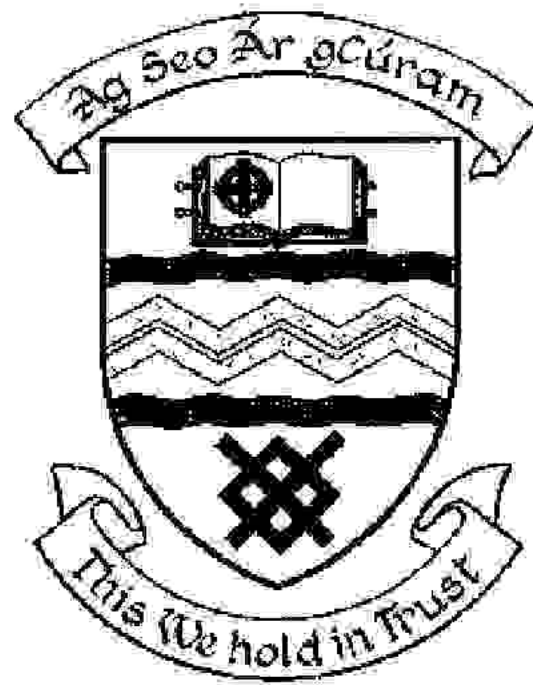
Conditions and Reasons

- 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 no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 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.
- 5 Where any proposed extension is within 5.0m of any public foul or surface water sewer or public watermain then the foundations of those portions of the extension within that 5.0m area shall be taken down below the invert level of the lowest such public service pipe.
REASON:
In the interest of public health and the proper planning and development of the area.
- 6 The footpath, grass margin and kerb at the proposed new vehicular entrance shall be dished to the requirements of the Area Engineer, Roads Maintenance Division, South Dublin County Council at the applicants expense.
REASON:
In the interest of traffic safety.

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- 7 The side boundary shall be capped along its entire length.
REASON:
In the interest of the proper planning and development of the area and visual amenity.
- 8 The proposed balcony to the rear of the development shall be omitted from the proposal and the french doors proposed shall be replaced with a window to match the other windows in the rear elevation.
REASON:
To preserve the privacy of the adjoining rear garden in the interest of the proper planning and development of the area.
- 9 The use of the house as a guest-house shall be secondary to its primary use as a dwelling-house. The house shall be occupied by the person/persons operating the guest house facility.
REASON:
In the interest of the proper planning and development of the area.
- 10 If and when the house is no longer required for guest house use then the use shall revert to a single residential house.
REASON:
In the interest of the proper planning and development of the area.
- 11 That a financial contribution in the sum of £1,554 (one thousand five hundred and fifty four 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.

- 12 That a financial contribution in the sum of money equivalent to the value of £1,200 (one thousand two 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.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

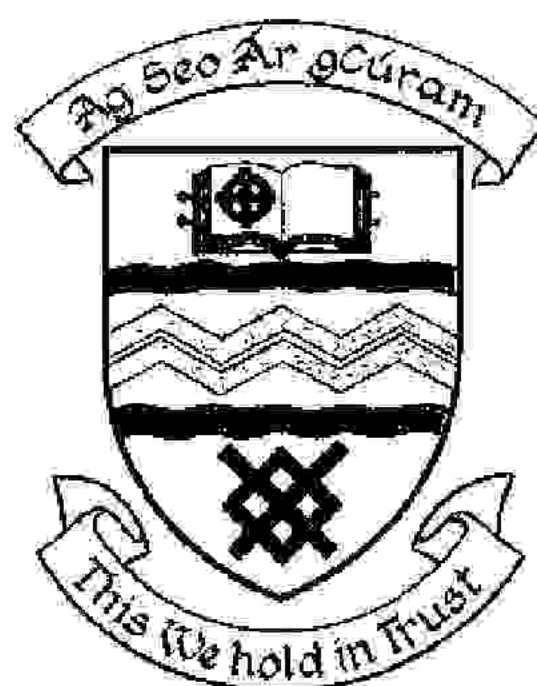
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control 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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.....*SE*.....*30* July 1997
for SENIOR ADMINISTRATIVE OFFICER