

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0202	
1. Location	21 Elmcastle Park, Kilnamanagh, Dublin 24.		
2. Development	Detached two-storey house and new entrance in side garden.		
3. Date of Application	07/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. Philip Harding, Address: 21 Elmcastle Park, Kilnamanagh, Dublin 24.		
5. Applicant	Name: Philip Harding, Address: 21 Elmcastle Park, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1665	Date of Decision 20/08/97
Register Reference S97A/0202	Date 7th April 1997

Applicant Philip Harding,
Development Detached two-storey house and new entrance in side garden.
Location 21 Elmcastle Park, Kilnamanagh, Dublin 24.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 05/06/97 /25/06/97

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 (14) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

20/08/97

Mr. Philip Harding,
21 Elmcastle Park,
Kilnamanagh,
Dublin 24.

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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, as amended by Additional Information received by the Planning Authority on 25/6/97, 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 proposed house shall match as closely as possible the external finishes of no.21 Elmcastle Park. The roof shall be not higher than the roof of no.21. The area of brick on the front facade shall be reduced to correspond with the brick on the facade of no.21, i.e. to the height of the top of the front door and livingroom window.
REASON:
In the interest of visual amenity.
- 3 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 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 dwellinghouse not be occupied until all the services have been connected thereto and are operational.
REASON:

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

- 6 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.

- 7 That a new connection to the public watermain shall be made for this development. The work shall be carried out by South Dublin County Council at the applicants expense.

REASON:

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

- 8 That 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 expense.

REASON:

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

- 9 That the proposed house shall be not closer than 1.5m to the side boundary wall. Where the house is within 2.0m of the side boundary wall the foundations shall be taken down at least 2.0m below ground level.

REASON:

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

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- 10 That no part of the proposed house shall be within 5.0m of any public foul or surface water sewer or any public watermain.
REASON:
In the interest of public health and the proper planning and development of the area.
- 11 That all first floor gable elevation windows shall be in obscure glazing.
REASON:
To preserve the residential amenities of nearby houses
- 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 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

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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.

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

Decision Order Number 1080	Date of Decision 05/06/97
Register Reference S97A/0202	Date 7th April 1997

Applicant Philip Harding,
Development Detached two-storey house and new entrance in side garden.
Location 21 Elmcastle Park, Kilnamanagh, Dublin 24.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 07/04/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit a revised site layout plan to scale 1:500 or greater to show the footpath and grass verge along the side boundary of the site and any public foul or surface water sewers or public watermains which may be located adjacent to that boundary. There is a 5.0m wayleave on either side of all such public pipelines inside which no building is permitted.
- 2 The applicant is requested to submit a front elevation drawing of the existing house and the proposed house on this site. The proposed house should be revised to match, as closely as possible, the existing house type on this road.
- 3 Evidence is required of the written permission of the owners to connect into existing private drains.

Signed on behalf of South Dublin County Council

Mr. Philip Harding,
21 Elmcastle Park,
Kilnamanagh,
Dublin 24.

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for Senior Administrative Officer

05/06/97