

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0522	
1. Location	28, Kilakee Court, Firhouse.		
2. Development	Detached House.		
3. Date of Application	03/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Brian Donovan Architect. Address: 131, Rathgar Road, Dublin 6.		
5. Applicant	Name: Philip O'Sullivan. Address: Ladywell, Templeogue Bridge, Templeogue, Dublin 6W.		
6. Decision	O.C.M. No. 2301 Date 28/11/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0109 Date 20/01/97	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.	

SOUTH DUBLIN COUNTY COUNCIL
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Brian Donovan Architect.
131, Rathgar Road,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0109	Date of Final Grant 20/01/97
Decision Order Number 2301	Date of Decision 28/11/96
Register Reference S96A/0522	Date 3rd October 1996

Applicant Philip O'Sullivan.

Development Detached House.

Location 28, Kilakee Court, Firhouse.

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 proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.
- 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 The dwellinghouse shall not be occupied until all the services have been connected thereto and are operational.
REASON:
 In the interest of the proper planning and development of the area.
- 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 All first floor gable elevation windows shall be in obscure glazing.
REASON:
 In the interest of residential amenity.
- 7 A 2.0m high screen wall, capped and plastered on its external elevation shall be erected along the north west boundary of the site from a point directly in line with the front building line of the house to the new wall constructed

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~~along the boundary of the site and rear gardens of houses in~~
Kilakee Avenue.

REASON:

To screen the rear garden in the interests of residential amenity.

- 8 The external finishes of the proposed house shall match the finish of the adjoining semi-detached houses no.'s 12-26.

REASON:

In the interest of visual amenity.

- 9 The foul drain from the site shall be redirected to enter the foul sewer in the direction of flow.

REASON:

In the interests of public health.

- 10 That the arrangements made with regard to the payment of the financial contribution in the sum of £9,480 (nine thousand four hundred and eighty pounds) in respect of the overall development as required by Condition No. 13 of planning permission granted under Register Reference S95A/0492 be strictly adhered to in respect of this development.

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.

- 11 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:

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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.

- 12 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 recreational facilities at the Dodder Valley Linear Park which will facilitate this development; this contribution to be paid before the commencement of development on site.


REASON:

It is considered reasonable that the developer shall 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.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.


 21 January 1997
 for SENIOR ADMINISTRATIVE OFFICER