

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0372	
1. Location	No. 48 Dunmore Lawns, Kingswood, Dublin 24.		
2. Development	Erection of a two storey detached dwelling on a site comprising the side garden.		
3. Date of Application	26/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Approval	1. 17/07/96 2.	1. 01/08/96 2.
4. Submitted by	Name: Kieron Flood, Address: 2, Ridgeway Villas, Kilmainham,		
5. Applicant	Name: Mr. D. McGoldrick, Address: 57, Balfe Avenue, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 1889 Date 26/09/96	Effect AA GRANT APPROVAL	
7. Grant	O.C.M. No. 2190 Date 07/11/96	Effect AA GRANT APPROVAL	
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



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Kieron Flood,  
2, Ridgeway Villas,  
Kilmainham,  
Dublin 8.

### NOTIFICATION OF GRANT OF Approval

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

Final Grant Order Number 2190	Date of Final Grant 07/11/96
Decision Order Number 1889	Date of Decision 26/09/96
Register Reference S96A/0372	Date 1st August 1996

**Applicant** Mr. D. McGoldrick,

**Development** Erection of a two storey detached dwelling on a site comprising the side garden.

**Location** No. 48 Dunmore Lawns, Kingswood, Dublin 24.

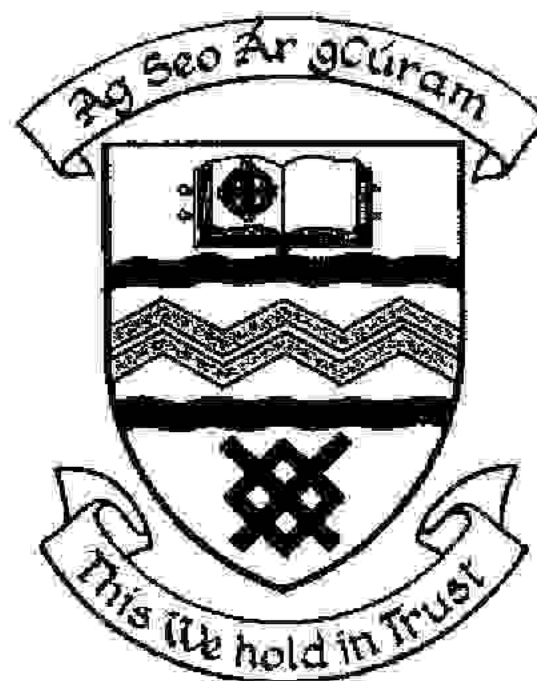
**Floor Area** 0.000 Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 17/07/96 /01/08/96

A Approval has been granted for the development described above,  
subject to the following (15) conditions.

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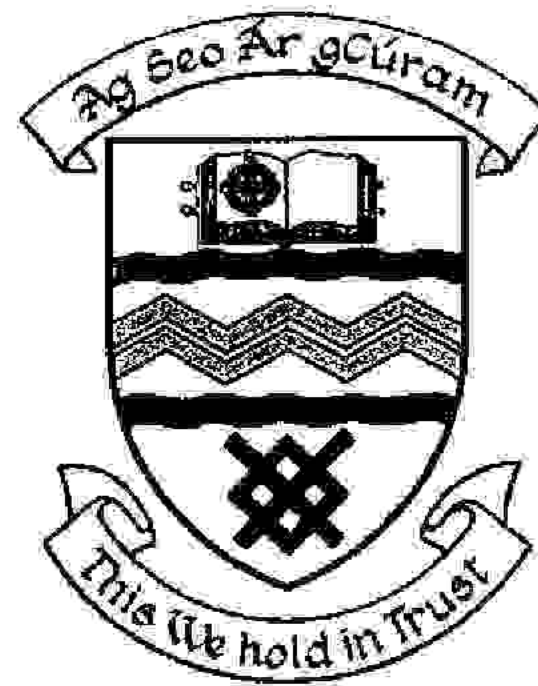
## Conditions and Reasons

- 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 THE proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 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 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.
- 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 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

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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.

- 8 No part of the proposed house shall be within 5.0m of the 300mm diameter public surface water sewer and 300mm diameter public foul sewer located in agricultural land immediately to the north-west of the site.

**REASON:**

In the interest of public health.

- 9 The external finish of the proposed house (roof and walls) shall match, as closely as possible, the finish of no. 48 Dunmore Lawns.

**REASON:**

In the interest of visual amenity.

- 10 The entrance to the proposed site shall be agreed with the Roads Planning Division, South Dublin County Council. Parking space for at least two cars shall be provided within the curtilage of the site.

**REASON:**

In the interest of traffic safety.

- 11 The footpath and kerb shall be dishd to the requirements of the 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.

- 12 All first floor gable elevation windows shall be in obscure glazing.

**REASON:**



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

- 13 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.
- 14 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.
- 15 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 public open space in the area of the proposed development and which will serve this development on site; this contribution to be paid before the commencement of development on site.  
REASON:

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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.

*Brian Conroy*  
November 1996  
for SENIOR ADMINISTRATIVE OFFICER



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

<b>Decision Order Number 1889</b>	<b>Date of Decision 26/09/96</b>
<b>Register Reference S96A/0372</b>	<b>Date 26th June 1996</b>

**Applicant** Mr. D. McGoldrick,

**Development** Erection of a two storey detached dwelling on a site comprising the side garden.

**Location** No. 48 Dunmore Lawns, Kingswood, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 17/07/96 /01/08/96

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 APPROVAL** in respect of the above proposal.

Subject to the conditions ( 15 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 26/09/96  
for SENIOR ADMINISTRATIVE OFFICER

Kieron Flood,  
2, Ridgeway Villas,  
Kilmainham,  
Dublin 8.

**SOUTH DUBLIN COUNTY COUNCIL  
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REASON:  
In the interest of amenity.
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REASON:  
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- 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:



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

Order Number 1361	Date of order 17/07/96
Register Reference S96A/0372	Date 26th June 1996

**Applicant** Mr. D. McGoldrick,  
**Development** Erection of a two storey detached dwelling on a site comprising the side garden.  
**Location** No. 48 Dunmore Lawns, Kingswood, Dublin 24.

Dear Sir/Madam,

An inspection carried out on 09.07.1996 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the notice cannot be read from the pathway. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

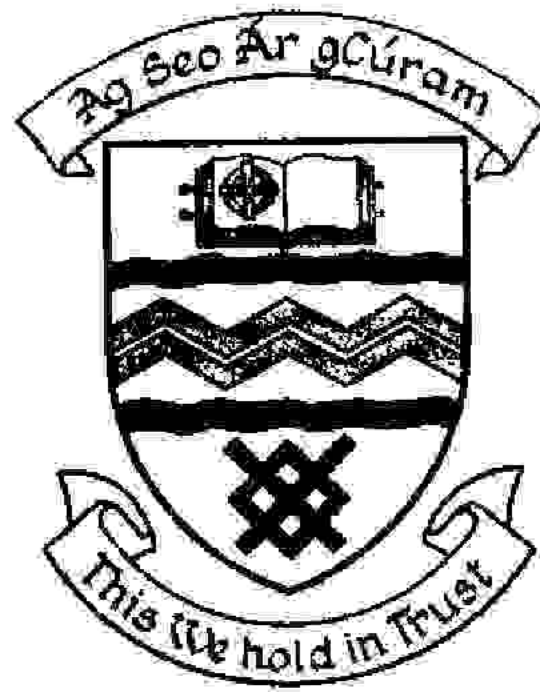
The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
  - (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.

Kieron Flood,  
2, Ridgeway Villas,  
Kilmainham,  
Dublin 8.



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- (c) ~~nature and extent of development including number of dwellings (if any)~~
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer.

18/07/96