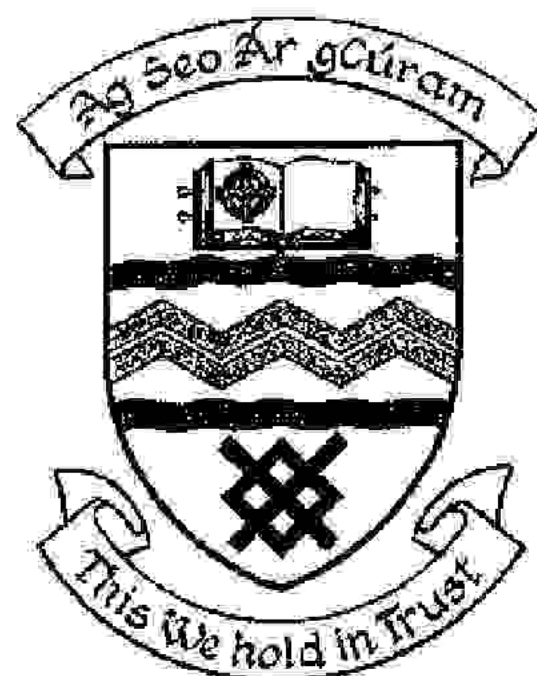


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0352	
1. Location	81 St. Peters Crescent, Walkinstown, Dublin 12.		
2. Development	2 bedroomed house, new vehicular entrances, also new projecting bay window and entrance porch.		
3. Date of Application	13/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1. 28/08/2001  2.
4. Submitted by	Name: Seamus Ruddy Architect Address: 13 Garville Mews, Rathgar,		
5. Applicant	Name: Patrick McCutcheon Address: 81 St. Peters Crescent, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 3225  Date 24/10/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3717  Date 17/12/2001	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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**NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 3225	Date of Decision 24/10/2001
Register Reference S01A/0352	Date: 13/06/01

**Applicant** Patrick McCutcheon

**Development** 2 bedroomed house, new vehicular entrances, also new projecting bay window and entrance porch.

**Location** 81 St. Peters Crescent, Walkinstown, Dublin 12.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** /28/08/2001

**Clarification of 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 ( 9 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... 25/10/01  
for SENIOR ADMINISTRATIVE OFFICER

Seamus Ruddy Architect  
13 Garville Mews,  
Rathgar,  
Dublin 6.



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REG. REF. S01A/0352

(e) All finishes, including fixed gate piers, shall be similar to existing finishes.

Reason: In the interest of the protection of residential amenity, the preservation of visual amenity

- 4 The proposed house shall be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 5 The footpath and kerb to be dished and the new driveway constructed for the existing house and proposed dwelling to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

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

- 6 An acceptable house numbering scheme shall be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.

REASON:

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

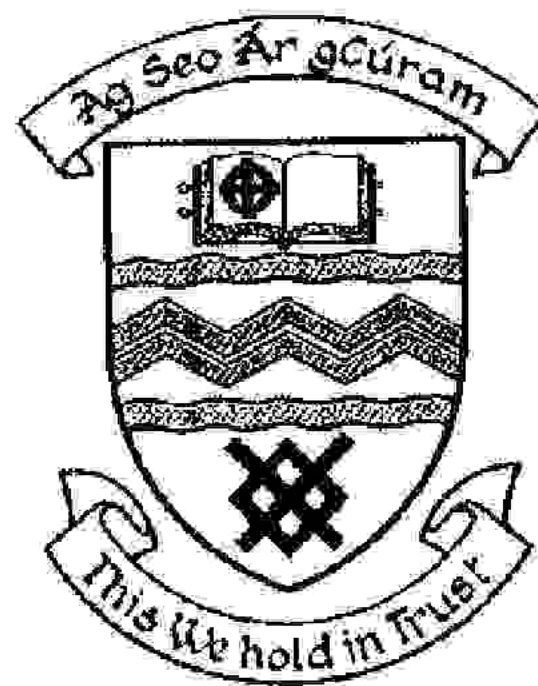
- 7 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; 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.

- 8 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) 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 facilitates this development;

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Seamus Ruddy Architect  
13 Garville Mews,  
Rathgar,  
Dublin 6.

**NOTIFICATION OF GRANT OF Permission**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000**

Final Grant Order Number 3717	Date of Final Grant 17/12/2001
Decision Order Number 3225	Date of Decision 24/10/2001
Register Reference S01A/0352	Date 28/08/01

**Applicant** Patrick McCutcheon

**Development** 2 bedroomed house, new vehicular entrances, also new projecting bay window and entrance porch.

**Location** 81 St. Peters Crescent, Walkinstown, Dublin 12.

**Floor Area** 0.00 Sq Metres

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

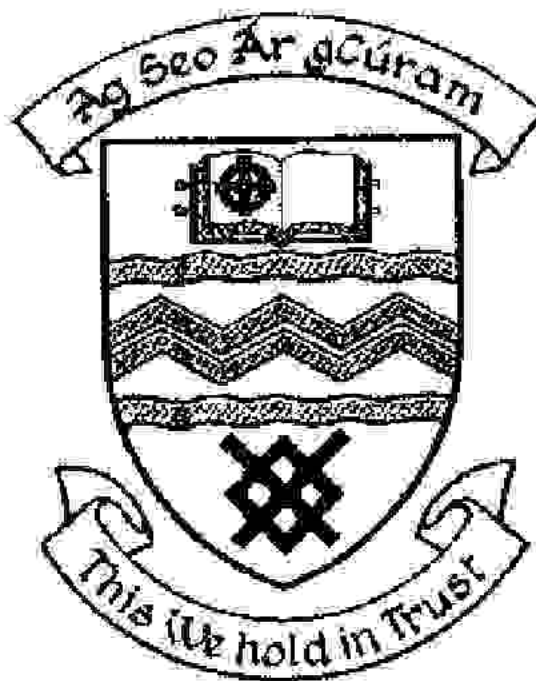
**Additional Information Requested/Received** /28/08/2001

A Permission has been granted for the development described above,  
subject to the following (9) Conditions.



# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A701 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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### Conditions and Reasons

- 1 The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 28/08/2001 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 The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council.
  - (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (b) Applicant shall ensure full and complete separation of foul and surface water systems.
  - (c) The property shall have its own individual service connection to the public watermain and 24hour storage.
  - (d) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

#### REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

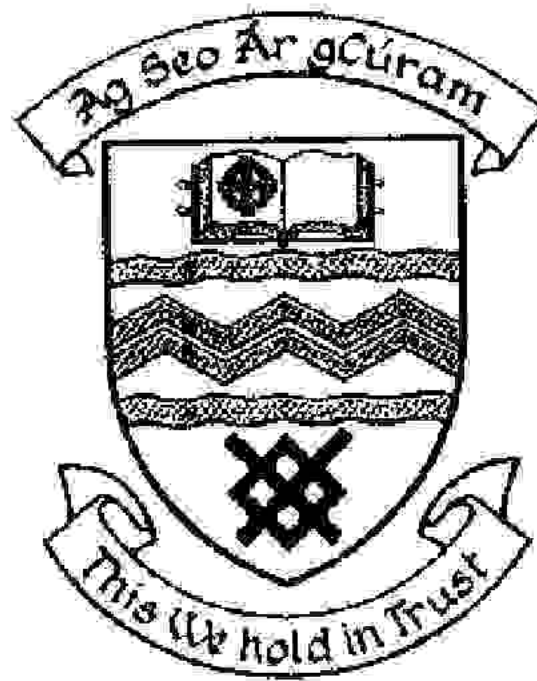
- 3 The applicant shall submit to the Planning Authority, prior to the commencement of development, plans particulars and elevations of the front garden area and garden boundaries of both the proposed and existing dwelling which are consistent with the following:
  - (a) one third of the front garden areas shall remain grassed or landscaped,
  - (b) the vehicular entrance to the existing dwelling shall be widened to a maximum of 3 metres. The width of the vehicular entrance to the proposed dwelling is considered satisfactory as indicated in drawings attached to file (Drg. 282/02).
  - (c) fixed gate piers shall be provided,
  - (d) gates shall be constructed of cast iron or metal and shall not open outwards onto the footpath.
  - (e) All finishes, including fixed gate piers, shall be similar to existing finishes.

Reason: In the interest of the protection of residential amenity, the preservation of visual amenity

- 4 The proposed house shall be used as a single dwelling unit.

# SOUTH DUBLIN COUNTY COUNCIL

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### REASON:

To prevent unauthorised development.

- 5 The footpath and kerb to be dished and the new driveway constructed for the existing house and proposed dwelling to the satisfaction of the Area Engineer, Roads Maintenance.

### REASON:

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

- 6 An acceptable house numbering scheme shall be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed house.

### REASON:

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

- 7 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) 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.

- 8 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) 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 facilitates 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.

- 9 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and



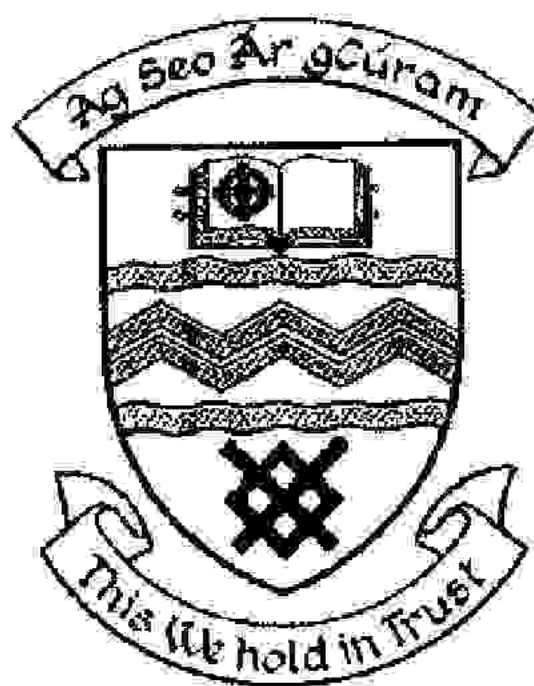
# SOUTH DUBLIN COUNTY COUNCIL

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improvement 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

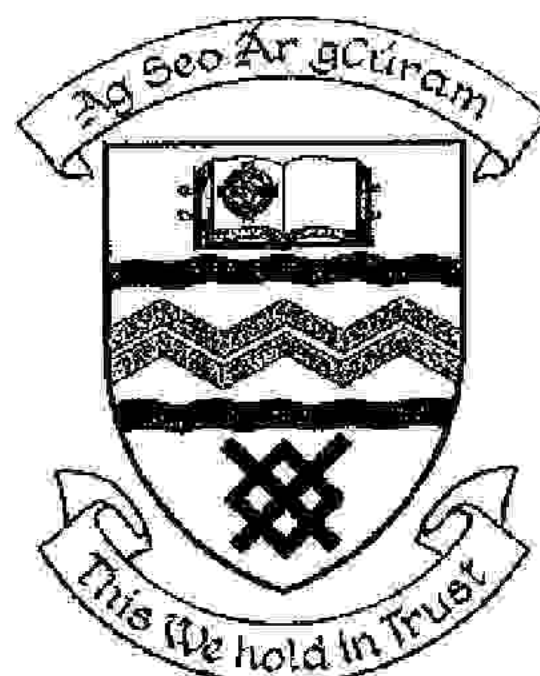
.....18/12/01  
for SENIOR ADMINISTRATIVE OFFICER

C

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2628	Date of Decision 09/08/2001
Register Reference S01A/0352	Date: 13/06/01

**Applicant** Patrick McCutcheon  
**Development** 2 bedroomed house, new vehicular entrances, also new projecting bay window and entrance porch.

**Location** 81 St. Peters Crescent, Walkinstown, Dublin 12.

**App. Type** Permission

Dear Sir/Madam,

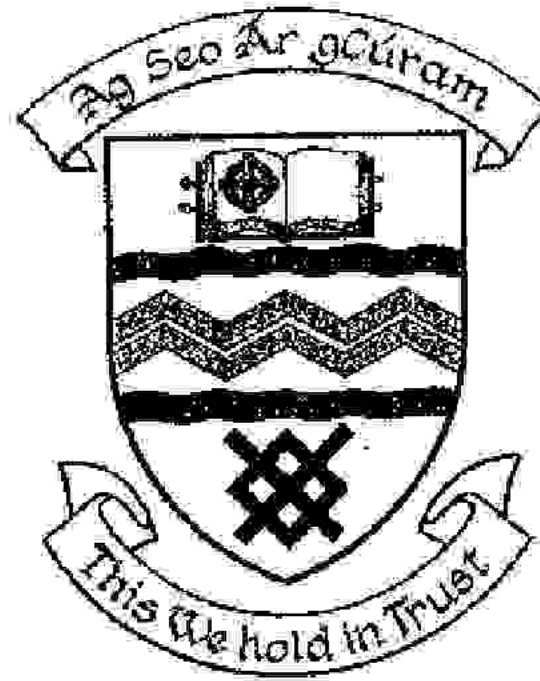
With reference to your planning application, received on 13/06/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant shall submit a revised site layout to indicate 2 no. off- street car parking spaces for both the proposed dwelling and the existing dwelling.
- 2 It is considered that the proposed porch and canopy do not reflect the style, character or scale of porches or front extensions in the immediate vicinity. In this regard the applicant is requested to submit revised plans particulars of design which integrates with the style of adjoining development and a scale which respects adjoining development. This should address the following
  - (a) the porch to be reduced in depth to a maximum of 1.5 metres
  - (b) the height of the porch reduced to maximum of 3.5 metres
  - (c) Canopy at ground floor level to be restricted to area above bay windows

Seamus Ruddy Architect  
13 Garville Mews,  
Rathgar,  
Dublin 6.



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REG REF. S01A/0352

(d) chimney to be repositioned to within the building walls  
(not to protrude as stand alone element).

- 3 The applicant shall submit foul and surface water drainage proposals. This should include house drainage plans showing the exact location of all drains, manholes, AJs etc. located within the site boundary. This layout shall be in accordance with the Building Regulations. Applicant shall note that no buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. Applicant to ensure full and complete separation of foul and surface water systems.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

09/08/01