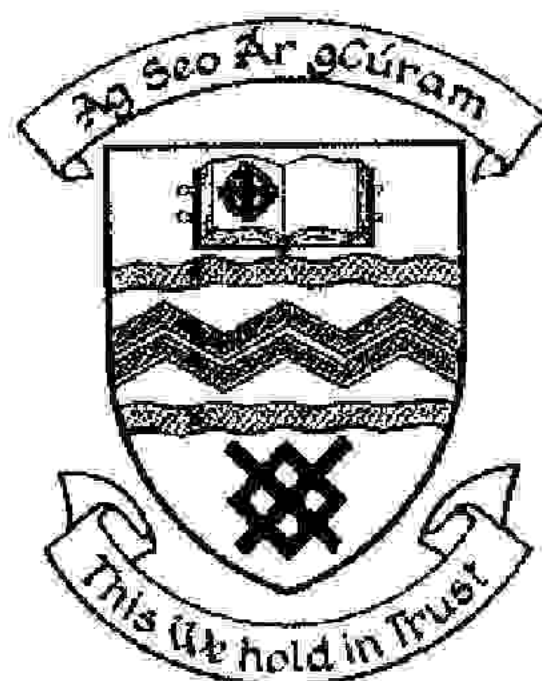


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0219	
1. Location	32 Elmcastle Walk, Kilnamanagh, Tallaght, Dublin 24.		
2. Development	Demolition and relocation of existing shed and erection of a two-storey detached house with new vehicular access off Elmcastle Walk and all associated site works.		
3. Date of Application	17/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Architectural Construction Technology, Address: 80 Ashgrove, Kill Avenue, Dunlaoghaire,		
5. Applicant	Name: Mr. J. Byrne, Address: 32 Elmcastle Walk, Kilnamanagh, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2154  Date 14/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2511  Date 26/07/2001	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**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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Architectural Construction Technology,  
80 Ashgrove,  
Kill Avenue,  
Dunlaoghaire,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2511	Date of Final Grant 26/07/2001
Decision Order Number 2154	Date of Decision 14/06/2001
Register Reference S01A/0219	Date 17/04/01

**Applicant** Mr. J. Byrne,

**Development** Demolition and relocation of existing shed and erection of a two-storey detached house with new vehicular access off Elmcastle Walk and all associated site works.

**Location** 32 Elmcastle Walk, Kilnamanagh, Tallaght, Dublin 24.

**Floor Area** 0.00 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.



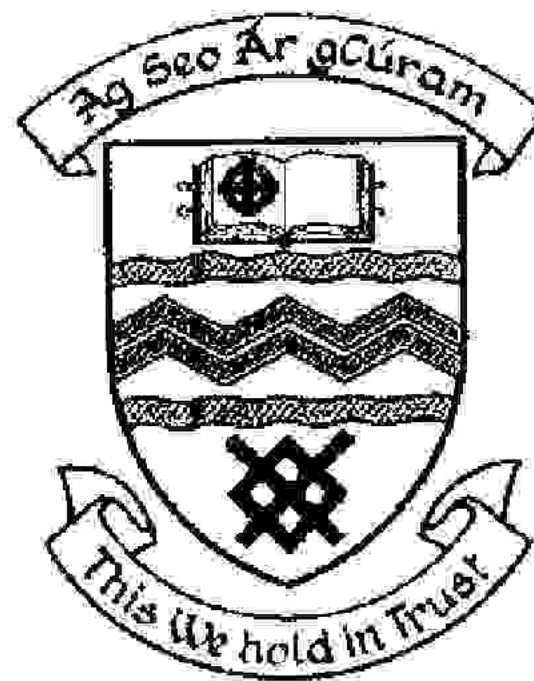
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S017/09

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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 entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 That all external finishes of the proposed dwelling shall harmonise in colour and texture with the existing premises (No.32 Elmcastle Walk).  
REASON:  
In the interest of architectural harmony and visual amenity.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
  - i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - ii) The applicant shall ensure full and complete separation of foul and surface water systems.
  - iii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
  - iv) The property shall have its own individual service connection to the public watermain and 24hour storage.
  - v) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.
  - vi) No building shall lie within 5m of watermains less than 225mm diameter and within 8m of watermains greater than 225mm diameter.REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 The requirements of the Roads Department shall be strictly adhered to. In that respect:
  - i) Two no. parking spaces shall be provided for both the

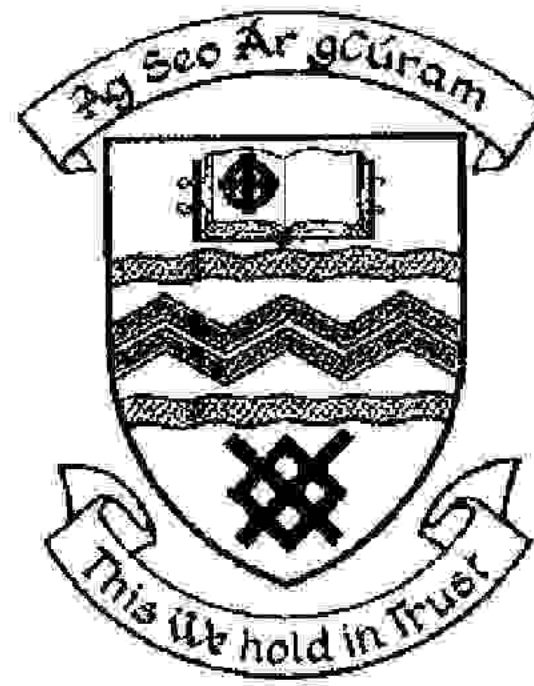
# SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S017/07

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existing and the proposed dwelling.

ii) The footpath and kerb shall be dished and the new driveway/entrance constructed to the satisfaction of the Area Engineer, Roads Maintenance.

REASON:

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

- 6 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.

- 7 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.

- 8 Details of boundary treatment including proposed entrance gates and landscaping shall be submitted to and agreed by the Planning Authority prior to the commencement of development. Existing trees and planting on site including any street trees shall be retained.

REASON:

In the interest of amenity.

- 9 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

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

- 10 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



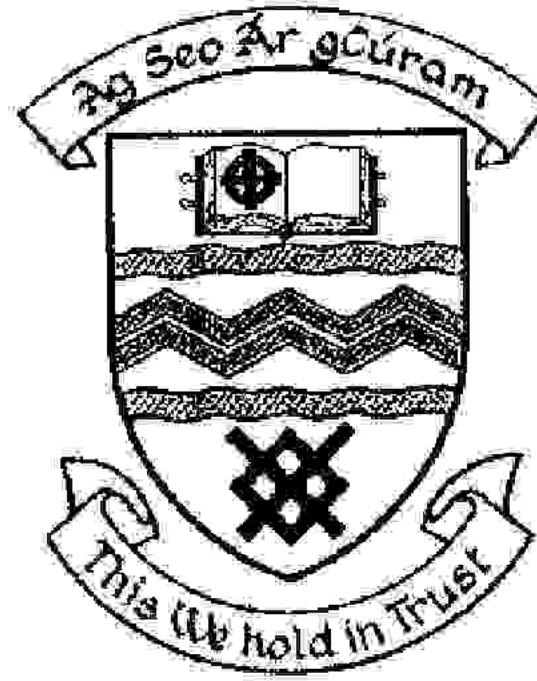
# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S017/01

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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.

- 11 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 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.

- 12 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.

- (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.

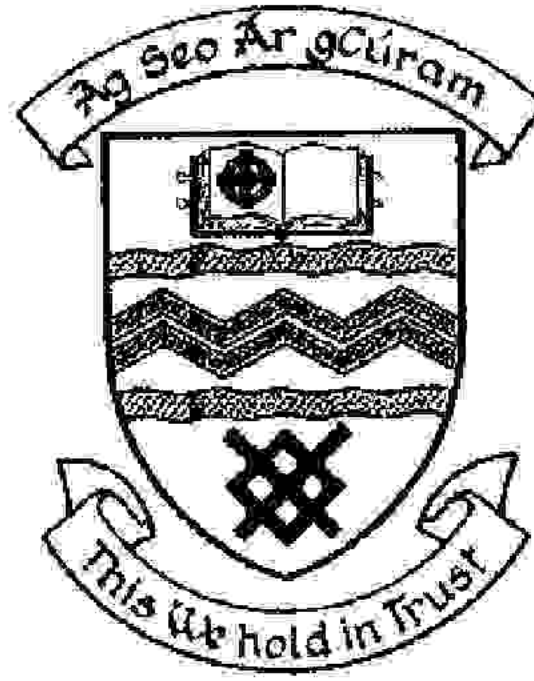
**SOUTH DUBLIN COUNTY COUNCIL**

REG. REF. S01A/01/01

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Signed on behalf of South Dublin County Council.

.....26/07/01  
for SENIOR ADMINISTRATIVE OFFICER

	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/0219	
1. Location	32 Elmcastle Walk, Kilnamanagh, Tallaght, Dublin 24.		
2. Development	Demolition and relocation of existing shed and erection of a two-storey detached house with new vehicular access off Elmcastle Walk and all associated site works.		
3. Date of Application	17/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Architectural Construction Technology, Address: 80 Ashgrove, Kill Avenue, Dunlaoghaire,		
5. Applicant	Name: Mr. J. Byrne, Address: 32 Elmcastle Walk, Kilnamanagh, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 2154  Date 14/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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11. Enforcement Compensation Purchase Notice			
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13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. Registrar Date Receipt No.			

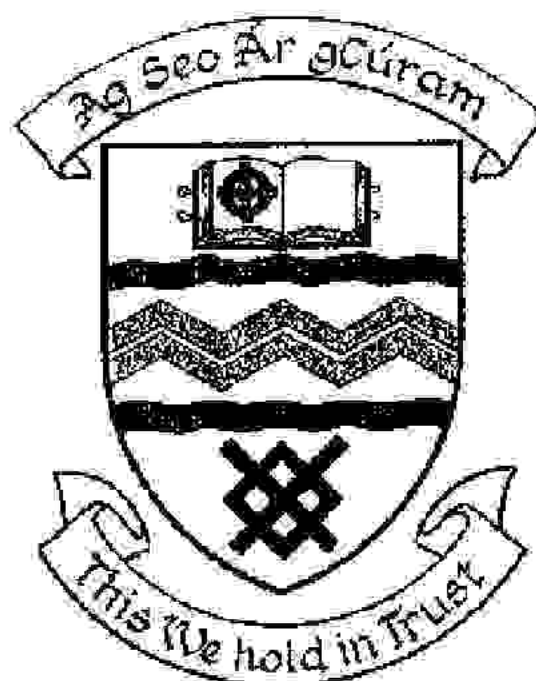


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**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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 Lár an Bhaile, Tamhlacht,  
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**PLANNING  
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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 2154	Date of Decision 14/06/2001
Register Reference S01A/0219	Date: 17/04/01

**Applicant** Mr. J. Byrne,

**Development** Demolition and relocation of existing shed and erection of a two-storey detached house with new vehicular access off Elmcastle Walk and all associated site works.

**Location** 32 Elmcastle Walk, Kilnamanagh, Tallaght, Dublin 24.

**Floor Area** Sq Metres

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

**Additional Information Requested/Received** /

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

.....*m.7*..... 14/06/01  
 for SENIOR ADMINISTRATIVE OFFICER

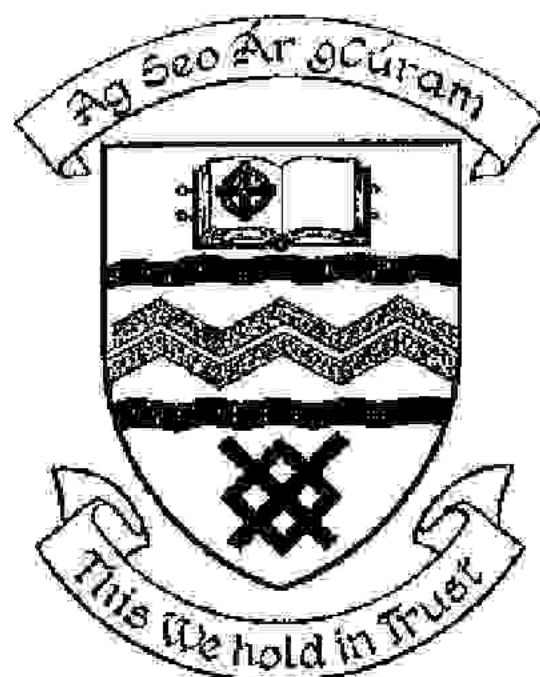
Architectural Construction Technology,  
 80 Ashgrove,  
 Kill Avenue,  
 Dunlaoghaire,  
 Co. Dublin.



**SOUTH DUBLIN COUNTY COUNCIL**  
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REG REF. S01A/0219

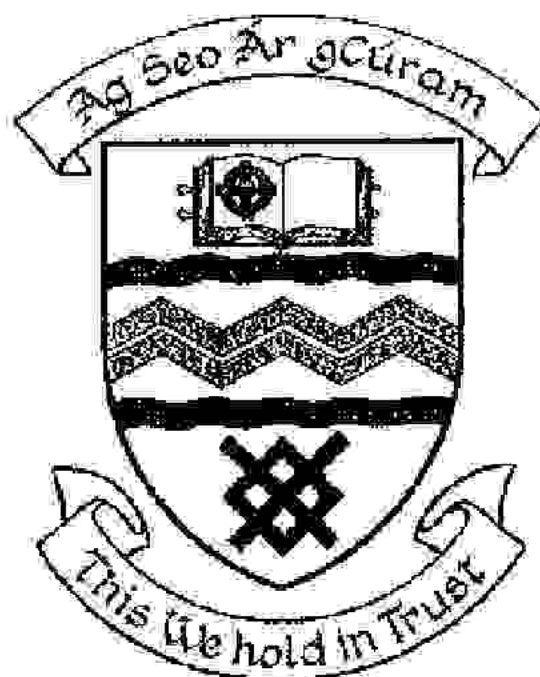
**Conditions and Reasons**

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**SOUTH DUBLIN COUNTY COUNCIL  
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REG. REF. S01A/0219

**REASON:**

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

- 5 The requirements of the Roads Department shall be strictly adhered to. In that respect:
- i) Two no. parking spaces shall be provided for both the existing and the proposed dwelling.
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**REASON:**

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

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**REASON:**

To protect the amenities of the area.

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**REASON:**

In the interest of amenity.

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**REASON:**

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



**SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S01A/0219

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