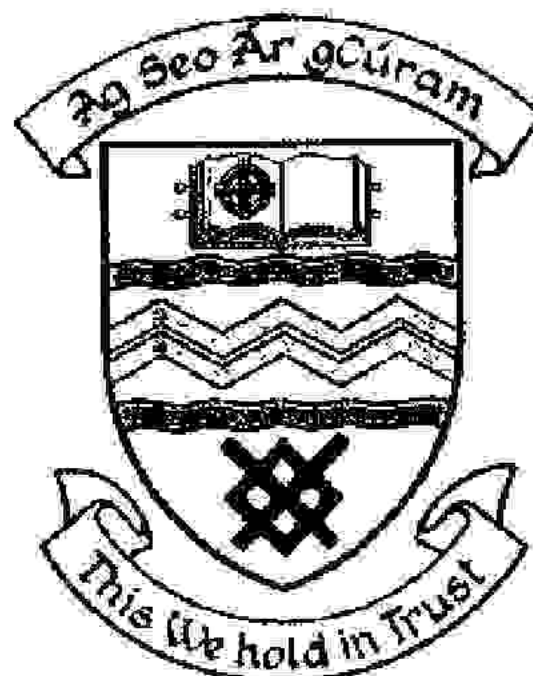


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0077	
1. Location	116 Limekiln Green, Walkinstown, Dublin 12.		
2. Development	Two storey house and car driveway		
3. Date of Application	13/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Jeremy Kelly, Address: 34 Earlsfort Meadows, Lucan,		
5. Applicant	Name: Derek O'Reilly Address: 116 Limekiln Green, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 0758  Date 11/04/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1095  Date 24/05/2001	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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Dublin 24

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Jeremy Kelly,  
34 Earlsfort Meadows,  
Lucan,  
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 1095	Date of Final Grant 24/05/2001
Decision Order Number 0758	Date of Decision 11/04/2001
Register Reference S01A/0077	Date 13/02/01

**Applicant** Derek O'Reilly

**Development** Two storey house and car driveway

**Location** 116 Limekiln Green, Walkinstown, Dublin 12.

**Floor Area** 0.00 Sq Metres

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

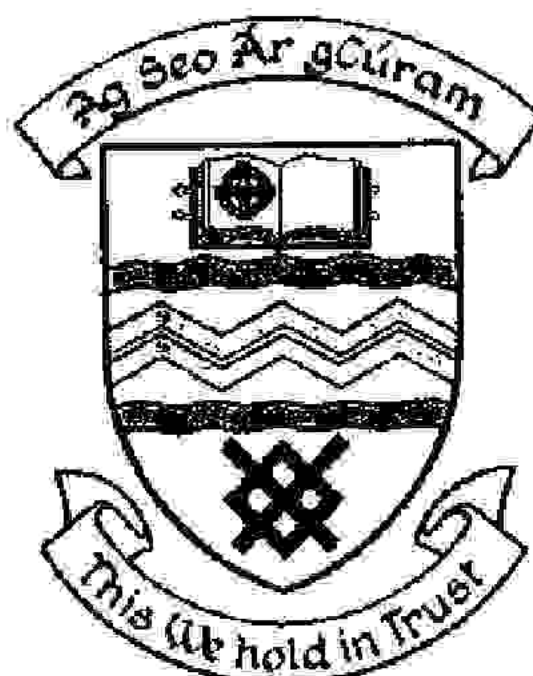
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (12) Conditions.

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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 harmonise in colour and texture with the existing premises.

**REASON:**

In the interest of visual amenity.

- 4 The applicant shall meet the following requirements of the Environmental Services Department of South Dublin County Council.

- a) The applicant is to ensure that there is a full and complete separation of the foul and surface water systems.
- b) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- c) 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.
- d) The property shall have its own individual services connection to the public watermain and individual 24hr storage.
- e) the connection to and tapping of Council 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.

- 5 The applicant shall ensure that provision is made for 2 number off street parking spaces.

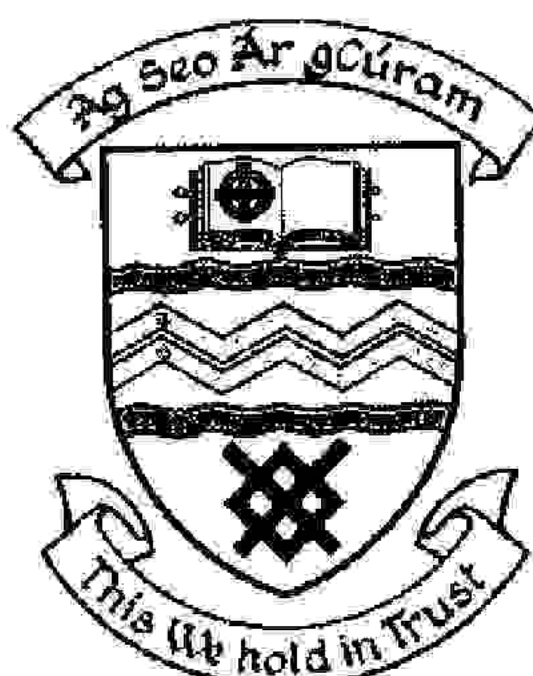
**REASON:**

In the interest of traffic safety.

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- 6 The applicant shall ensure that the access to the driveway consists of the following:
- The access opening shall be 3 metres wide.
  - Brick pillars suitably capped with wooden or wrought iron gates that are inward opening only should be used.

**REASON:**

In the interest of residential amenity, public safety and in the interest of the proper planning and development of the area.

- 7 The applicant shall submit prior to the commencement of development, revised documents and plans that enable the applicant to reach the required minimum amount of open space to the rear of their property. This may be achieved by redefining the boundary between the proposed dwelling and the existing number 116. The Residential Density Guidelines require that a minimum "area of private open space behind the building line" of 48sq.m for a two-bedroom house should be achieved.

**REASON:**

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

- 8 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.

- 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 £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:**

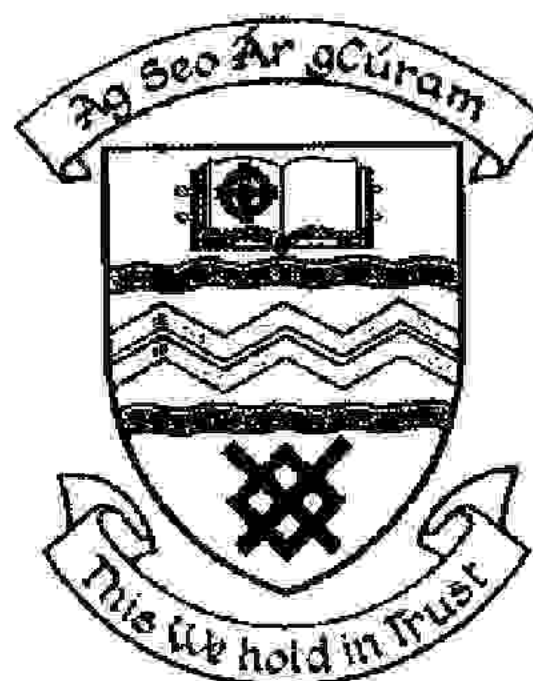
The provision of such services in the area by the Council

# SOUTH DUBLIN COUNTY COUNCIL

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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 £2,100 (two thousand one hundred pounds) 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.

- 12 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.

- (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.

REG. REF. S01A/0077

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Signed on behalf of South Dublin County Council.

*gk*  
.....24/05/01  
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/0077	
1. Location	116 Limekiln Green, Walkinstown, Dublin 12.		
2. Development	Two storey house and car driveway		
3. Date of Application	13/02/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Jeremy Kelly, Address: 34 Earlsfort Meadows, Lucan,		
5. Applicant	Name: Derek O'Reilly Address: 116 Limekiln Green, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 0758  Date 11/04/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1095  Date 24/05/2001	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 0758	Date of Decision 11/04/2001
Register Reference S01A/0077	Date: 13/02/01

Applicant                Derek O'Reilly

Development            Two storey house and car driveway

Location                116 Limekiln Green, Walkinstown, Dublin 12.

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.

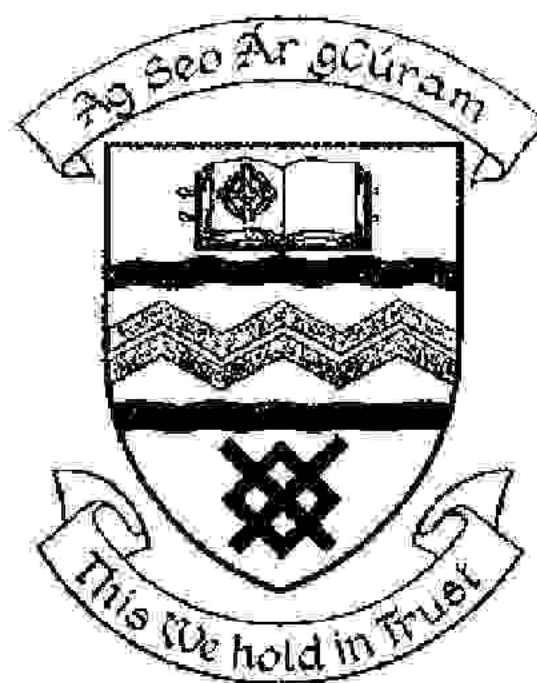
  
..... 11/04/01  
for SENIOR ADMINISTRATIVE OFFICER

Jeremy Kelly,  
34 Earlsfort Meadows,  
Lucan,  
Co. Dublin.

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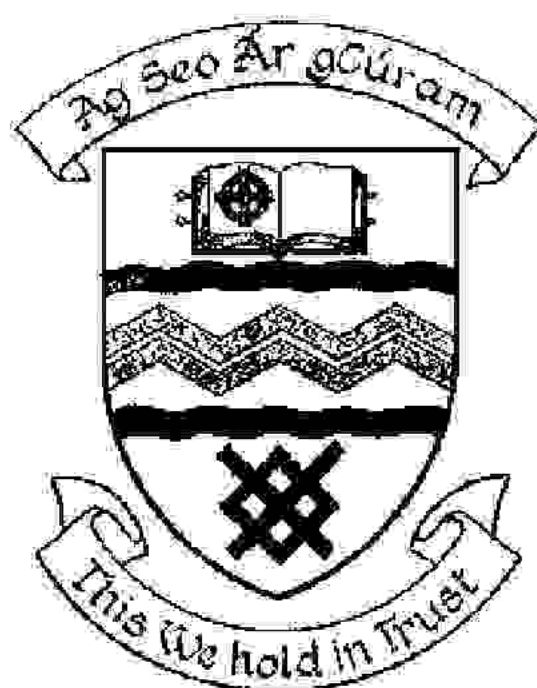
**Conditions and Reasons**

- 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 harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 4 The applicant shall meet the following requirements of the Environmental Services Department of South Dublin County Council.
  - a) The applicant is to ensure that there is a full and complete separation of the foul and surface water systems.
  - b) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - c) 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.
  - d) The property shall have its own individual services connection to the public watermain and individual 24hr storage.
  - e) the connection to and tapping of Council 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.

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REG. REF. S01A/0077

- 5 The applicant shall ensure that provision is made for 2 number off street parking spaces.

REASON:

In the interest of traffic safety.

- 6 The applicant shall ensure that the access to the driveway consists of the following:

- a) The access opening shall be 3 metres wide.
- b) Brick pillars suitably capped with wooden or wrought iron gates that are inward opening only should be used.

REASON:

In the interest of residential amenity, public safety and in the interest of the proper planning and development of the area.

- 7 The applicant shall submit prior to the commencement of development, revised documents and plans that enable the applicant to reach the required minimum amount of open space to the rear of their property. This may be achieved by redefining the boundary between the proposed dwelling and the existing number 116. The Residential Density Guidelines require that a minimum "area of private open space behind the building line" of 48sq.m for a two-bedroom house should be achieved.

REASON:

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

- 8 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.

- 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.

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REG REF. S01A/0077

- 10 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.

- 11 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) 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.

- 12 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.