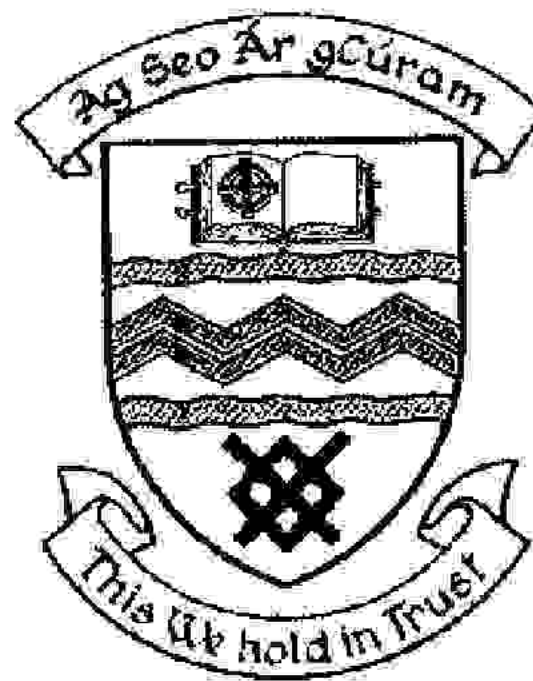


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0039	
1. Location	34 Limekiln Green, Walkinstown, Dublin 12.		
2. Development	Construct a two storey house with an attic room and detached garage on site		
3. Date of Application	30/01/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 03/05/2001 2.
4. Submitted by	Name: Mr. John Ryan, Address: 4 Belgrave Road, Monkstown,		
5. Applicant	Name: Noel & Geraldine Garrett Address: 34 Limekiln Green, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 2269 Date 28/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2656 Date 14/08/2001	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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Mr. John Ryan,
4 Belgrave Road,
Monkstown,
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 2656	Date of Final Grant 14/08/2001
Decision Order Number 2269	Date of Decision 28/06/2001
Register Reference S01A/0039	Date 03/05/01

Applicant Noel & Geraldine Garrett

Development Construct a two storey house with an attic room and detached garage on site

Location 34 Limekiln Green, Walkinstown, Dublin 12.

Floor Area 36.50 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /03/05/2001

A Permission has been granted for the development described above,
subject to the following (16) Conditions.

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REG. REF. S01A/0014

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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, as amended by further information lodged on 3rd May 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 That each 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 That the dwellinghouse 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.
(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 to ensure full and complete separation of foul and surface water systems.
(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 minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
(d) No buildings shall be erected within 5 metres of a

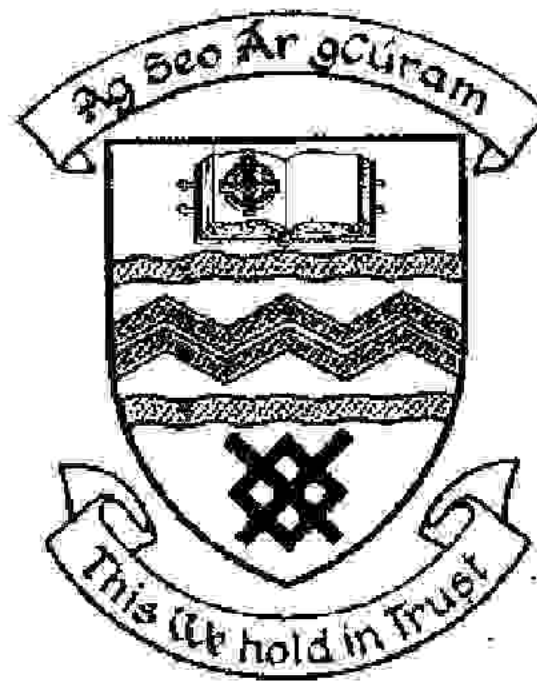
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public watermain less than 225mm diameter and within 8m of a watermain greater than 225mm diameter.

(e) The property shall have its own individual service connection to the public watermain and 24hour storage.

(f) The connection to and tapping of public watermain 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.

- 7 That an acceptable house numbering scheme 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.

- 8 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.

REASON:

To prevent unauthorised development.

- 9 Whilst providing a driveway and 2 off street parking spaces for both the proposed and existing dwelling the applicant shall retain one third of the existing and proposed front garden areas as a green surfaced/landscaped open area.

REASON:

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

- 10 The footpath and kerb for both the existing and proposed dwelling shall be dished to the requirements of the Area Engineer, Road Maintenance Department, at the applicants own expense. Any such dishing shall not exceed the width of the vehicular entrance.

REASON:

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

- 11 The footpath and kerb shall be dished and a new driveway constructed for the proposed house to the satisfaction of the Area Engineer, Roads Maintenance Section.

REASON:

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

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- 12 External finishes to the proposed dwelling, including roof materials and colours, shall be in keeping with the finishes of the existing buildings along Limekiln Green.

REASON:

In the interest of visual amenity.

- 13 Prior to the first occupation of the dwelling the front and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

REASON:

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

- 14 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.

- 15 That a financial contribution in the sum of £2,100 (two thousand and 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.

- 16 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

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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.


.....14/08/01
for SENIOR ADMINISTRATIVE OFFICER