

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0747	
1. Location	2 Redwood Close, Kilnamanagh, Dublin 24.		
2. Development	3 No. front bay windows, first floor and two storey side extensions, widened vehicular access and sub division into 2 No. dwelling houses		
3. Date of Application	26/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. & Mrs. Tony Burke, Address: 2 Redwood Close, Kilnamanagh,		
5. Applicant	Name: Mr. & Mrs. Tony Burke, Address: 2 Redwood Close, Kilnamanagh, Dublin 24.		
6. Decision	O.C.M. No. 2784 Date 19/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0271 Date 06/02/2001	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. & Mrs. Tony Burke,
2 Redwood Close,
Kilnamanagh,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0271	Date of Final Grant 06/02/2001
Decision Order Number 2784	Date of Decision 19/12/2000
Register Reference S00A/0747	Date 26/10/00

Applicant Mr. & Mrs. Tony Burke,

Development 3 No. front bay windows, first floor and two storey side extensions, widened vehicular access and sub division into 2 No. dwelling houses

Location 2 Redwood Close, Kilnamanagh, 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.

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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 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.

- 3 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.

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

- The applicant shall ensure the full and complete separation of the foul and surface water system.
- The proposal to discharge surface water to a soakaway is unacceptable. Prior to the commencement of any development the applicant shall submit an amended proposal providing for connection to the surface water drainage system. Details shall be agreed in writing with the Planning Authority.

REASON:

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

- 5 That all watermain tappings, 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 development commences.

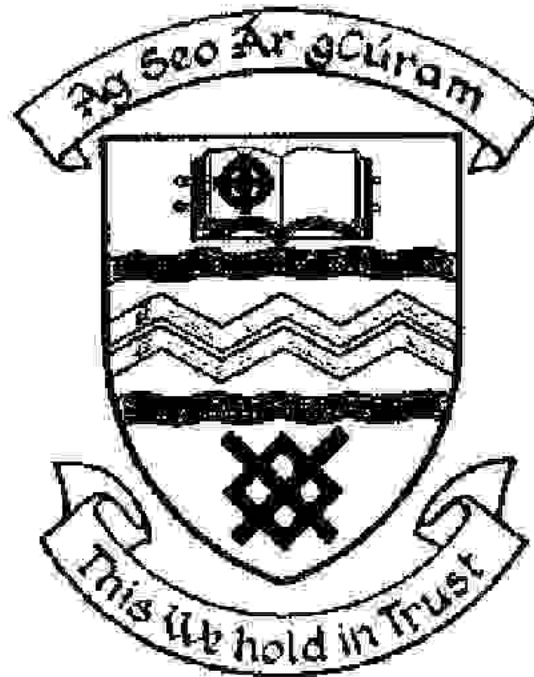
REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of

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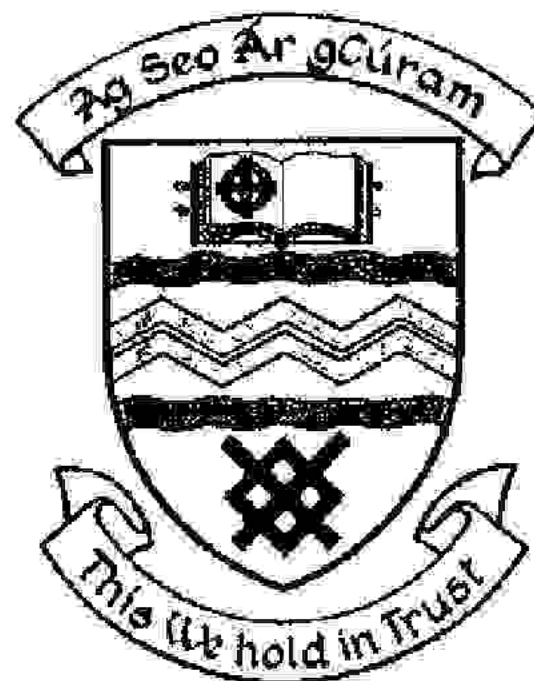
these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 6 Full details of the roof cladding and external finishes to include colour and texture of the same, shall be submitted to and agreed with the Planning Authority prior to commencement of development.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 The footpath and kerb to the development shall be dished to the satisfaction of the Area Engineer, Roads Maintenance Department. The driveways shall also be constructed to the requirements of the Area Engineer.
 REASON:
 In the interest of the proper planning and development of the area.
- 8 Any re-location/upgrading of NTL manhole cover/frame shall be at the applicants expense.
 REASON:
 In the interests of the proper planning and development of the area.
- 9 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.
- 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:

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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.

- 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 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.

- (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.

REG. REF. S00A/0747

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.....07/02/01
for SENIOR ADMINISTRATIVE OFFICER