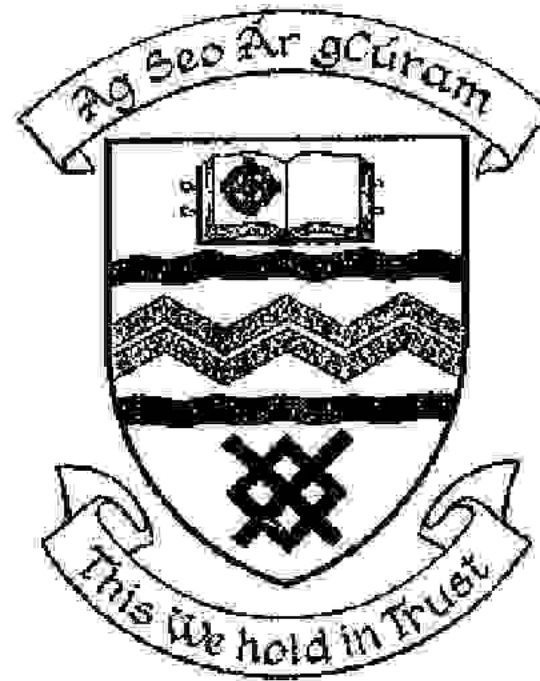


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0743	
1. Location	attached to 249 St. James's Road, Walkinstown, Dublin 12.		
2. Development	For the construction of 1 no. 2 storey domestic dwelling		
3. Date of Application	26/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/11/2000 2.	1. 27/11/2000 2.
4. Submitted by	Name: Susan Brennan, Address: 249 St. James's Road, Walkinstown,		
5. Applicant	Name: Susan Brennan, Address: 249 St. James's Road, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 0174 Date 25/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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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**PLANNING
DEPARTMENT**
County Hall,
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 0174	Date of Decision 25/01/2001
Register Reference S00A/0743	Date: 26/10/00

Applicant Susan Brennan,
Development For the construction of 1 no. 2 storey domestic dwelling
Location attached to 249 St. James's Road, Walkinstown, Dublin 12.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 15/11/2000 /27/11/2000
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 (7) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

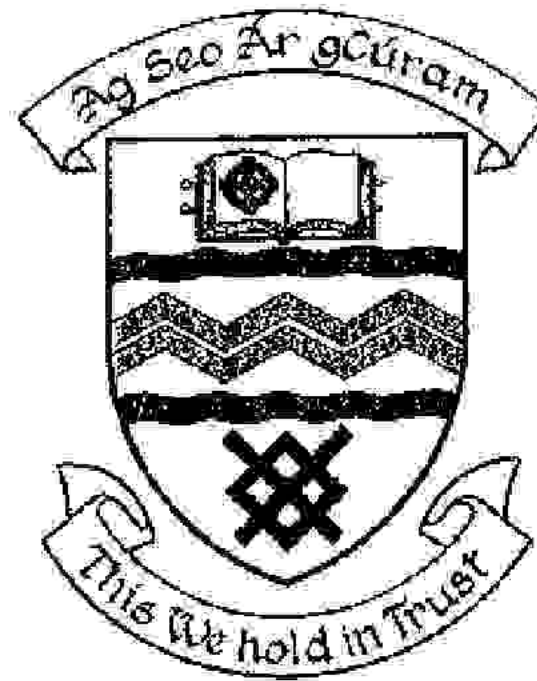
..... 25/01/01
for SENIOR ADMINISTRATIVE OFFICER

Susan Brennan,
249 St. James's Road,
Walkinstown,
Dublin 12.

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REG REF. S00A/0743

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 the dwellinghouse shall 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.

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

REASON:

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

- 5 Separate connection required for dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24 hour storage.

REASON:

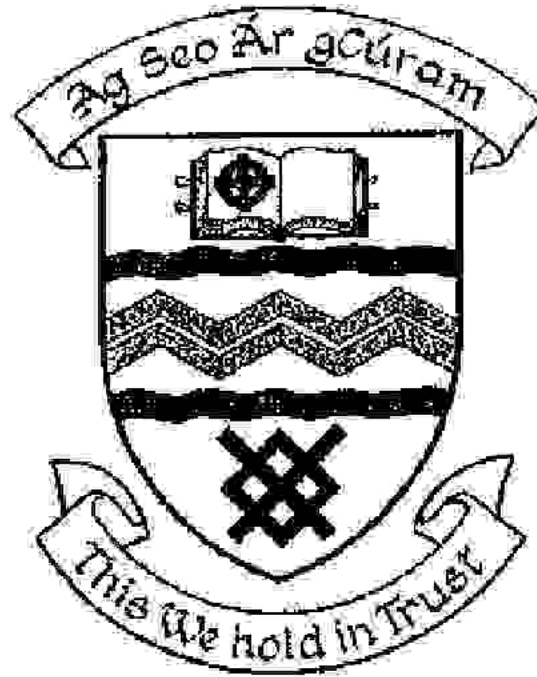
In the interest of proper planning and development.

- 6 That the water supply and drainage arrangements, including the disposal of surface water be in accordance with the

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REG. REF. S00A/0743

requirements of South Dublin County Council. In this regard all surface water drainage to be discharged to public sewer and under no circumstances shall soakways be provided. The applicant shall ensure full and complete separation of foul and surface water sewerage systems.

REASON:

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

- 7 Prior to the commencement of development applicant to submit to the Environmental Services Department full details of proposed drainage system, including pipe sizes, gradient cover and invert levels up to and including connection sewer.

REASON:

In the interest of public health.

- 8 That a financial contribution in the sum of £750 (seven hundred and fifty pound) 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.

- 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:

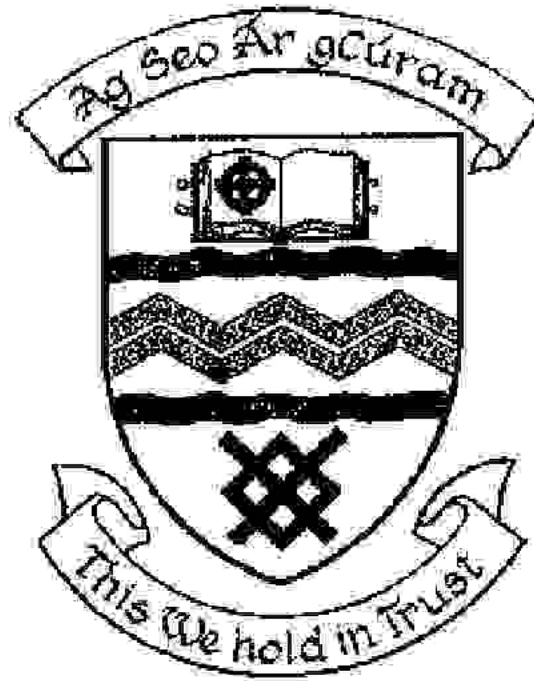
In the interest of the proper planning and development of the area.

- 10 That a financial contribution in the sum of £2,100 (two thousand one hundred pound) EUR 2666 (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

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REG REF. S00A/0743

proposed development and which facilitates this development;
this contribution to be paid before the commencement of
development on the site.

REASON:

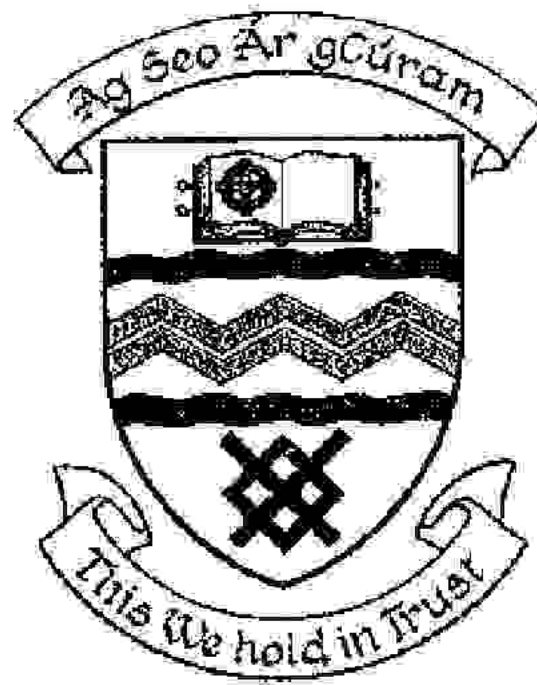
It is considered reasonable that the developer should
contribute towards the expenditure that was incurred and/or
that is proposed to be incurred by the Council on road
improvement works and traffic management schemes
facilitating the proposed development.

- 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.

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

Order Number 2531	Date of Order 15/11/2000
Register Reference S00A/0743	Date 26/10/00

Applicant Susan Brennan,
Development For the construction of 1 no. 2 storey domestic dwelling
Location attached to 249 St. James's Road, Walkinstown, Dublin 12.

Dear Sir/Madam,

An inspection carried out on the 13/11/00 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as site notice is smudged from the rain and is not legible. Before this application can be considered, you must erect a new notice on the site or structure and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

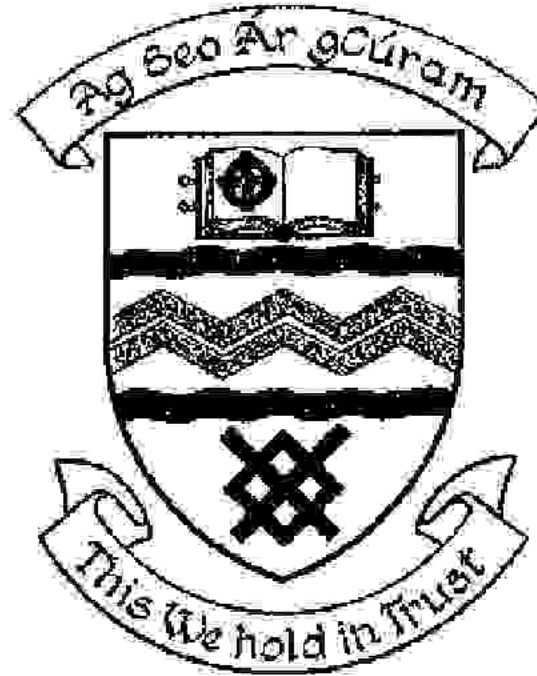
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Susan Brennan,
249 St. James's Road,
Walkinstown,
Dublin 12.

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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

15/11/00

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0743	
1. Location	attached to 249 St. James's Road, Walkinstown, Dublin 12.		
2. Development	For the construction of 1 no. 2 storey domestic dwelling		
3. Date of Application	26/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/11/2000 2.	1. 27/11/2000 2.
4. Submitted by	Name: Susan Brennan, Address: 249 St. James's Road, Walkinstown,		
5. Applicant	Name: Susan Brennan, Address: 249 St. James's Road, Walkinstown, Dublin 12.		
6. Decision	O.C.M. No. 0174 Date 25/01/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0518 Date 08/03/2001	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.	

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Susan Brennan,
249 St. James's Road,
Walkinstown,
Dublin 12.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0518	Date of Final Grant 08/03/2001
Decision Order Number 0174	Date of Decision 25/01/2001
Register Reference S00A/0743	Date 27/11/00

Applicant Susan Brennan,

Development For the construction of 1 no. 2 storey domestic dwelling

Location attached to 249 St. James's Road, Walkinstown, Dublin 12.

Floor Area 96.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/11/2000 /27/11/2000

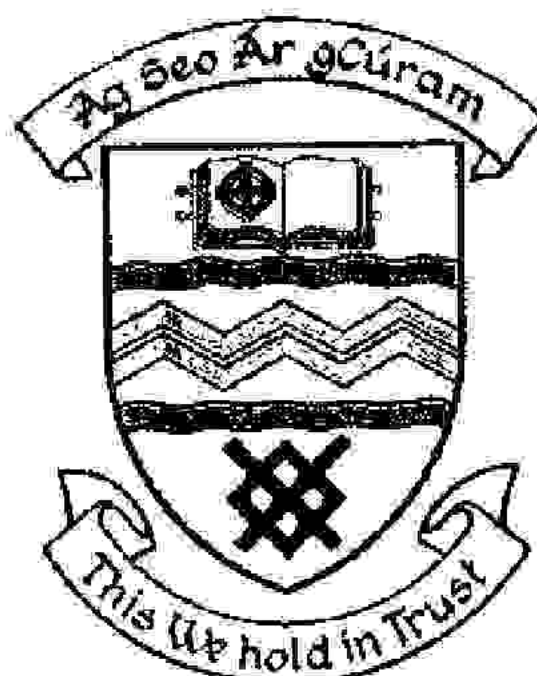
A Permission has been granted for the development described above,

subject to the following  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 the dwellinghouse shall 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.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 Separate connection required for dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24 hour storage.
 REASON:
 In the interest of proper planning and development.
- 6 That the water supply and drainage arrangements, including the disposal of surface water be in accordance with the requirements of South Dublin County Council. In this regard all surface water drainage to be discharged to public sewer and under no circumstances shall soakways be provided. The applicant shall ensure full and complete separation of foul and surface water sewerage systems.
 REASON:
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- 7 Prior to the commencement of development applicant to submit to the Environmental Services Department full details of proposed drainage system, including pipe sizes, gradient cover and invert levels up to and including connection sewer.
 REASON:
 In the interest of public health.
- 8 That a financial contribution in the sum of £750 (seven hundred and fifty pound) 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.
- 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.
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 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 pound) EUR 2666 (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.
- 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

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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.

12/03/01
 For SENIOR ADMINISTRATIVE OFFICER