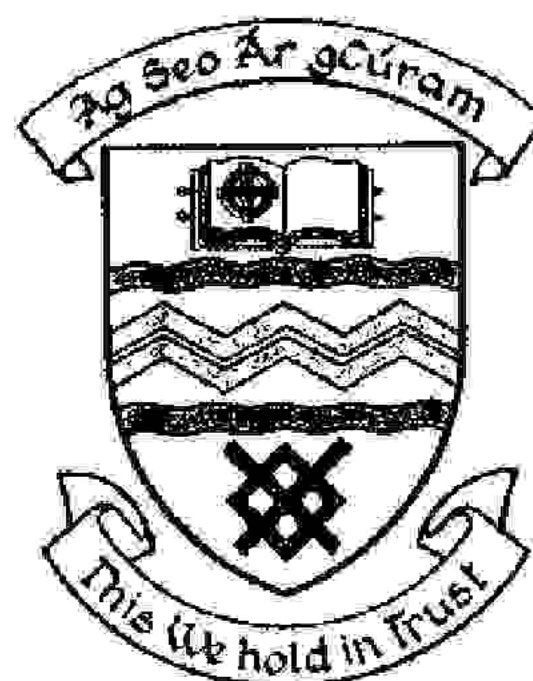


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0118	
1. Location	31/29 Dunmore Park, Ballymount Road, Kingswood Heights, Dublin 24.		
2. Development	2 bungalows and drive-in at rear.		
3. Date of Application	25/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. Daniel O'Connor, Address: 130 Mount Tallant Avenue, Terenure,		
5. Applicant	Name: Mr. & Mrs. Noel O'Reilly, Address: 31 Dunmore Park, Ballymount Road, Kingswood Heights, Dublin 24.		
6. Decision	O.C.M. No. 0824 Date 19/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1216 Date 02/06/2000	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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PLANNING DEPARTMENT
Applications/Registry/Appeals
County Hall
Town Centre, Tallaght
Dublin 24

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Mr. Daniel O'Connor,
130 Mount Tallant Avenue,
Terenure,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1216	Date of Final Grant 02/06/2000
Decision Order Number 0824	Date of Decision 19/04/2000
Register Reference S00A/0118	Date 25/02/00

Applicant Mr. & Mrs. Noel O'Reilly,

Development 2 bungalows and drive-in at rear.

Location 31/29 Dunmore Park, Ballymount Road, Kingswood Heights,
Dublin 24.

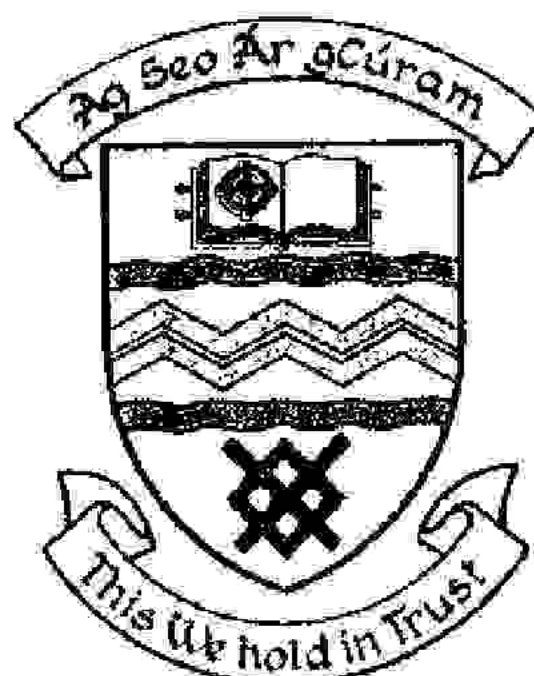
Floor Area 164.02 Sq Metres

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 (15) Conditions.

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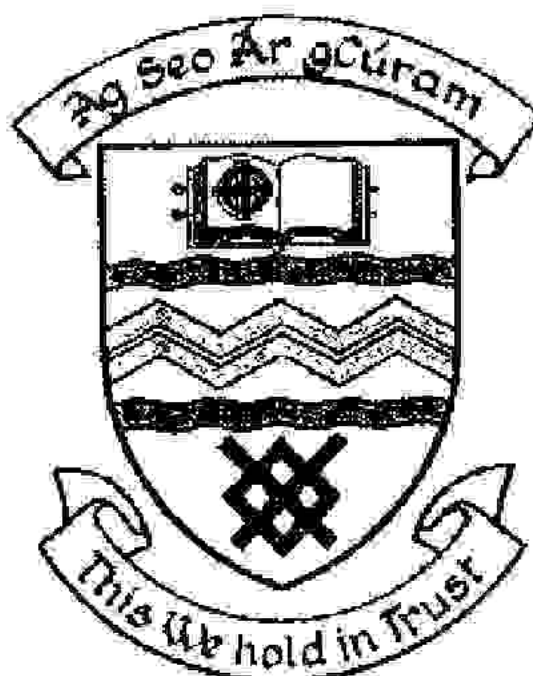
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 Dublin 24

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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 and in accordance with unsolicited additional information lodged with the Planning Authority on 24/03/00, 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 One no. single storey dwelling only shall be constructed on foot of this permission. The exact location and design of the dwellinghouse on the site and revised details of access shall be agreed in writing with the Planning Authority prior to the commencement of development on the site. Two no. off street car parking spaces shall be provided within the curtilage of the site.
 REASON:
 In order to comply with the requirements of the Development Plan and in the interests of the proper planning and development of the area.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. Details shall be agreed in writing with the Planning Department prior to the commencement of development on the site.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 That the proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 5 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.
- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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REASON:

In the interest of amenity.

- 7 That all watermain tapplings, 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 these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 8 The footpath and kerb adjacent to the proposed dwelling shall be dished to the satisfaction of the Area Engineer, Roads Maintenance. The driveway shall also be constructed to the satisfaction of the Area Engineer.

REASON:

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

- 9 A low screen wall approx. 600mm in height shall be constructed along the front boundary of the site.

REASON:

In the interests of orderly development.

- 10 The existing workshop on the site shall be demolished and the site shall be used solely for domestic purposes.

REASON:

In order to define the limits of the permission.

- 11 No development shall be carried out within 5 metres of existing surface water and foul sewers located on adjacent lands to the north. Details shall be agreed in writing with the Planning Authority prior to the commencement of development on the site.

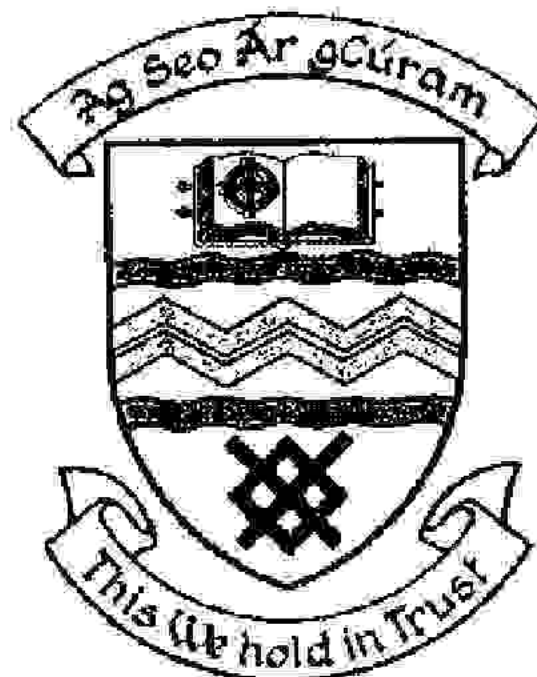
REASON:

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

- 12 That an acceptable house numbering/naming proposal for the proposed dwelling is submitted to and agreed by the Planning Authority before development commences.

REASON:

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

- 13 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 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.

- 14 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,269 (one thousand two hundred and sixty nine 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.

- 15 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.

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- (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.

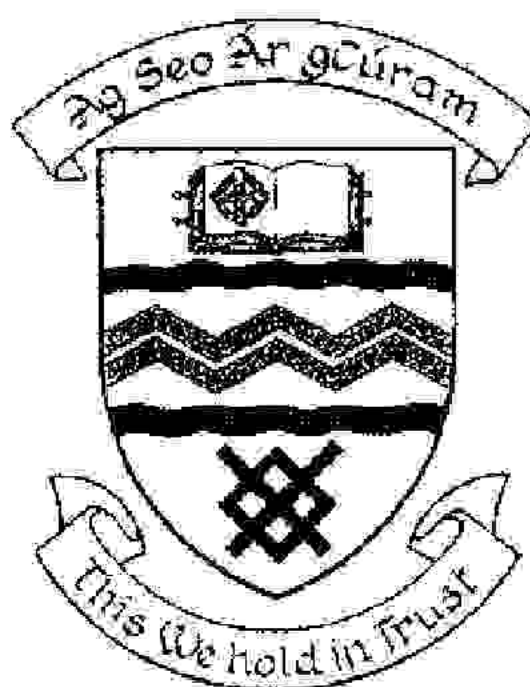
Signed on behalf of South Dublin County Council.


.....07/06/00
for SENIOR ADMINISTRATIVE OFFICER

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 1993

Decision Order Number 0824	Date of Decision 19/04/2000
Register Reference S00A/0113	Date: 25/02/00

Applicant Mr. & Mrs. Noel O'Reilly,
Development 2 bungalows and drive-in at rear.
Location 31/29 Dunmore Park, Ballymount Road, Kingswood Heights,
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 (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

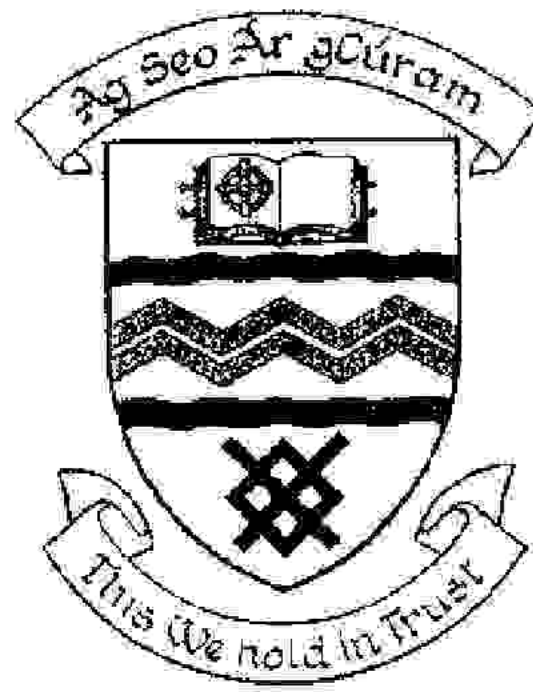
LA
..... 19/04/00
for SENIOR ADMINISTRATIVE OFFICER

Mr. Daniel O'Connor,
130 Mount Tallant Avenue,
Terenure,
Dublin 6W.

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S00A/0118

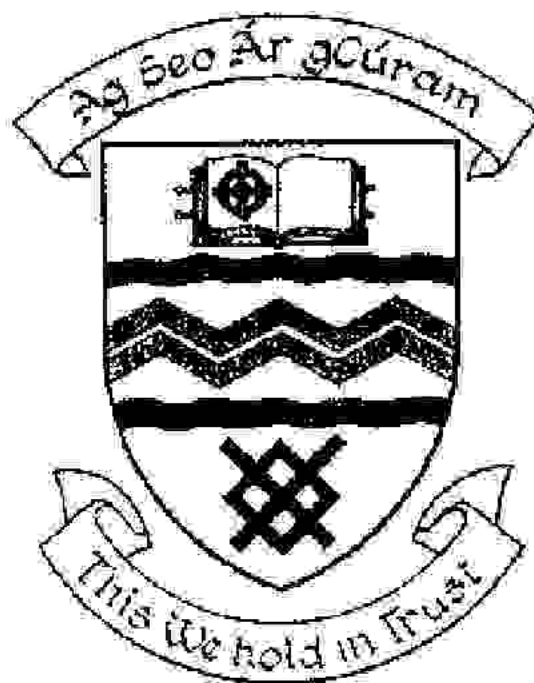
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REASON:

To protect the amenities of the area.

- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

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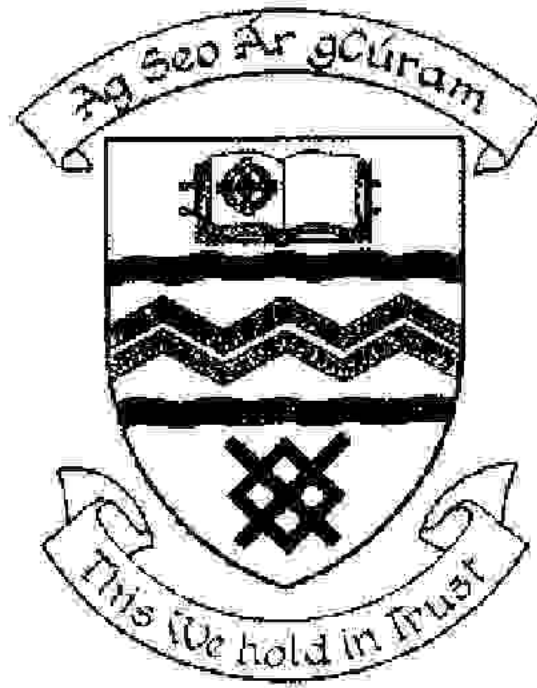
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