

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0105/C2	
1. Location	off Riverside Drive, Palmerstown, Dublin 20.		
2. Development	2 storey private dwelling and associated site works, temporary retention of existing sheds for construction purposes. Re: compliance condition no. 3.		
3. Date of Application	15/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Brendan Kilkenny Associates, Architects, Address: 145 Ballinclea Heights, Killiney, Co. Dublin.		
5. Applicant	Name: Kevin Cahill, Address: 15 Riverside Avenue, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 1768 Date 18/08/1999	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
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.			

REG. REF. : S99A/0105/C2

DATE : 19.08.1999

RE: 2 storey private dwelling and associated site works, temporary retention of existing sheds for construction purposes off Riverside Drive, Palmerstown, Dublin 20 for Kevin Cahill. Compliance re. Condition No. 3.

Dear Sir,

I refer to your submission received on 15.07.1999 to comply with Condition No. 3 of Grant of Permission Order No. 1116, dated 27.05.1999, in connection with the above.

In this regard I wish to advise you that the revised drawings are in compliance with Condition No. 3 and the following drawings should be specified in the compliance notice: **Drawing No's. 014A, 014B, 014C, 014D (ground floor plan) & 014E (first floor plan), received 15/07/99.**

Yours faithfully,

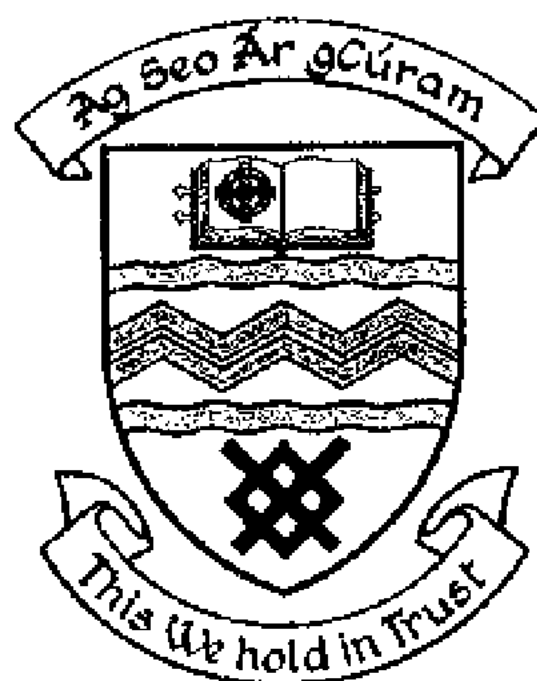
SMC

for Senior Administrative Officer

Brendan Kilkenny Associates, Architects,
145 Ballinclea Heights,
Killiney,
Co. Dublin.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0105	
1. Location	off Riverside Drive, Palmerstown, Dublin 20.		
2. Development	2 storey private dwelling and associated site works, temporary retention of existing sheds for construction purposes.		
3. Date of Application	23/02/1999	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Brendan Kilkenny Associates, Architects, Address: 145 Ballinclea Heights, Killiney, Co. Dublin.		
5. Applicant	Name: Kevin Cahill, Address: 15 Riverside Avenue, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 0727 Date 14/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1116 Date 27/05/1999	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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Brendan Kilkenny Associates, Architects,
145 Ballinclea Heights,
Killiney,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1116	Date of Final Grant 27/05/1999
Decision Order Number 0727	Date of Decision 14/04/1999
Register Reference S99A/0105	Date 23rd February 1999

Applicant Kevin Cahill,

Development 2 storey private dwelling and associated site works,
temporary retention of existing sheds for construction
purposes.

Location off Riverside Drive, Palmerstown, Dublin 20.

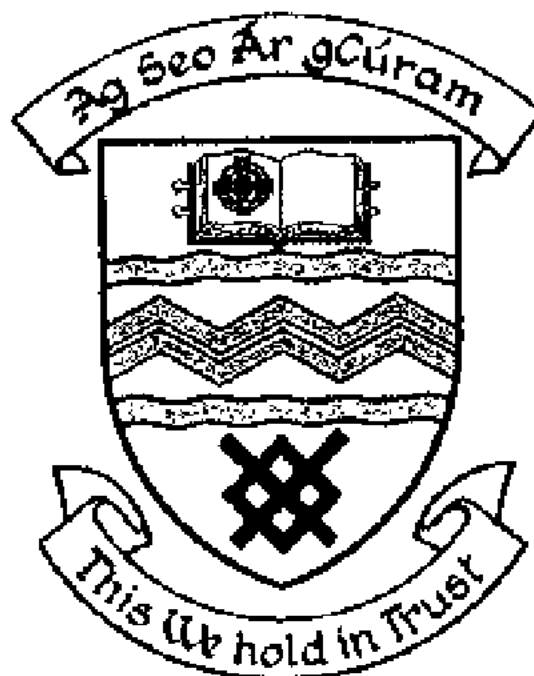
Floor Area 0.00 Sq Metres

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 (13) Conditions.

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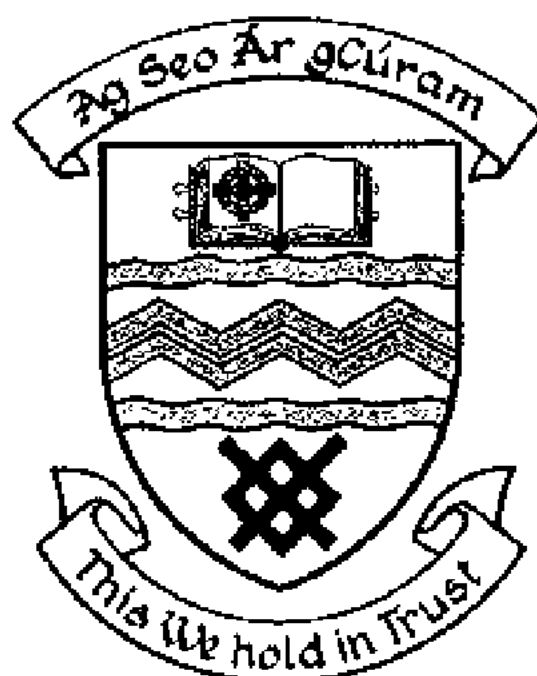
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Conditions and Reasons

- 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 proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 Notwithstanding the details submitted the proposed playroom/storage area in the roof space shall be omitted and the roof line lowered to match that of the rest of the dwelling. Revised floor plans and elevation drawings showing this alteration shall be submitted to the Planning Authority for agreement prior to commencement of development.
REASON:
In the interests of preserving the amenities of adjoining properties.
- 4 That the external finishes of the proposed dwelling shall complement the external finishes of the dwellings in the immediate vicinity of the site.
REASON:
In the interest of the visual amenities of the area.
- 5 That the dwelling be satisfactorily insulated from noise levels emanating from the adjoining dual carriageway.
REASON:
In the interest of the occupants of the proposed dwelling.
- 6 The existing hedgerow to the northern side of the site fronting public open space at Riverside Drive shall be retained and supplemented with additional planting where necessary, and protected during construction works.
REASON:
In the interest of the proper planning and development of the area.
- 7 That the water supply and drainage arrangements be in accordance with the requirements of South Dublin County Council. In this regard, the details of proposed foul sewer connection to the existing manhole at Riverside Drive to be

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in accordance with Environmental Services Department requirements. All necessary authorisation including road opening licence to be obtained and all requirements for the carrying out works and re-instatement of road to be strictly adhered to.

REASON:

In the interest of the proper planning and development of the area and to ensure a satisfactory standard of development.

- 8 That bathroom and landing windows shall be fitted with obscure glass and the openings shall be of the high type only.

REASON:

In the interests of the amenities of adjoining properties.

- 9 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.

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

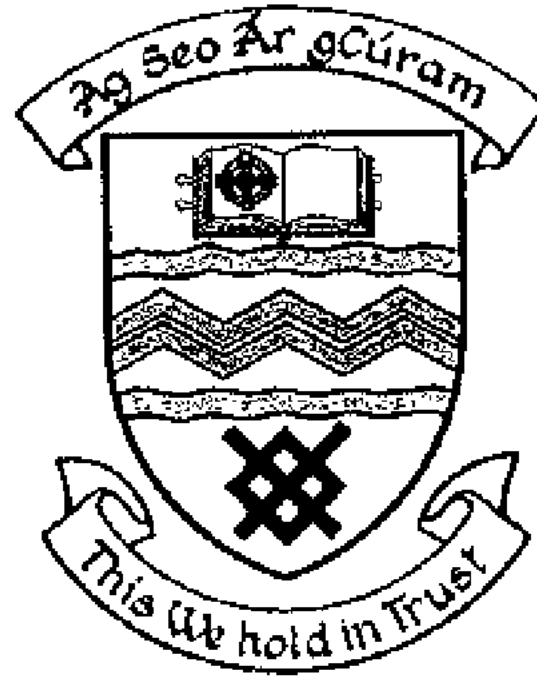
- 11 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this contribution 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.

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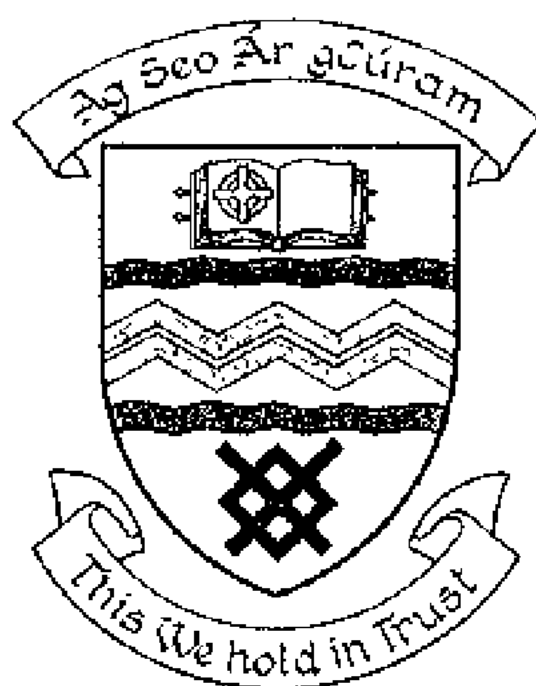
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- Edw. J. G. 28th May 1999
for SENIOR ADMINISTRATIVE OFFICER

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0727	Date of Decision 14/04/1999
Register Reference S99A/0105	Date: 23/02/1999

Applicant Kevin Cahill,

Development 2 storey private dwelling and associated site works,
temporary retention of existing sheds for construction
purposes.

Location off Riverside Drive, Palmerstown, Dublin 20.

Floor Area Sq Metres

Time extension(s) up to and including

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 (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

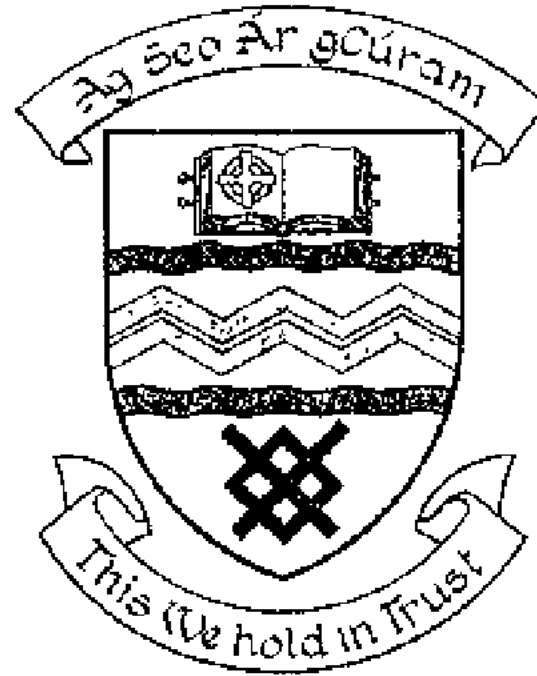
..... 14/04/1999
for SENIOR ADMINISTRATIVE OFFICER

Brendan Kilkenny Associates, Architects,
145 Ballinaclea Heights,
Killiney,
Co. Dublin.

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REG REF. S99A/0105

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 proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 Notwithstanding the details submitted the proposed playroom/storage area in the roof space shall be omitted and the roof line lowered to match that of the rest of the dwelling. Revised floor plans and elevation drawings showing this alteration shall be submitted to the Planning Authority for agreement prior to commencement of development.

REASON:

In the interests of preserving the amenities of adjoining properties.

- 4 That the external finishes of the proposed dwelling shall complement the external finishes of the dwellings in the immediate vicinity of the site.

REASON:

In the interest of the visual amenities of the area.

- 5 That the dwelling be satisfactorily insulated from noise levels emanating from the adjoining dual carriageway.

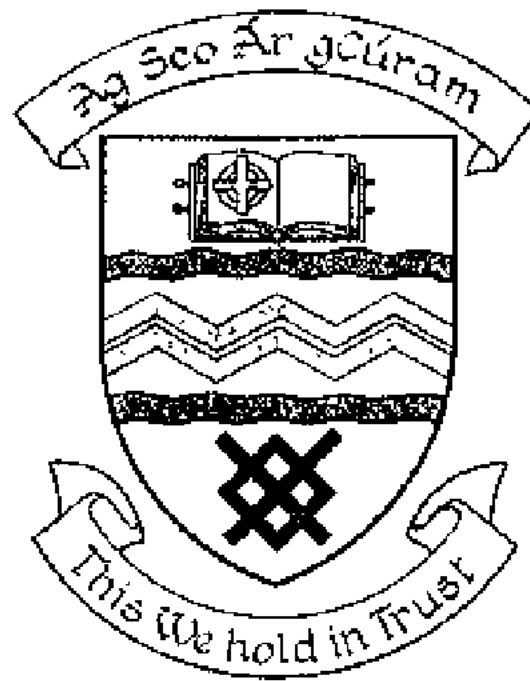
REASON:

In the interest of the occupants of the proposed dwelling.

- 6 The existing hedgerow to the northern side of the site fronting public open space at Riverside Drive shall be retained and supplemented with additional planting where necessary, and protected during construction works.

REASON:

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

- 7 That the water supply and drainage arrangements be in accordance with the requirements of South Dublin County Council. In this regard, the details of proposed foul sewer connection to the existing manhole at Riverside Drive to be in accordance with Environmental Services Department requirements. All necessary authorisation including road opening licence to be obtained and all requirements for the carrying out works and re-instatement of road to be strictly adhered to.

REASON:

In the interest of the proper planning and development of the area and to ensure a satisfactory standard of development.

- 8 That bathroom and landing windows shall be fitted with obscure glass and the openings shall be of the high type only.

REASON:

In the interests of the amenities of adjoining properties.

- 9 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.

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

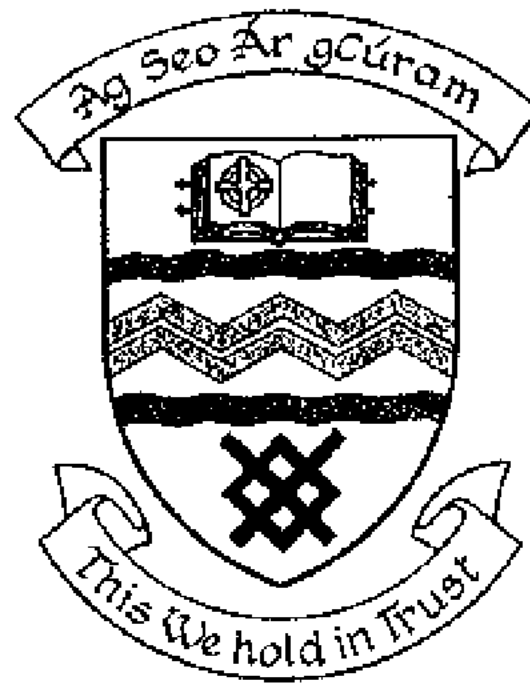
REASON:

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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- 11 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) 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) 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 provision and development of amenity lands in the area which will facilitate the proposed development.

- 13 That an acceptable house name/number be submitted to and approved by South Dublin County Council before any constructional work takes on the proposed house.

REASON:

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