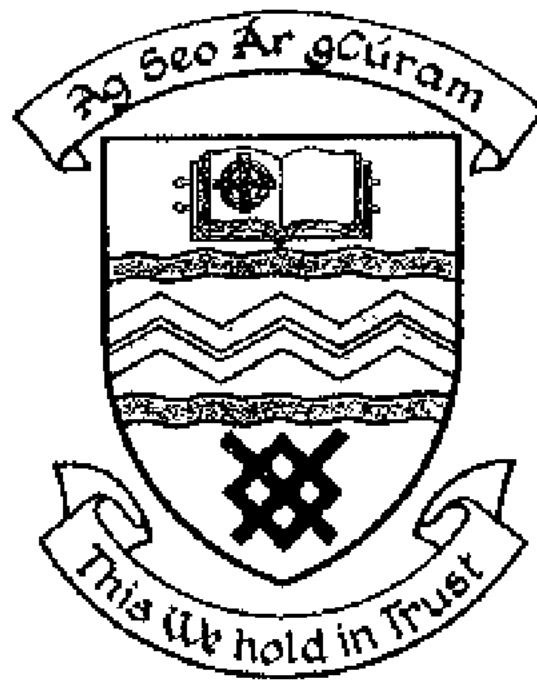


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98B/0026	
1. Location	No 180 and 120 Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Alterations and extensions and detached double garage to no. 180 and refurbishment of an extension to no. 120.		
3. Date of Application	21/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Frank Elmes and Co. Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Jackson Properties Ltd Address: 13 Wentworth Eblana Villas, Dublin 2.		
6. Decision	O.C.M. No. 0476  Date 20/03/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0865  Date 06/05/98	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**

Bosca 4122  
 Lár an Bhaile, Tamhlacht  
 Baile Átha Cliath 24

Telefon: 01-414 9000  
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**PLANNING  
 DEPARTMENT**  
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 Dublin 24

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Frank Elmes and Co.  
 2 Waldemar Terrace,  
 Main Street,  
 Dundrum,  
 Dublin 14.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0865	Date of Final Grant 06/05/98
Decision Order Number 0476	Date of Decision 20/03/98
Register Reference S98B/0026	Date 21st January 1998

**Applicant** Jackson Properties Ltd

**Development** Alterations and extensions and detached double garage to no. 180 and refurbishment of an extension to no. 120.

**Location** No 180 and 120 Butterfield Avenue, Rathfarnham, Dublin 14.

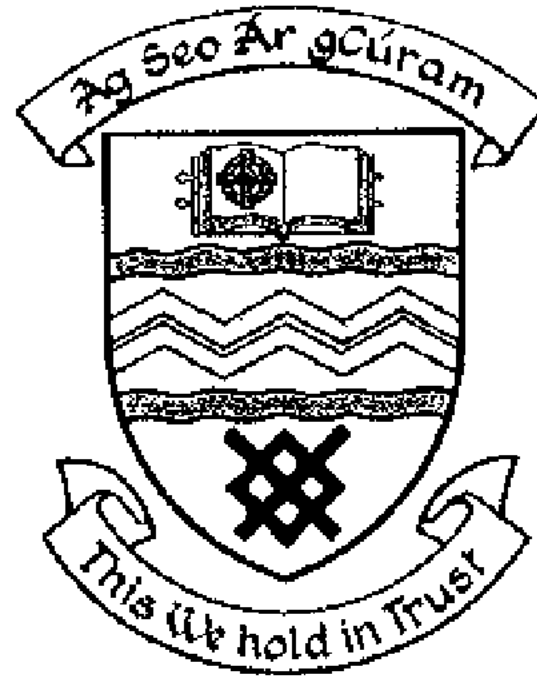
**Floor Area** 0.000 Sq Metres

**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 (10) conditions.

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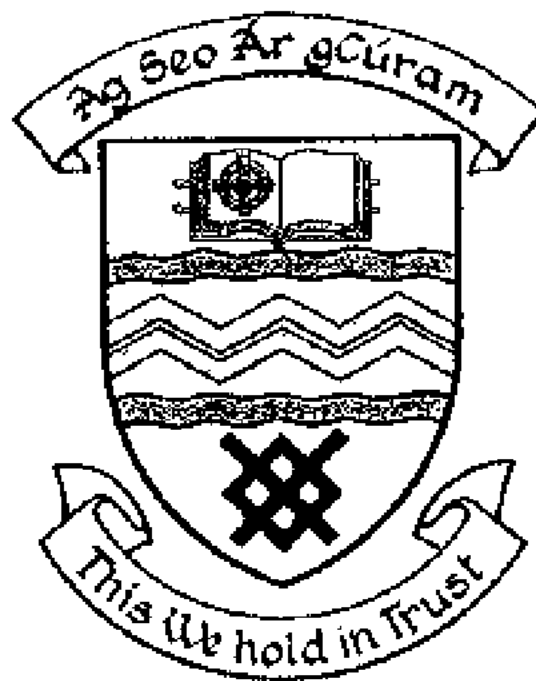
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**Conditions and Reasons**

- 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 each house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual 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.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 That the proposed boundary wall to be bridged with re-enforced concrete beams over the roots of the horse chestnut (2619) and lime (2620) and no excavation to be carried out under the canopy of these trees.  
REASON:  
In the interest of amenities of the area.
- 6 That in the event of development proceeding pursuant to South Dublin County Council register reference S97A/0411 An Bord Pleanála Reference PL.06S.105101 the vehicular access to No. 180 shall be restricted to one entrance off the estate access road, and the following shall apply:-
  - (i) a dwarf wall and railing to be provided in accordance with the submitted plans around the curtilage of the gate lodge.
  - (ii) boundary treatment between points 'K' and 'L' as indicated on the submitted site layout plans to be

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consistent with adjoining boundary treatment. (A pedestrian access i.e. not exceeding a width of 1.5m will be permitted).

**REASON:**

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

- 7 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.

- 8 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1994 any additional extension, shed, structure or porch shall require a grant of permission by the Planning Authority or An Bord Pleanála on appeal.

**REASON:**

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

- 9 The proposed garage shall not be constructed until an access road (as indicated in site location plan) is provided subject to decision of An Bord Pleanála in respect of Reg. Ref. S97A/0411.

**REASON:**

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

- 10 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 6, 22, 24, 25 and 26 of Register Reference S97A/0411, arrangements to be made prior to commencement of development.

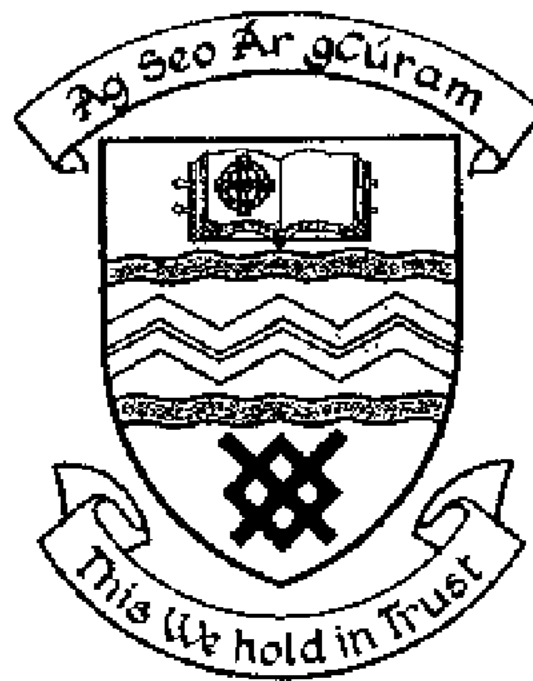
**REASON:**

It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council

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to induce provision of services and prevent disamenity in  
the development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (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.

.....*Donnetta Daly*.....May 1998  
for SENIOR ADMINISTRATIVE OFFICER