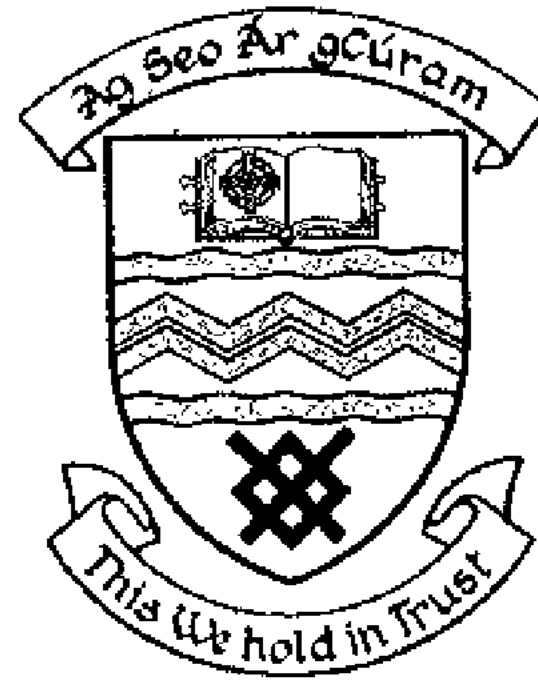


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0842	
1. Location	Side of 135 Rockfield Avenue, Terenure, Dublin 12.		
2. Development	House.		
3. Date of Application	11/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/02/1999 2.	1. 26/02/1999 2.
4. Submitted by	Name: Architectural Associates, Address: 74 Grove Park Avenue, Dublin 11.		
5. Applicant	Name: Sean Byrne, Address: 135 Rockfield Avenue, Terenure, Dublin 12.		
6. Decision	O.C.M. No. 0799  Date 22/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1161  Date 03/06/1999	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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Dublin 24

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Architectural Associates,  
74 Grove Park Avenue,  
Dublin 11.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1161	Date of Final Grant 03/06/1999
Decision Order Number 0799	Date of Decision 22/04/1999
Register Reference S98A/0842	Date 26th February 1999

Applicant Sean Byrne,

Development House.

Location Side of 135 Rockfield Avenue, Terenure, Dublin 12.

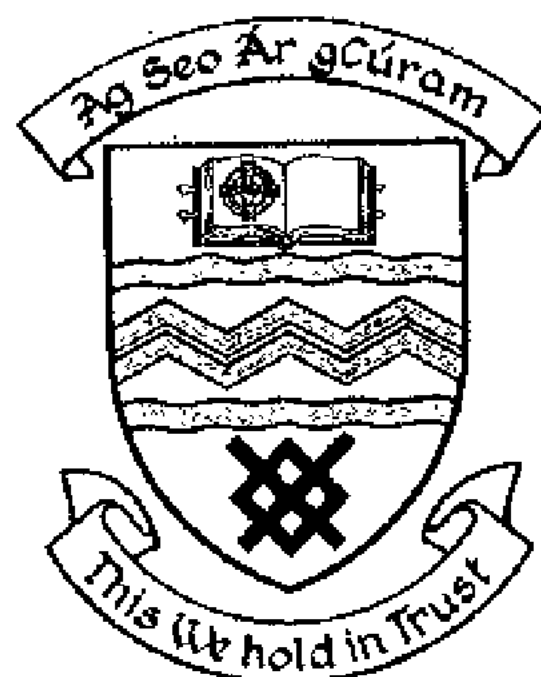
Floor Area 137.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/02/1999 /26/02/1999

A Permission has been granted for the development described above,  
subject to the following (13) Conditions.

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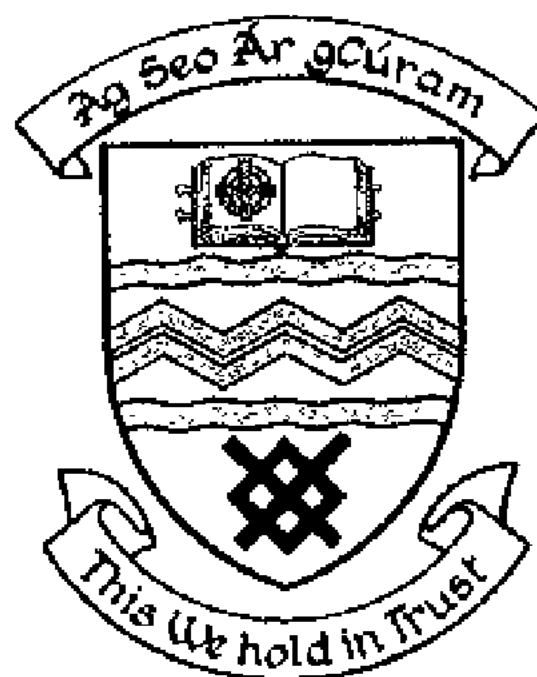
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by the revised details submitted by way of additional information on 26/02/99, 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 All external finishes shall match those of adjoining dwellings.  
REASON:  
In the interests of visual amenity.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and shall have regard to the following:-
  - a) Applicant to ensure full and complete separation of foul surface water systems;
  - b) A separate water connection is required for the proposed dwelling;
  - c) All connection and tappings of watermains to be carried out by South Dublin County Council personnel at applicant's prior expense;
  - d) 24 hour water storage shall be provided;
  - e) Applicant to submit full details of proposed surface water drainage arrangements, including pipe sizes, invert, cover and invert levels up to and including connection to public sewer.
 REASON:  
In order to comply with the Sanitary Services Acts, 1878-1964.
- 4 The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Road Maintenance.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 Details of any proposed front, side and rear boundary treatment to the site shall be submitted for the written agreement of the Planning Authority.  
REASON:

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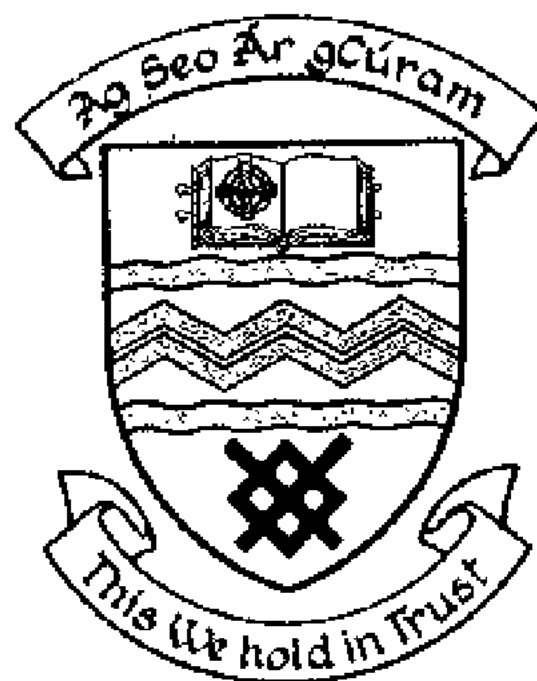
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In the interest of the proper planning and development of the area.

- 6 That an acceptable house numbering scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed houses.  
REASON:  
In the interest of the proper planning and development of the area.
- 7 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 8 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.
- 9 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.
- 10 That the proposed house be re-sited to provide a set back of 14 metres linear distance from the site boundary at the adjoining laneway. A revised site layout plan showing compliance with the above requirement shall be submitted for the approval of the Planning Authority prior to development commencing on the site.  
REASON:  
In order to ensure the provision of an adequate separation in the interest of protecting residential amenity of property in the vicinity.
- 11 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 12 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.

- 13 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.

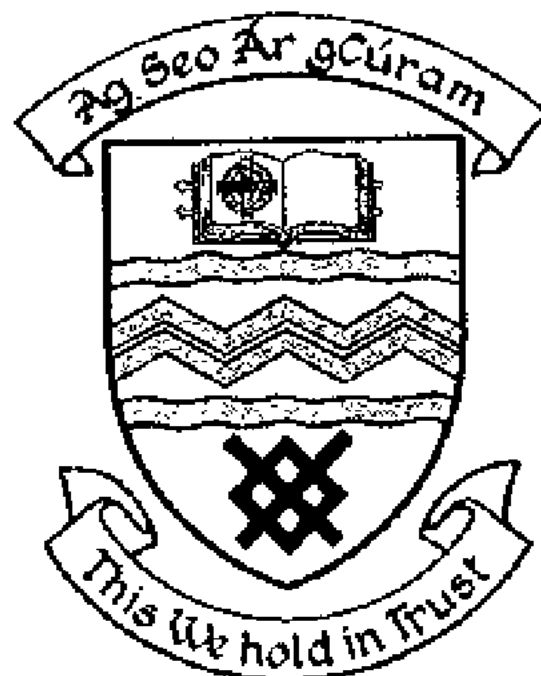
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control 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.

REG. REF. S98A/0842 SOUTH DUBLIN COUNTY COUNCIL  
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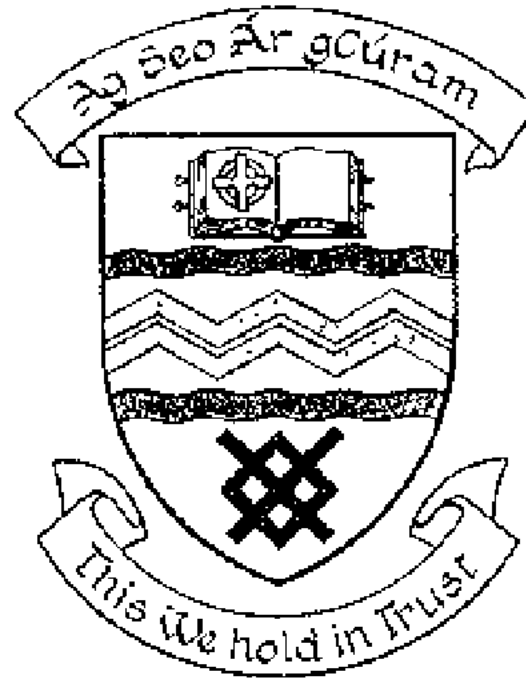
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*E. Bowler* ..... June 1999  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Decision Order Number 0799	Date of Decision 22/04/1999
Register Reference S98A/0842	Date: 11/12/1998

Applicant                      Sean Byrne,

Development                House.

Location                    Side of 135 Rockfield Avenue, Terenure, Dublin 12.

Floor Area                                      Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received                      09/02/1999 /26/02/1999

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.

..... 22/04/1999  
for SENIOR ADMINISTRATIVE OFFICER

Architectural Associates,  
74 Grove Park Avenue,  
Dublin 11.

**SOUTH DUBLIN COUNTY COUNCIL**  
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**Conditions and Reasons**

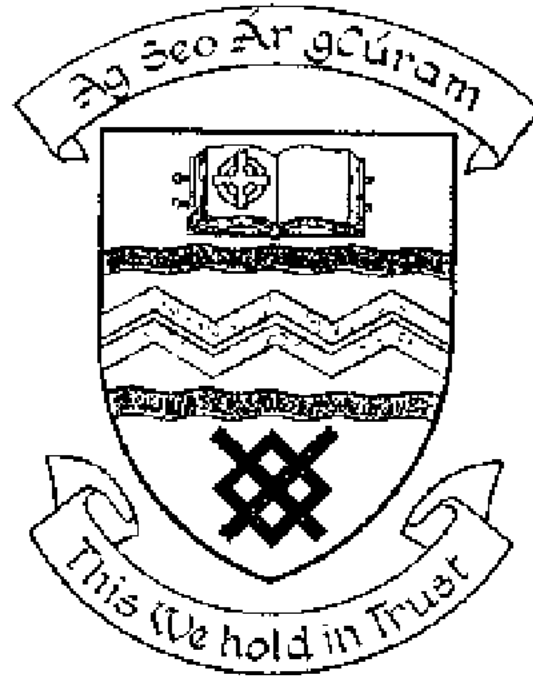
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by the revised details submitted by way of additional information on 26/02/99, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 All external finishes shall match those of adjoining dwellings.  
REASON:  
In the interests of visual amenity.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and shall have regard to the following:-
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REG. REF. S98A/0842

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

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REASON:

To prevent unauthorised development.

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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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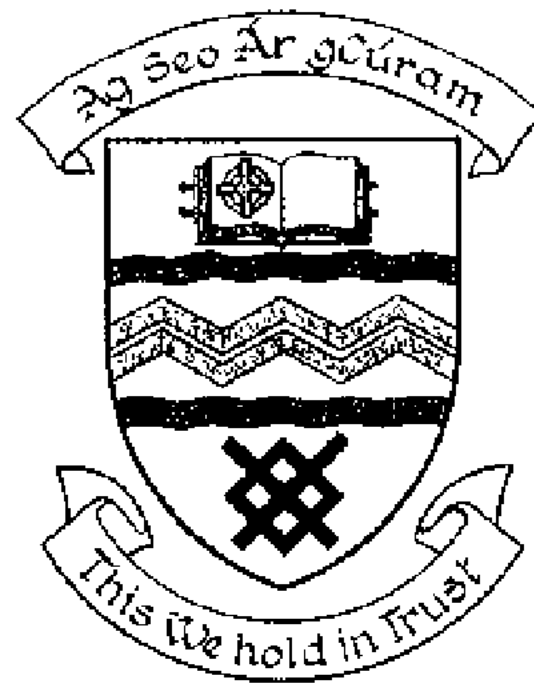
**REASON:**

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.

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

Decision Order Number 0244	Date of Decision 09/02/1999
Register Reference S98A/0842	Date: 11/12/1998

Applicant            Sean Byrne,  
Development        House.

Location            Side of 135 Rockfield Avenue, Terenure, Dublin 12.

App. Type            Permission

Dear Sir/Madam,

With reference to your planning application, received on 11/12/1998 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1     The applicant is requested to submit a 1:500 site layout plan indicating the proposed dwelling relative to neighbouring dwellings and an elevation drawing at scale 1:100 indicating the proposed dwelling relative to adjoining dwellings.
- 2     The Planning Authority appear to have no record of planning permission being either sought or granted for the existing garages within the site, the applicant is requested to clarify and regularise this matter.
- 3     The applicant is advised that arrangements for disposal of surface water via a soakway are unacceptable and that alternative proposals should be submitted.  
The applicant is advised to consult with the Environmental Services Section prior to submission.

Signed on behalf of South Dublin County Council

Architectural Associates,  
74 Grove Park Avenue,  
Dublin 11.

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.....  
for Senior Administrative Officer

09/02/1999