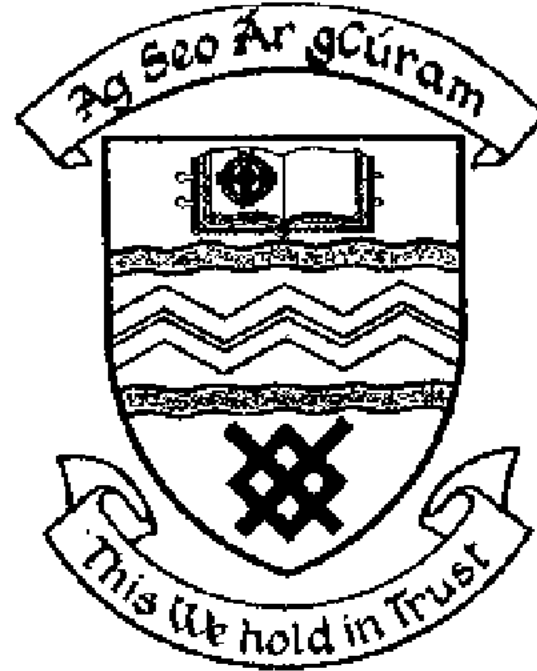


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part, 1)	Plan Register No.  S98A/0814	
1. Location	Site adjacent to No.16 (south side), Willbrook Lawn, Rathfarnham, Dublin 14.		
2. Development	Construction of a 2 storey detached, 3 bedroomed dwelling.		
3. Date of Application	02/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: D. McCarthy & Company, Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: M. & F. Casey, Address: 16 Willbrook Lawn, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0161  Date 28/01/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 494  Date 11/03/1999	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**



Bosca 4122  
Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

Telefon: 01-414 9230  
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**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
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D. McCarthy & Company,  
Lynwood House,  
Ballinteer Road,  
Dublin 16.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 494	Date of Final Grant 11/03/1999
Decision Order Number 0161	Date of Decision 28/01/1999
Register Reference S98A/0814	Date 2nd December 1998

**Applicant** M. & F. Casey,

**Development** Construction of a 2 storey detached, 3 bedroomed dwelling.

**Location** Site adjacent to No.16 (south side), Willbrook Lawn,  
Rathfarnham, Dublin 14.

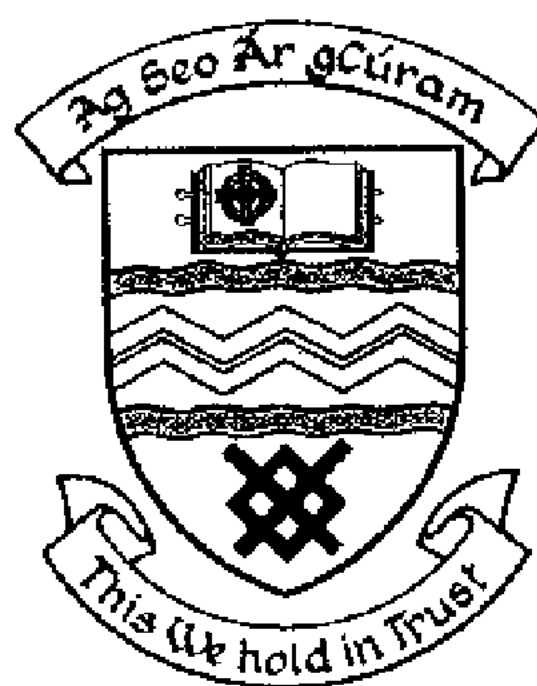
**Floor Area** 131.72 Sq Metres

**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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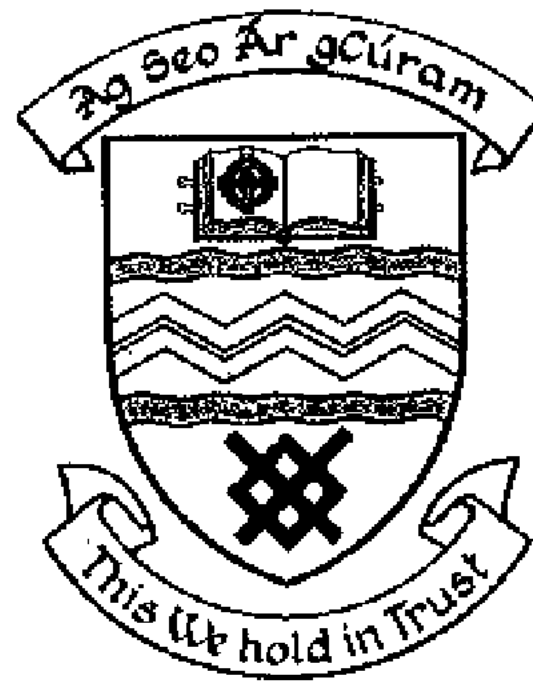
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**Conditions and Reasons**

- 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 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.
- 4 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.
- 5 That the dwellinghouse shall not be occupied until all the services are connected thereto and are operational.  
 REASON:  
 In the interest of the proper planning and development of the area.
- 6 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.
- 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

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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 Footpath and kerb to be dished and new entrance constructed to the satisfaction of Roads Department.

**REASON:**

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

- 9 Parking for two cars shall be provided within the curtilage of the site.

**REASON:**

In the interest of the proper planning and development 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.

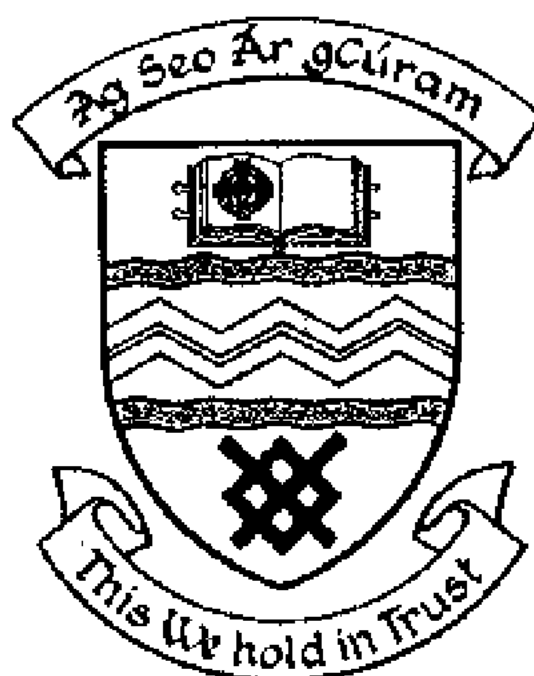
**REASON:**

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 money equivalent to the value of #800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate this development; this contribution to be paid before the commencement of development on the site.

# SOUTH DUBLIN COUNTY COUNCIL

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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 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 provision and development 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 construction work takes place on the proposed development.

**REASON:**

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

- (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.

*Charles G. ...* 15<sup>th</sup> March 1999  
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number</b> 2606	<b>Date of Decision</b> 21/12/98
<b>Register Reference</b> S97A/0814	<b>Date</b> 17th December 1997

**Applicant** Farandare Limited,  
**App. Type** Permission  
**Development** Retention of acoustic housing and air handling unit overhead  
and erection of visual screen to A.H.U., to rear.

**Location** Eurospar Anchor Unit, Ballyowen Shopping Centre, Ballyowen  
Lane, Lucan, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 10th November 1998 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following **Clarification of Additional Information** must be submitted in quadruplicate:

- 1 The applicant to submit elevation drawings, suitably coloured, which illustrate how the proposed alternative means of screening (Kingspan Cladding - Colour Goosewing Grey) would effectively minimise the screen's visual impact and would be in harmony with the existing building.

Please mark your reply **"CLARIFICATION OF ADDITIONAL INFORMATION"** and quote the Planning Reg Ref. No. given above.

Larkin & Partners Architects,  
1 Upper Fitzwilliam Street,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S97A/0814

Yours faithfully

*dt*  
.....  
for SENIOR ADMINISTRATIVE OFFICER

21/12/98