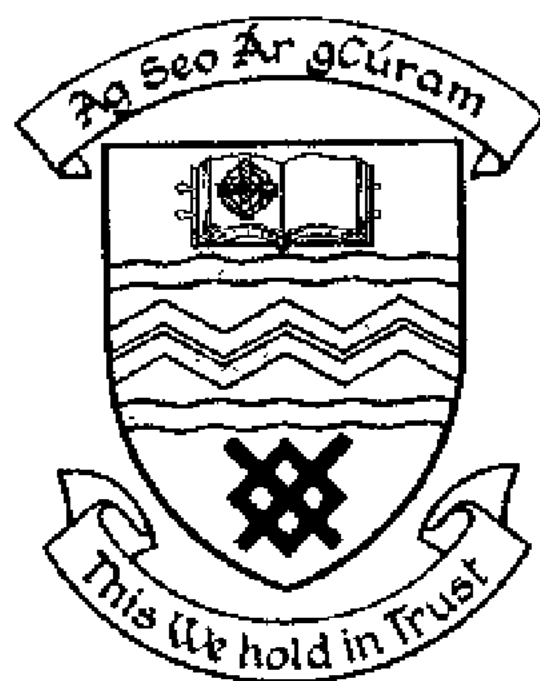


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0797	
1. Location	Lands to rear and side of 182 Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Residential development comprising six 2 storey 3 bedroom semi detached houses.		
3. Date of Application	25/11/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/01/1999 2. 29/03/19	1. 02/02/1999 2. 19/04/19
4. Submitted by	Name: Paul Kelly Architects, Address: Bloom House, 15 Mountjoy Square,		
5. Applicant	Name: Mr. S. McDonald, Address: 5 Marian Crescent, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1259 Date 17/06/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1598 Date 28/07/1999	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
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Paul Kelly Architects,
Bloom House,
15 Mountjoy Square,
Dublin 1.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1598	Date of Final Grant 28/07/1999
Decision Order Number 1259	Date of Decision 17/06/1999
Register Reference S98A/0797	Date 19/04/99

Applicant Mr. S. McDonald,

Development Residential development comprising six 2 storey 3 bedroom semi detached houses.

Location Lands to rear and side of 182 Butterfield Avenue, Rathfarnham, Dublin 14.

Floor Area 0.00 Sq Metres

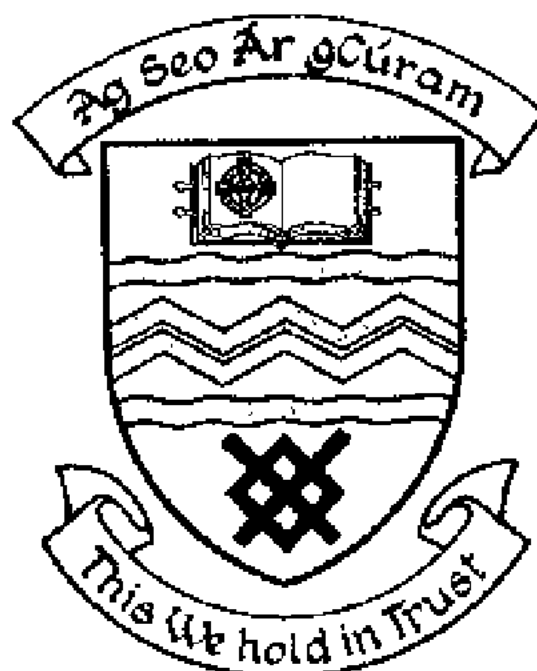
Time extension(s) up to and including

Additional Information Requested/Received 19/01/1999 /02/02/1999

A Permission has been granted for the development described above,
subject to the following (18) Conditions.

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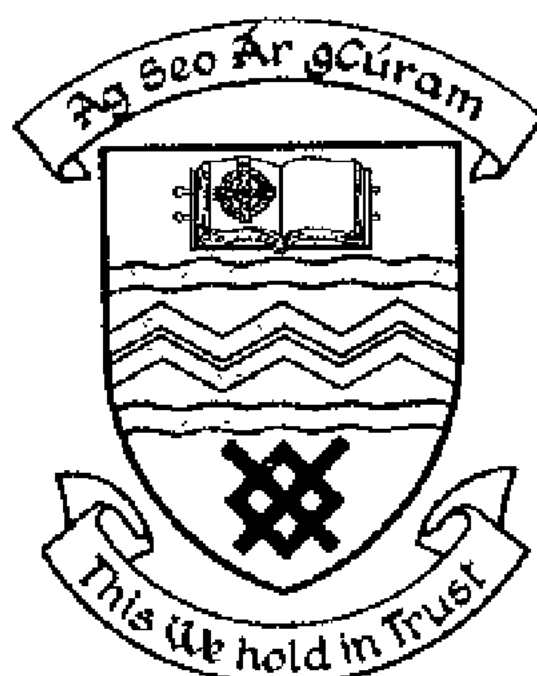
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and additional information received on 02/02/99 and clarification of additional information received 19/04/99, 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 That each 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 public lighting be provided in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 7 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

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REASON:

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

- 8 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.

- 9 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.

- 10 That an acceptable naming and house numbering scheme be submitted to and approved by the 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.

- 11 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

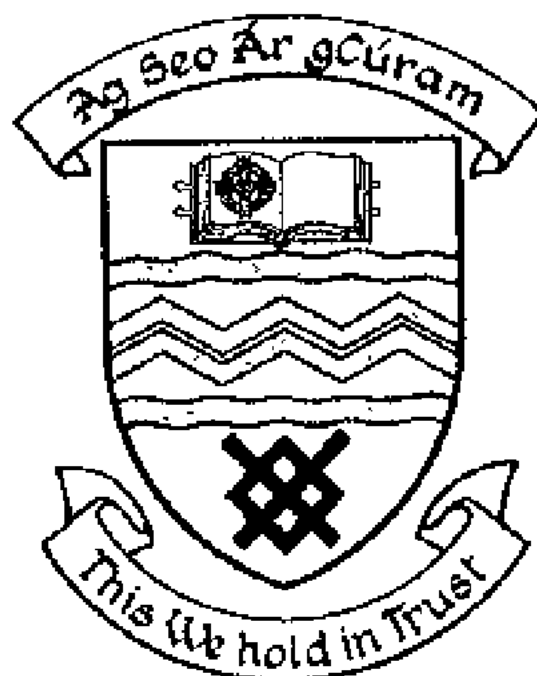
REASON:

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

- 12 Prior to commencement of development the applicant shall submit a detailed tree survey indicating the location, species, age, condition, crown spread and height of tree. Details to include proposals for removal/retention of these trees and measures proposed to protect them during the course of development. The trees to be protected on site are to be protected by suitable fencing and a scheme of tree felling and surgery works based on the applicant's tree survey is to be carried out prior to commencement of

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development.

REASON:

In the interest of visual and residential amenity and the proper planning and development of the area.

- 13 Where the proposed brick wall along the western boundary passes under the canopy of existing trees to be retained, their roots are to be bridged with re-enforced beams as no excavations are permitted under the canopy of these trees.

REASON:

In the interest of visual and residential amenity and the proper planning and development of the area.

- 14 Prior to the commencement of the development a detailed hard and soft landscaping scheme for the carparking/access area and the open space area to the front of the houses shall be submitted for the written agreement of the Planning Authority. This scheme shall include provision for quality paving to the carparking/access area reflecting its shared surface function, the enlargement of car park space No. 12 to make it more accessible and a suitable footpath network to the houses that provides for privacy for the occupants.

REASON:

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

- 15 That a financial contribution in the sum of £4,500 (four thousand five hundred 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.

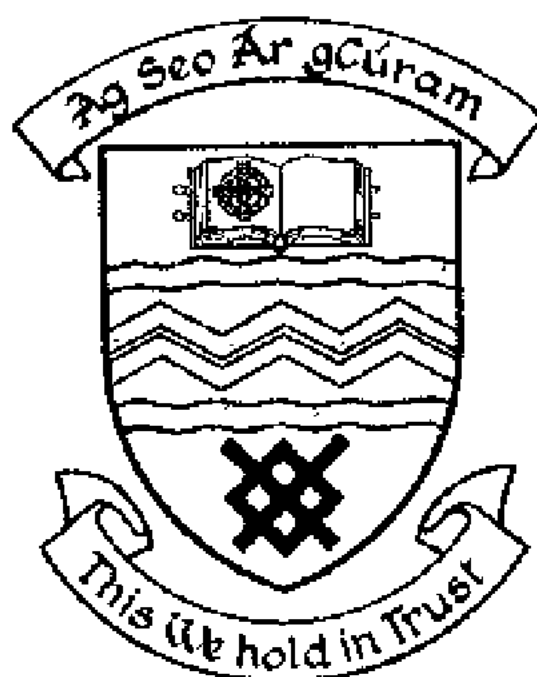
- 16 That a financial contribution in the sum of £12,600 (twelve thousand six hundred pounds) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitates this development; this 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

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improvement works and traffic management schemes
facilitating the proposed development.

- 17 That a financial contribution in the sum of £6,000 (six thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of Class 1 public open space in Bushy Park 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.

- 18 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £48,000 (forty eight thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

b. Lodgement with the Council of a Cash Sum of £30,000 (thirty thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

Or./...

c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

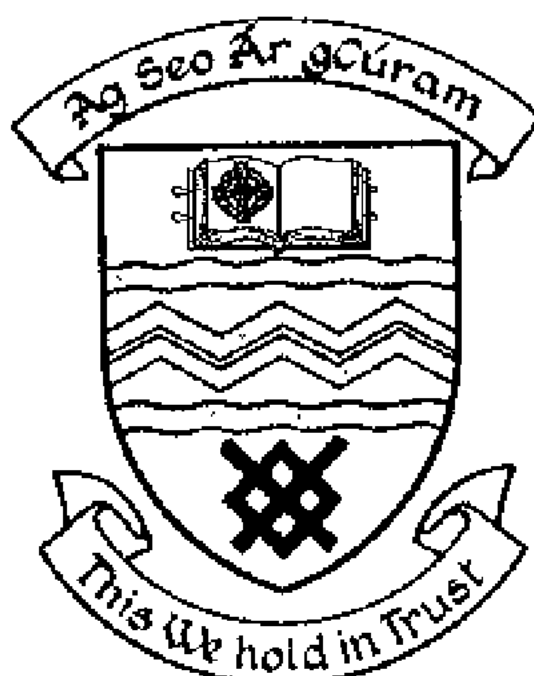
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

REG REF. S98A/0797

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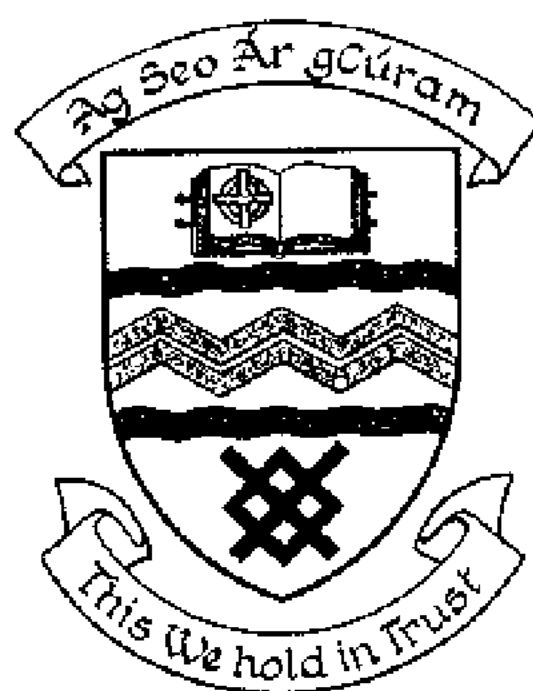
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-
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must 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.

Eileen Bowler ...29/07/99
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 1259	Date of Decision 17/06/1999
Register Reference S98A/0797	Date: 25/11/98

Applicant Mr. S. McDonald,

Development Residential development comprising six 2 storey 3 bedroom
semi detached houses.

Location Lands to rear and side of 182 Butterfield Avenue,
Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 19/01/1999 /02/02/1999

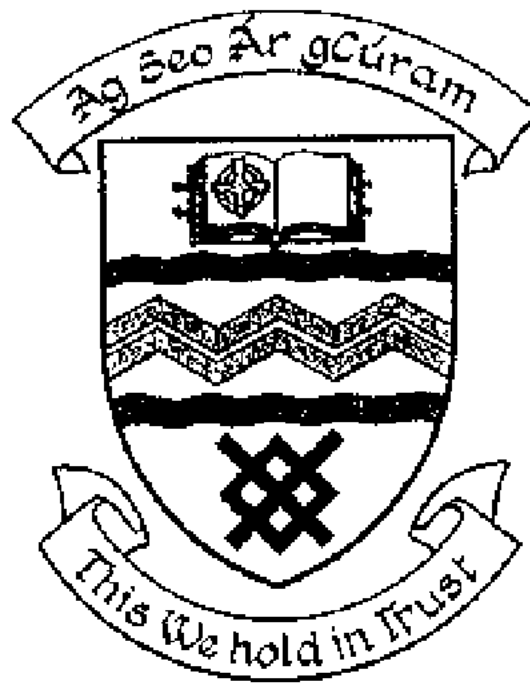
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (18) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 17/06/99
for SENIOR ADMINISTRATIVE OFFICER

Paul Kelly Architects,
Bloom House,
15 Mountjoy Square,
Dublin 1.

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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 additional information received on 02/02/99 and clarification of additional information received 19/04/99, 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 That each 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 public lighting be provided in accordance with a scheme to be approved by the County Council so as to provide street lighting to the standard required by South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 6 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:

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

- 7 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.

REASON:

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

- 8 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.

- 9 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.

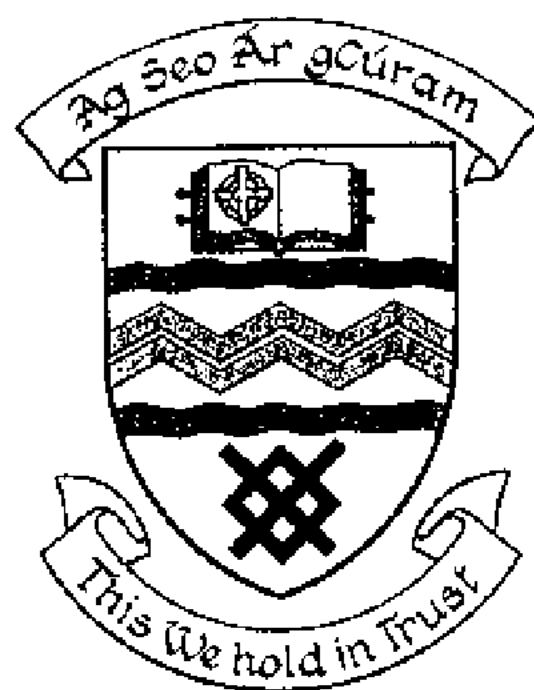
- 10 That an acceptable naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 11 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the

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Planning Authority prior to the commencement of development.

REASON:

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

- 12 Prior to commencement of development the applicant shall submit a detailed tree survey indicating the location, species, age, condition, crown spread and height of tree. Details to include proposals for removal/retention of these trees and measures proposed to protect them during the course of development. The trees to be protected on site are to be protected by suitable fencing and a scheme of tree felling and surgery works based on the applicant's tree survey is to be carried out prior to commencement of development.

REASON:

In the interest of visual and residential amenity and the proper planning and development of the area.

- 13 Where the proposed brick wall along the western boundary passes under the canopy of existing trees to be retained, their roots are to be bridged with re-enforced beams as no excavations are permitted under the canopy of these trees.

REASON:

In the interest of visual and residential amenity and the proper planning and development of the area.

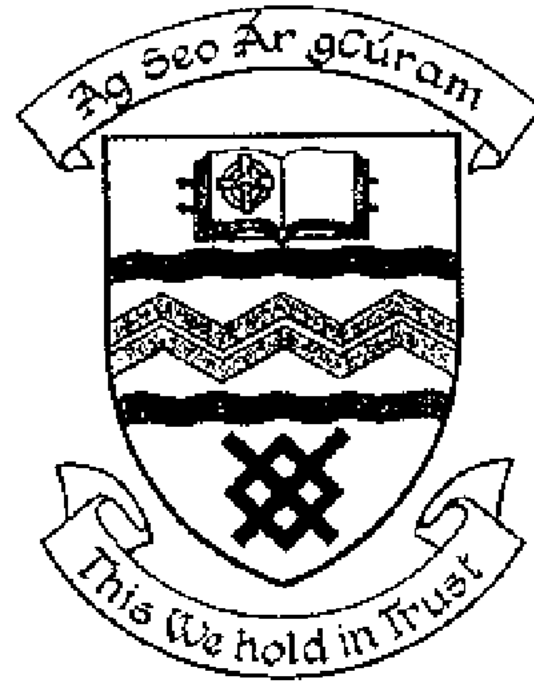
- 14 Prior to the commencement of the development a detailed hard and soft landscaping scheme for the carparking/access area and the open space area to the front of the houses shall be submitted for the written agreement of the Planning Authority. This scheme shall include provision for quality paving to the carparking/access area reflecting its shared surface function, the enlargement of car park space No. 12 to make it more accessible and a suitable footpath network to the houses that provides for privacy for the occupants.

REASON:

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

- 15 That a financial contribution in the sum of £4,500 (four thousand five hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of

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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.

- 16 That a financial contribution in the sum of £12,600 (twelve thousand six 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.

- 17 That a financial contribution in the sum of £6,000 (six thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of Class 1 public open space in Bushy Park 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.

- 18 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

a. Lodgement with the Council of an approved Insurance

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Company Bond in the sum of £48,000 (forty eight thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

Or./...

- b. Lodgement with the Council of a Cash Sum of £30,000 (thirty thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.

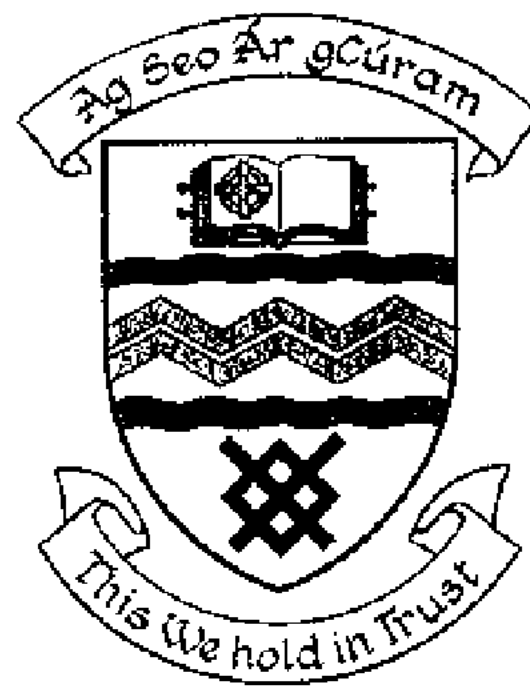
Or./...

- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

REASON:

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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

Decision Order Number 0625	Date of Decision 29/03/1999
Register Reference S98A/0797	Date 25th November 1998

Applicant Mr. S. McDonald,
App. Type Permission
Development Residential development comprising six 2 storey 3 bedroom
 semi detached houses.

Location Lands to rear and side of 182 Butterfield Avenue,
 Rathfarnham, Dublin 14.

Dear Sir / Madam,

With reference to your planning application, additional information received on 2nd February 1999 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 is requested to demonstrate to the satisfaction of the Planning Authority (Environmental Services Department) that there is sufficient capacity in the existing surface water sewer to accommodate the proposed development.

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

Yours faithfully

Paul Kelly Architects,
Bloom House,
15 Mountjoy Square,
Dublin 1.

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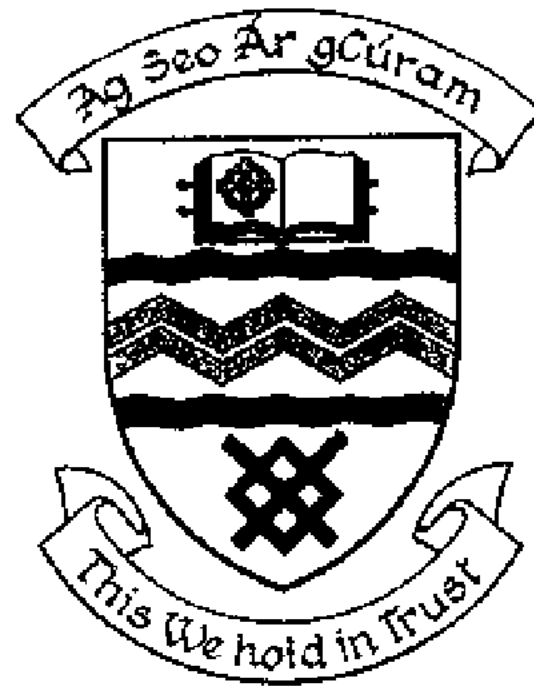
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for
.....
for SENIOR ADMINISTRATIVE OFFICER

30/03/1999

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

Decision Order Number 0114	Date of Decision 19/01/99
Register Reference S98A/0797	Date 25th November 1998

Applicant Mr. S. McDonald,
Development Residential development comprising six 2 storey 3 bedroom semi detached houses.

Location Lands to rear and side of 182 Butterfield Avenue,
Rathfarnham, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 25/11/98 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 Full details of proposed foul and surface water drainage, including pipe sizes, gradients, cover and invert levels, up to and including connections to the public sewers.
- 2 Full details of proposed watermain layout showing pipe sizes, proposed point of connection to the public watermain and location of hydrants.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

19/01/99

Paul Kelly Architects,
Bloom House,
15 Mountjoy Square,
Dublin 1.