

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0753
1. Location	6 Butterfield Crescent, Rathfarnham, Dublin 14.	
2. Development	5 detached and semi detached 2 storey houses, associated site works and demolition of an existing house	
3. Date of Application	04/11/1998	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Colette Downey Architects, Address: 17 Brighton Square, Dublin 6.	
5. Applicant	Name: Wishpark Development Ltd., Address: 5 Rye River Crescent, Duncarrig, Leixlip, Co. Kildare.	
6. Decision	O.C.M. No. 2594  Date 18/12/1998	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 0178  Date 29/01/1999	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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Colette Downey Architects,  
17 Brighton Square,  
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0178	Date of Final Grant 29/01/1999
Decision Order Number 2594	Date of Decision 18/12/1998
Register Reference S98A/0753	Date 4th November 1998

Applicant Wishpark Development Ltd.,

Development 5 detached and semi detached 2 storey houses, associated  
site works and demolition of an existing house

Location 6 Butterfield Crescent, Rathfarnham, Dublin 14.

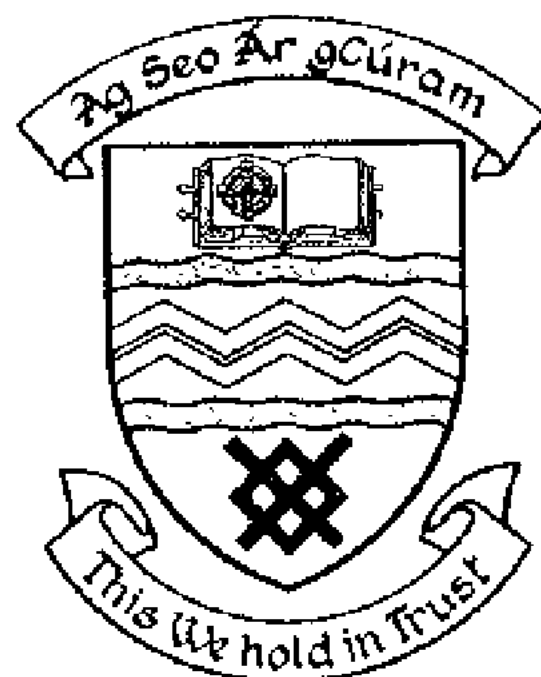
Floor Area 0.00 Sq Metres

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 (19) Conditions.

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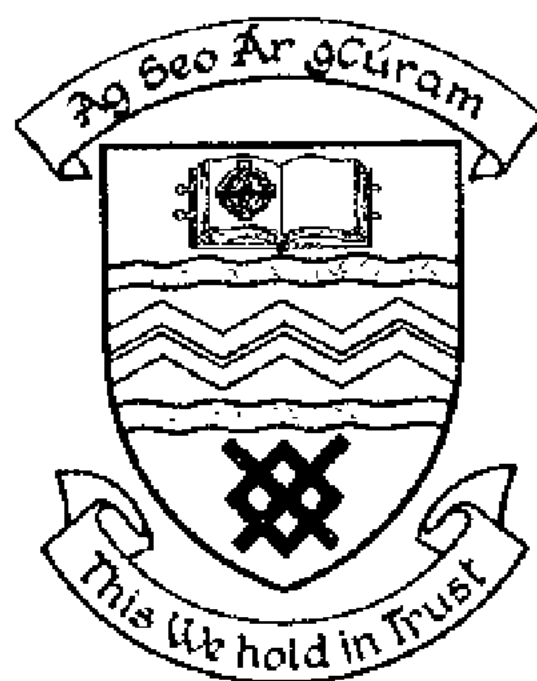
**Conditions and Reasons**

- 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 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 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard, applicant to review drainage proposals in light of new housing layout and agree final arrangements with South Dublin County Council prior to construction:-
  - (a) Specification for flow control device to be agreed with South Dublin County Council;
  - (b) 10 cubic metres storage volume to be provided for surface water runoff;
  - (c) Checkvalve or other arrangement to be made to

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prevent wastewater from public sewer entering  
surface water sewer.

REASON:

In order to comply with the Sanitary Services Acts, 1878-  
1964.

- 7 That all watermain tappings, 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.

- 8 That an acceptable street 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.

- 9 The proposed development shall not be taken in charge by South Dublin County Council. The applicant shall submit details of a written management agreement for the development for the written agreement of the Planning Authority prior to commencement of development on site.

REASON:

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

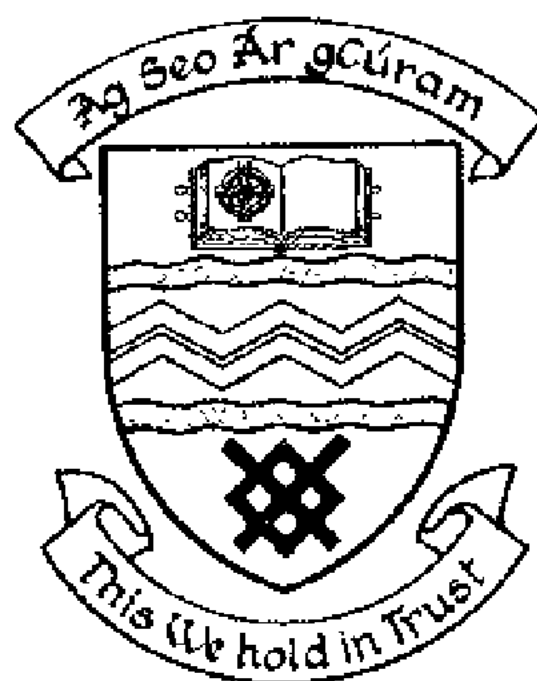
- 10 Trees identified as 720, 721, 739 and 740 in the tree survey are to be retained. With regard to 720 and 721, two ash trees along the western boundary, where the proposed wall passes under their canopy their roots are to be bridged with reinforced beams as no excavation for foundations will be permitted under their canopy. Detail of beams to be agreed with the Planning Authority prior to their construction.

REASON:

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To preserve existing trees on site in the interests of visual and residential amenity.

- 11 To ensure the retention of tree No's. 720 and 721, the proposed visitor parking bay No's. 3-5 shall be relocated on site if possible, or shall be omitted from the development and this area shall be given over to open space.

REASON:

To preserve existing trees on site in the interests of visual and residential amenity.

- 12 The trees to be retained on site are to be protected by post and rail fencing to enclose at least the area covered by the crown spread. This is to be erected by the developer and inspected by the Parks and Landscape Services Department prior to development works commencing on site.

REASON:

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

- 13 A scheme of tree felling and surgery works based on the applicant's tree survey to be carried out prior to the commencement of works on site.

REASON:

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

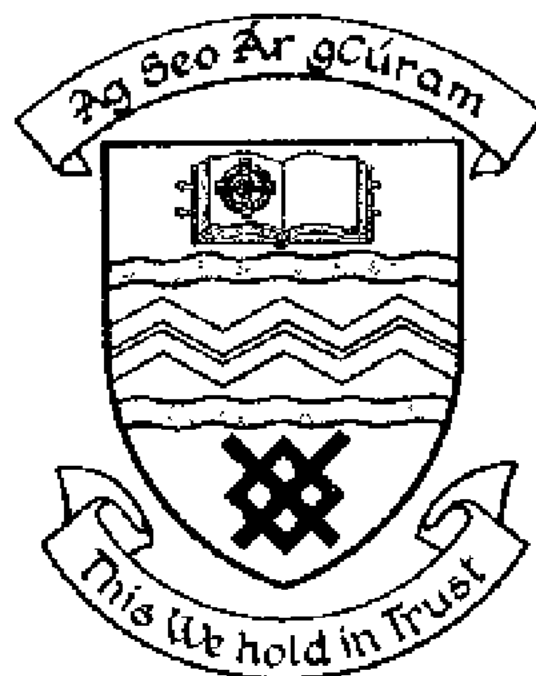
- 14 A tree bond of \$5,000 to be lodged with South Dublin County Council prior to the commencement of works on site to ensure the protection of trees to be retained on site. This bond will be released twelve months after the completion of all site works once it has been ascertained that all trees specified for retention have been preserved.

REASON:

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

- 15 Prior to the commencement of works on site the developer to agree with the Parks and Landscape Services Department and

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submit to the Planning Department a detailed landscape plan with full works specification (including timescale for implementation), and bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment and tree and shrub planting as necessary.

**REASON:**

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

- 16 That a financial contribution in the sum of #3,600 (six thousand six 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:**

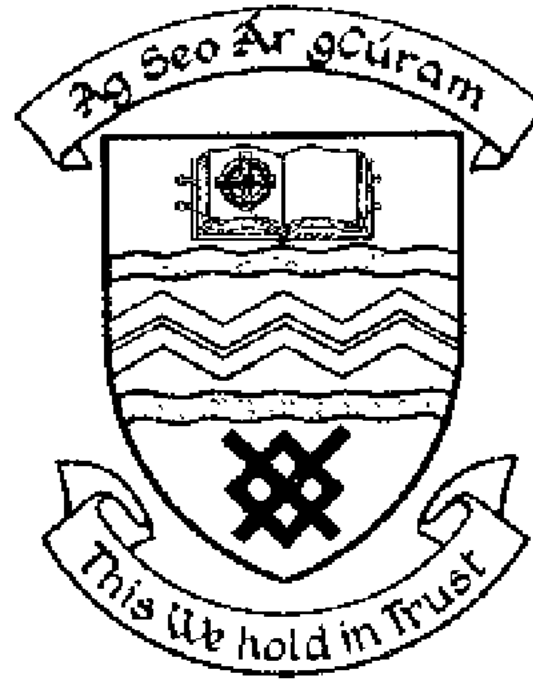
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 17 That a financial contribution in the sum of money equivalent to the value of #800 (eight hundred pounds) PER HOUSE 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.

**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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- 18 That a financial contribution in the sum of #1,000 (one thousand pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in Rathfarnham 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.

- 19 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of #4,000 (four thousand pounds) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

REASON:

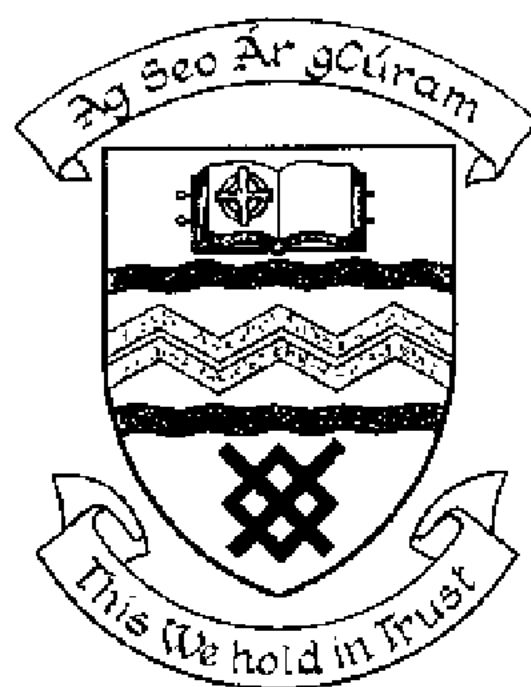
To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

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

  
.....February 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 2594	Date of Decision 18/12/98
Register Reference S98A/0753	Date 4th November 1998

**Applicant** Wishpark Development Ltd.,

**Development** 5 detached and semi detached 2 storey houses, associated site works and demolition of an existing house

**Location** 6 Butterfield Crescent, Rathfarnham, Dublin 14.

**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.

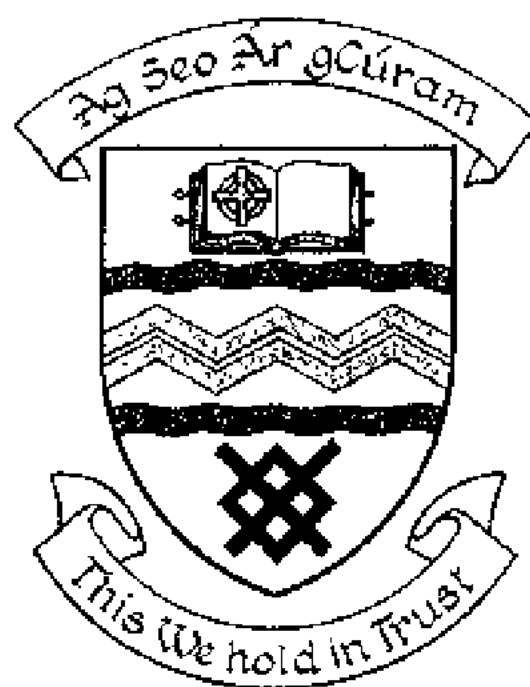
Subject to the conditions ( 19 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....*May Kelly*..... 18/12/98  
for SENIOR ADMINISTRATIVE OFFICER

Colette Downey Architects,  
17 Brighton Square,  
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**Conditions and Reasons**

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- 2 That each proposed house be used as a single dwelling unit.  
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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.  
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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 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard, applicant to review drainage proposals in light of new

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housing layout and agree final arrangements with South Dublin County Council prior to construction:-

- (a) Specification for flow control device to be agreed with South Dublin County Council;
- (b) 10 cubic metres storage volume to be provided for surface water runoff;
- (c) Checkvalve or other arrangement to be made to prevent wastewater from public sewer entering surface water sewer.

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 That all watermain tappings, 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:

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- 8 That an acceptable street 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.

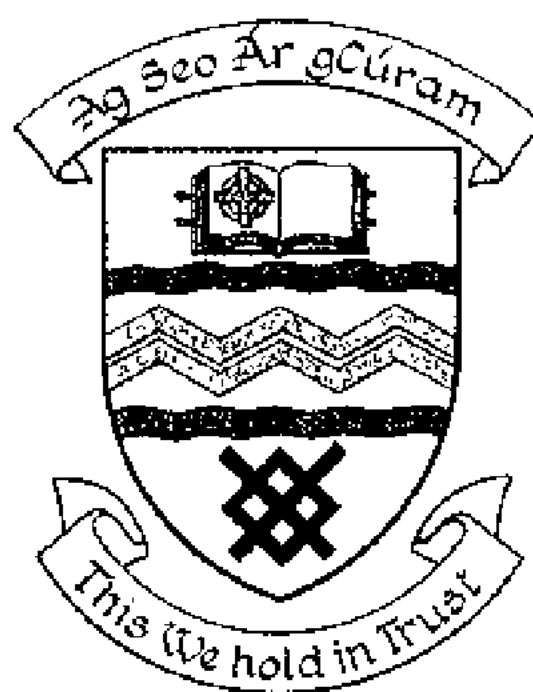
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REASON:

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

- 10 Trees identified as 720, 721, 739 and 740 in the tree survey are to be retained. With regard to 720 and 721, two ash trees along the western boundary, where the proposed wall passes under their canopy their roots are to be bridged with reinforced beams as no excavation for foundations will be permitted under their canopy. Detail of beams to be agreed with the Planning Authority prior to their construction.

REASON:

To preserve existing trees on site in the interests of visual and residential amenity.

- 11 To ensure the retention of tree No's. 720 and 721, the proposed visitor parking bay No's. 3-5 shall be relocated on site if possible, or shall be omitted from the development and this area shall be given over to open space.

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REASON:

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

- 13 A scheme of tree felling and surgery works based on the applicant's tree survey to be carried out prior to the commencement of works on site.

REASON:

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

- 14 A tree bond of £5,000 to be lodged with South Dublin County Council prior to the commencement of works on site to ensure the protection of trees to be retained on site. This bond will be released twelve months after the completion of all site works once it has been ascertained that all trees specified for retention have been preserved.

REASON:

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

- 15 Prior to the commencement of works on site the developer to agree with the Parks and Landscape Services Department and submit to the Planning Department a detailed landscape plan with full works specification (including timescale for implementation), and bill of quantities for the development of the open space. This plan to include grading, topsoiling, seeding, paths, drainage, boundary treatment and tree and shrub planting as necessary.

REASON:

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

- 16 That a financial contribution in the sum of £3,600 (six thousand six 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.

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- 17 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) PER HOUSE 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.

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.

- 18 That a financial contribution in the sum of £1,000 (one thousand pounds) PER HOUSE be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in Rathfarnham 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.

- 19 Before the development is commenced, the developer shall lodge with South Dublin County Council an approved Insurance Company Bond or cash in the sum of £4,000 (four thousand

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pounds) to secure the provision and satisfactory completion of services, kerbs, grass margins and footpaths fronting the site.

REASON:

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

*M. Kelly*