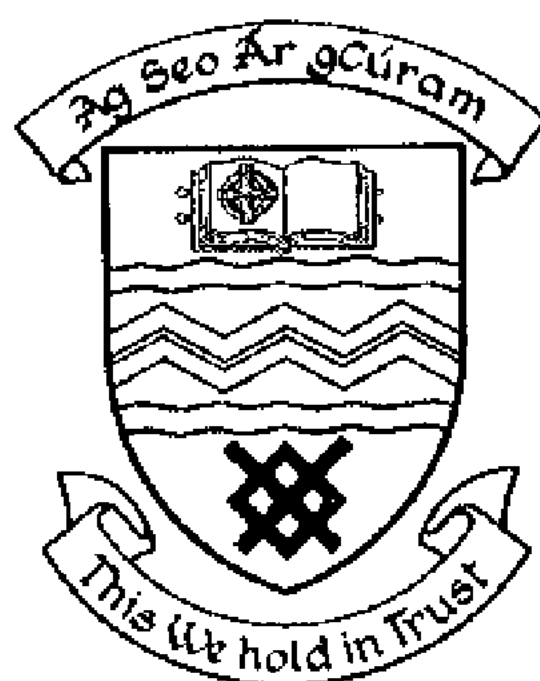


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0330	
1. Location	Bruidhne, Ballymorefinn, Glenasmole, Ballinascorney, Dublin 24.		
2. Development	(a) Retention of existing dwelling, landscaping works, entrance gates and piers, (b) proposed new single storey extension with patio, (c) proposed new detached double garage.		
3. Date of Application	22/05/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/07/1998 2.	1. 23/10/1998 2. 05/02/19
4. Submitted by	Name: R. C. Design, Address: 2 Wynberg Park, Blackrock,		
5. Applicant	Name: Deirdre Ryan, Address: Bruidhne, Ballymorefinn, Glenasmole, Ballinascorney, Dublin24.		
6. Decision	O.C.M. No. 0630 Date 31/03/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1008 Date 13/05/1999	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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Baile Átha Cliath 24

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Dublin 24

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R. C. Design,
2 Wynberg Park,
Blackrock,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1008	Date of Final Grant 13/05/1999
Decision Order Number 0630	Date of Decision 31/03/1999
Register Reference S98A/0330	Date 5th February 1999

Applicant Deirdre Ryan,

Development (a) Retention of existing dwelling, landscaping works,
entrance gates and piers,
(b) proposed new single storey extension with patio,
(c) proposed new detached double garage.

Location Bruidhne, Ballymorefinn, Glenasmole, Ballinascorney, Dublin
24.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/07/1998 /23/10/1998

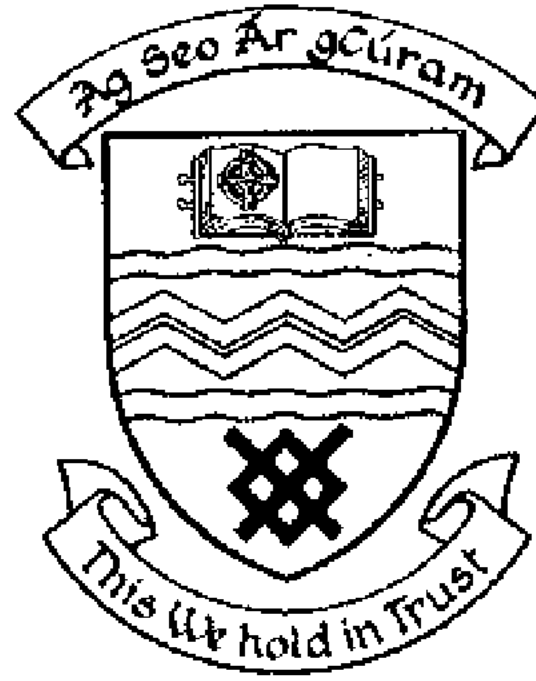
A Permission has been granted for the development described above,

subject to the following (9) Conditions.

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REG REF. S98A/0330

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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 Additional Information received by the Planning Authority on 23/10/98 and clarification of additional information received by the Planning Authority on 05/02/99, 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 The proposed garage shall be relocated to a position adjacent to the existing dwelling house. Details to be submitted for the agreement of the Planning Authority prior to commencement of development.
REASON:
In the interest of visual amenity.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 5 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.
- 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 a financial contribution in the sum of money equivalent to the value 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 development and which facilitates this development; this contribution to be paid

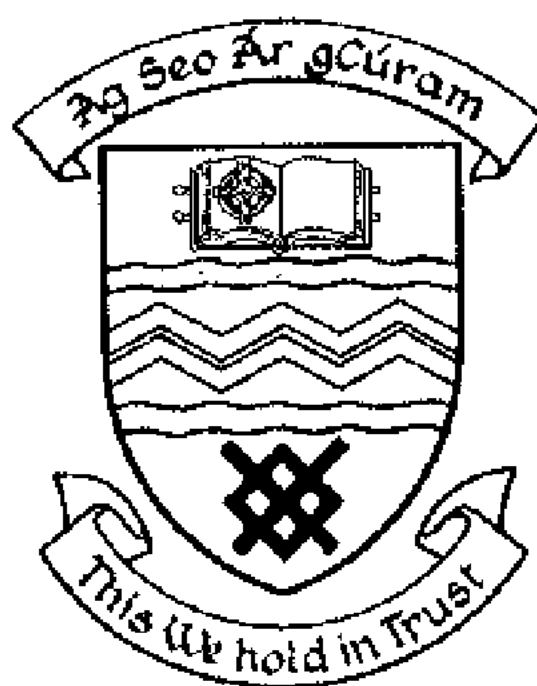
SOUTH DUBLIN COUNTY COUNCIL

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on receipt of final grant of permission.

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.

- 8 In the event of a connection to the water supply, a financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of public water supply in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

- 9 In the event of a connection to the public sewer, a financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

NOTE: This permission does not imply any consent or approval for the structural stability and/or habitability of the works carried out and does not imply that the structure complies with the Building Regulations.

- (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.

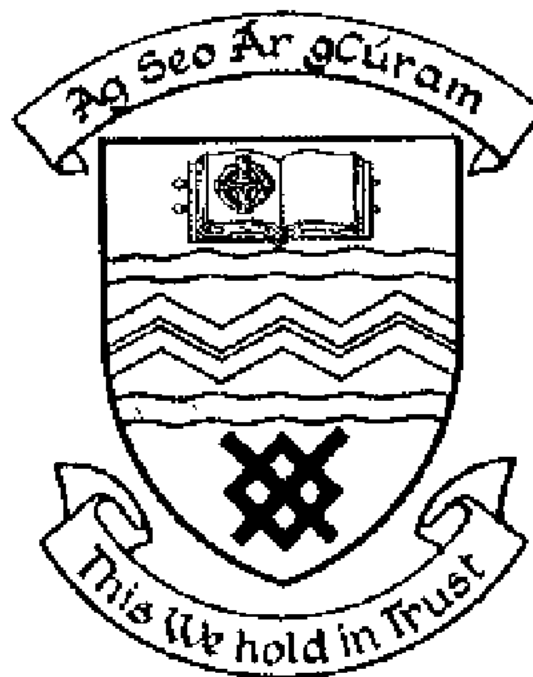
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- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use 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.

Edward Bowles 14th May 1999
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0630	Date of Decision 31/03/1999 <i>LA</i>
Register Reference S98A/0330	Date: 22/05/1998

Applicant Deirdre Ryan,

Development (a) Retention of existing dwelling, landscaping works,
entrance gates and piers,
(b) proposed new single storey extension with patio,
(c) proposed new detached double garage.

Location Bruidhne, Ballymorefinn, Glenasmole, Ballinascorney, Dublin
24.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/07/1998 /23/10/1998

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 (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

LA
..... 31/03/1999
for SENIOR ADMINISTRATIVE OFFICER

R. C. Design,
2 Wynberg Park,
Blackrock,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S98A/0330

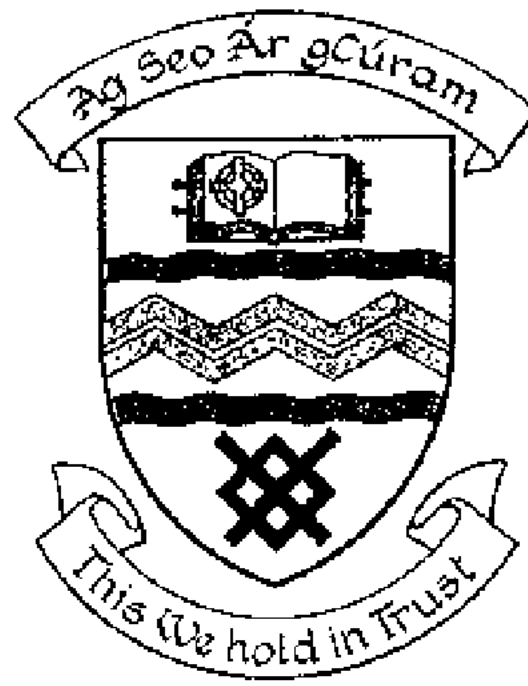
Conditions and Reasons

- 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 Additional Information received by the Planning Authority on 23/10/98 and clarification of additional information received by the Planning Authority on 05/02/99, 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 The proposed garage shall be relocated to a position adjacent to the existing dwelling house. Details to be submitted for the agreement of the Planning Authority prior to commencement of development.
REASON:
In the interest of visual amenity.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 5 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.
- 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.

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- 7 That a financial contribution in the sum of money equivalent to the value 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 development and which facilitates this development; this contribution to be paid on receipt of final grant of permission.

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.

- 8 In the event of a connection to the water supply, a financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of public water supply in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

- 9 In the event of a connection to the public sewer, a financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

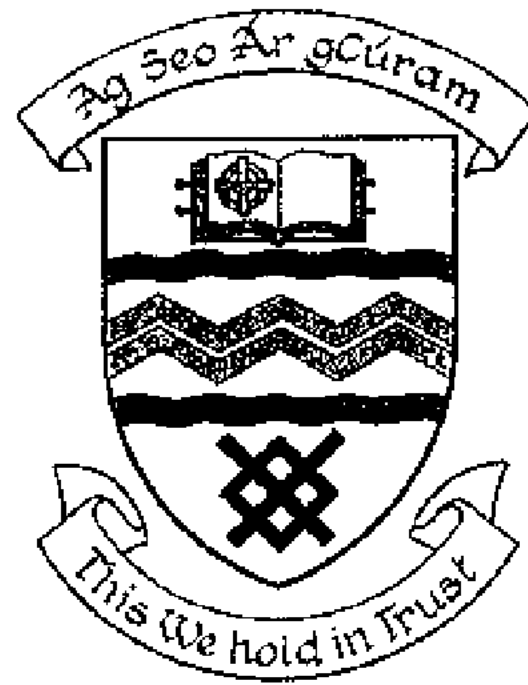
The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

NOTE: This permission does not imply any consent or approval for the structural stability and/or habitability of the works carried out and does not

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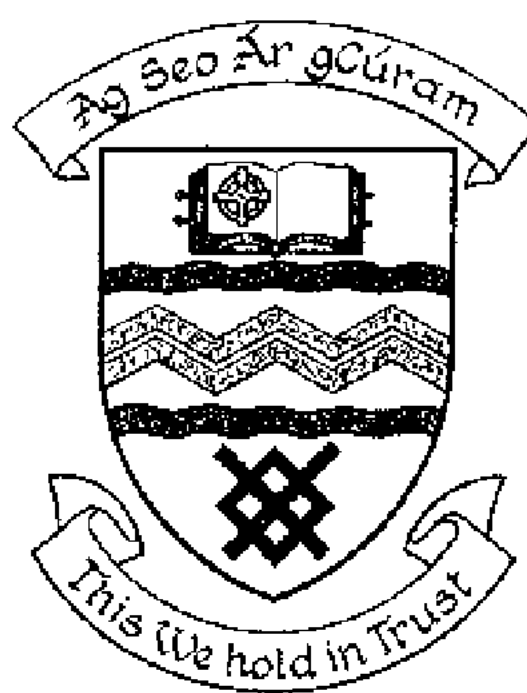
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imply that the structure complies with the Building
Regulations.

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

Decision Order Number 2610	Date of Decision 21/12/98
Register Reference S98A/0330	Date 22nd May 1998

Applicant Deirdre Ryan,
App. Type Permission
Development (a) Retention of existing dwelling, landscaping works,
entrance gates and piers,
(b) proposed new single storey extension with patio,
(c) proposed new detached double garage.

Location Bruidhne, Ballymorefinn, Glenasmole, Ballinascorney, Dublin
24.

Dear Sir / Madam,

With reference to your planning application, additional information received on 23rd October 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 Further to Item No. 1 of the request for Additional Information, issued on 20/07/98, the applicant is requested to submit a site layout plan of scale not less than 1:500 indicating the location of the proposed garage and other proposed development in relation to the existing dwelling, and clearly indicating the location of the existing entrance off the adjacent access road.
- 2 Further to the applicant's response to Item no. 3 of the request for Additional Information, issued on 20/07/98, the

R. C. Design,
2 Wynberg Park,
Blackrock,
Co. Dublin.

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REG REF. S98A/0330

applicant is advised that the proposed mounting of a convex mirror at the site entrance in an attempt to improve visibility is unacceptable to the Council's Roads Department. The applicant is therefore requested to submit revised proposals for improving visibility at the entrance which are acceptable to Roads Department. The applicant is advised to contact the Council's Roads Department prior to responding.

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

Yours faithfully

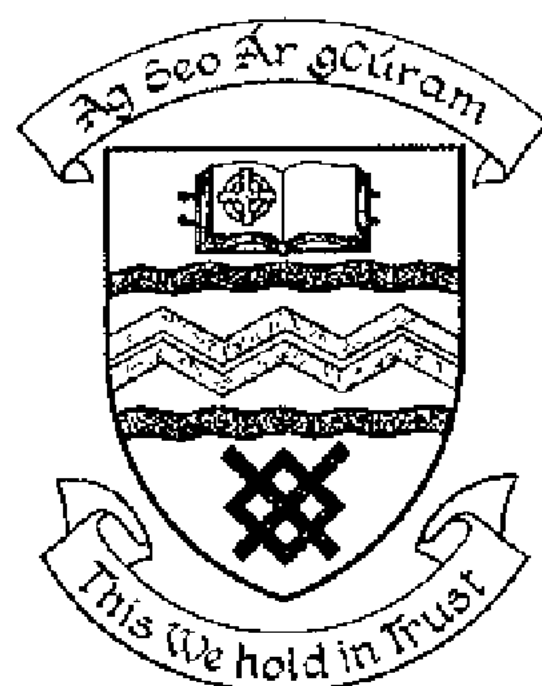
.....
for SENIOR ADMINISTRATIVE OFFICER

21/12/98

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

Decision Order Number 1422	Date of Decision 20/07/98
Register Reference S98A/0330	Date 22nd May 1998

Applicant Deirdre Ryan,
Development (a) Retention of existing dwelling, landscaping works,
entrance gates and piers,
(b) proposed new single storey extension with patio,
(c) proposed new detached double garage.

Location Bruidhne, Ballymorefinn, Glenasmole, Ballinascorney, Dublin
24.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 22/05/98 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 The applicant is requested to submit a site layout plan to scale 1:500 or greater to show all landscaping (existing and proposed), the entrance and all structures, existing and proposed.
- 2 The applicant is requested to submit proposals to remove the metal container, painted green, from the site.
- 3 The applicant is requested to submit proposals to improve sight-visibility at the existing entrance to the site. It is suggested the applicant contact the Roads Department, South Dublin County Council, prior to submission of revised proposals.

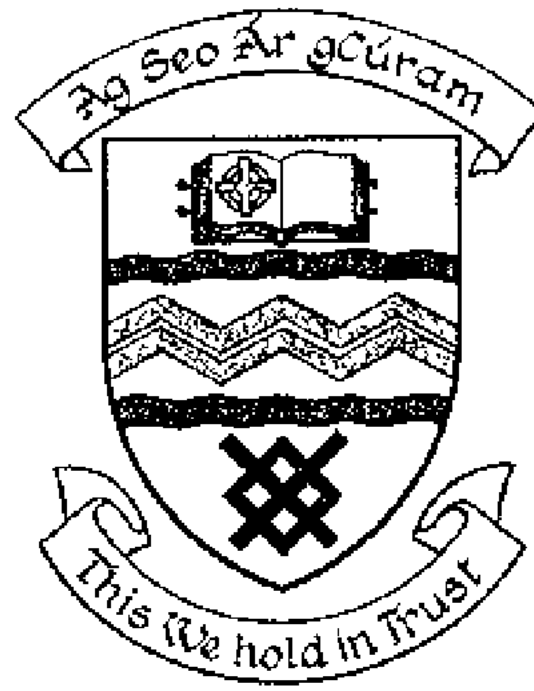
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- 4 The applicant is requested to comment on the fact that the application refers to a detached double garage whereas drawings submitted show a single garage.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

20/07/98