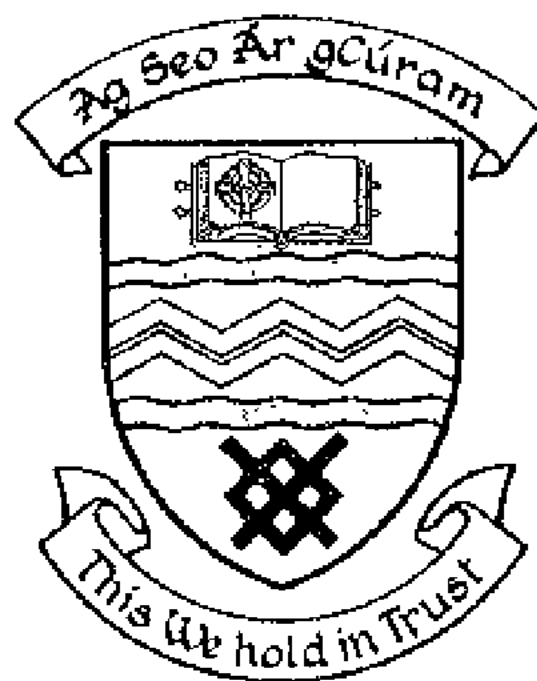


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0188	
1. Location	5 Butterfield Court, Rathfarnham, Dublin 14.		
2. Development	Demolish bungalow and to erect 2 storey detached house.		
3. Date of Application	27/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/04/98 2.	1. 20/04/98 2.
4. Submitted by	Name: P. Watson, Address: 72 Weston Road, Churchtown,		
5. Applicant	Name: Mr. V. McGuirl, Address: 7 Butterfield Court, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1018  Date 27/05/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1372  Date 09/07/98	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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

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**PLANNING  
DEPARTMENT**

P.O. Box 4122  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9000  
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P. Watson,  
72 Weston Road,  
Churchtown,  
Dublin 14.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 1372	Date of Final Grant 09/07/98
Decision Order Number 1018	Date of Decision 27/05/98
Register Reference S98A/0188	Date 20th April 1998

**Applicant** Mr. V. McGuirl,

**Development** Demolish bungalow and to erect 2 storey detached house.

**Location** 5 Butterfield Court, Rathfarnham, Dublin 14.

**Floor Area** 0.000 Sq Metres

**Time extension(s)** up to and including

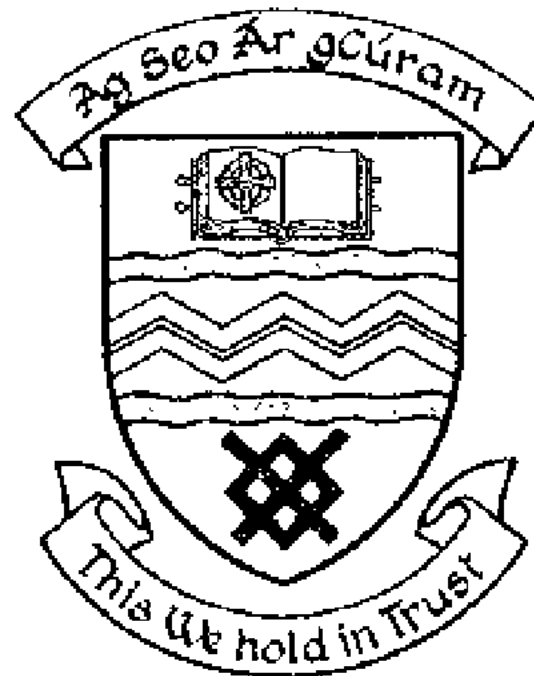
**Additional Information Requested/Received** 17/04/98 /20/04/98

A Permission has been granted for the development described above,  
subject to the following (12) Conditions.

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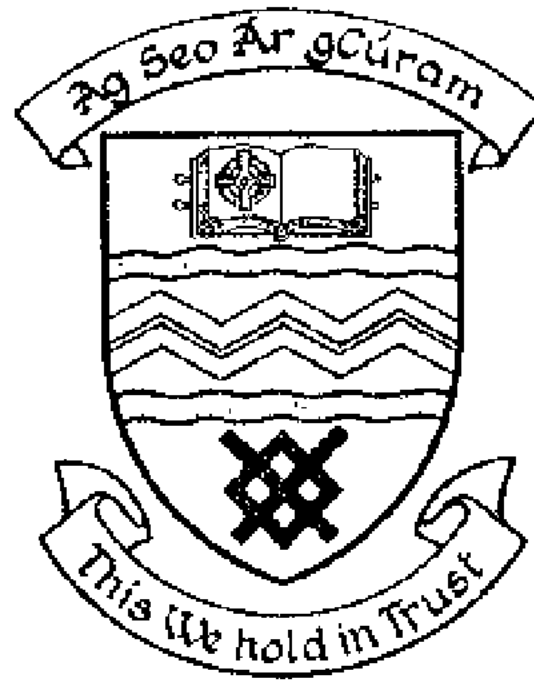
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**Conditions and Reasons**

- 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 house be set back a further 3m so as to align with the front building line of the first floor of No. 4 and the front building line of No. 6 Butterfield Close. Details to be agreed in writing with the Planning Authority prior to commencement of development.  
REASON:  
To assimilate the development into the streetscape in the interest of orderly development.
- 3 That all materials and finishes including brick type and colour, roof tiles and window materials shall match those of adjacent dwellings.  
REASON:  
To assimilate the development into the streetscape in the interest of orderly development.
- 4 That the proposed quoins as indicated in the proposed front elevation shall be omitted from the development.  
REASON:  
To assimilate the development into the streetscape in the interest of orderly development.
- 5 That a boundary wall shall be provided around the front garden which shall be consistent in height, design, materials and finish of adjoining boundary walls.  
REASON:  
To assimilate the development into the streetscape in the interest of orderly development.

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- 
- 6 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 7 A minimum separation distance of 2.3m shall be provided between the side walls of adjacent houses.  
REASON:  
In the interest of the proper planning and development of the area.
- 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 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.
- 11 That front gates shall open inwards from the public footpath.  
REASON:  
In the interest of safety.
- 12 That the proposed bathroom windows be of obscured glass.  
REASON:  
In the interest of the proper planning and development of the area.

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- (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.

.....10 July 1998  
for SENIOR ADMINISTRATIVE OFFICER

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



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

Order Number 0707	Date of Order 17/04/98
Register Reference S98A/0188	Date 27th March 1998

**Applicant** Mr. V. McGuirl,  
**Development** Demolish bungalow and to erect 2 storey detached house.  
**Location** 5 Butterfield Court, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 08/04/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:
  - (a) Applicant's name
  - (b) whether application is for Permission, Outline Permission, or Approval.

P. Watson,  
72 Weston Road,  
Churchtown,  
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S98A/0188

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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....  
for Senior Administrative Officer. 17/04/98