

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97B/0179	
1. Location	44 Butterfield Orchard, Rathfarnham, Dublin 14.			
2. Development	Garage conversion and single storey extensions to rear.			
3. Date of Application	15/04/97	Date Further Particulars (a) Requested (b) Received		
3a. Type of Application	Permission	1.	1.	
		2.	2.	
4. Submitted by	Name: Conroy Crowe Kelly Architects, Address: 65 Merrion Square, Dublin 2.			
5. Applicant	Name: P. Riney, Address: 44 Butterfield Orchard, Rathfarnham, Dublin 14.			
6. Decision	O.C.M. No. 1115 Date 11/06/97	Effect AP GRANT PERMISSION		
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION		
8. Appeal Lodged	10/07/97	Written Representations		
9. Appeal Decision	10/11/97	To Remove Condition(s)		
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.	

AN BORD PLEANÁLA

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

County South Dublin


Planning Register Reference Number: S97B/0179

APPEAL by Pat Riney care of Conroy Crowe Kelly of 65 Merrion Square, Dublin against the decision made on the 11th day of June, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission for garage conversion and single-storey extensions to rear at number 44 Butterfield Orchard, Rathfarnham, Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to condition number 4 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to remove the said condition number 4 and the reason therefor.


Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 10th day of November 1997.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0179	
1. Location	44 Butterfield Orchard, Rathfarnham, Dublin 14.		
2. Development	Garage conversion and single storey extensions to rear.		
3. Date of Application	15/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Conroy Crowe Kelly Architects, Address: 65 Merrion Square, Dublin 2.		
5. Applicant	Name: P. Riney, Address: 44 Butterfield Orchard, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1115 Date 11/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
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10. Material Contravention			
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0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
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AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S97B/0179

APPEAL by Pat Riney care of Conroy Crowe Kelly of 65 Merrion Square, Dublin against the decision made on the 11th day of June, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission for garage conversion and single-storey extensions to rear at number 44 Butterfield Orchard, Rathfarnham, Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to condition number 4 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to remove the said condition number 4 and the reason therefor.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 11th day of November 1997.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 1115	Date of Decision 11/06/97
Register Reference S97B/0179	Date 15th April 1997

Applicant P. Riney,
Development Garage conversion and single storey extensions to rear.
Location 44 Butterfield Orchard, 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 (4) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 11/06/97
for SENIOR ADMINISTRATIVE OFFICER

Conroy Crowe Kelly Architects,
65 Merrion Square,
Dublin 2.

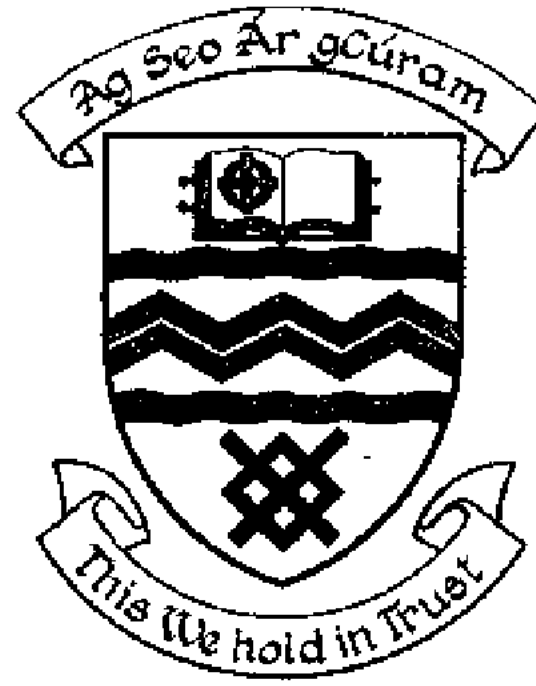
**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S97B/0179



**PLANNING
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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 entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 That the proposed external entrance at the front be substituted by a window to match existing. Details to be agreed by the Planning Authority prior to the erection of the proposed extension.
REASON:
In the interest of the proper planning and development of the area.

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97B/0179	
1. Location	44 Butterfield Orchard, Rathfarnham, Dublin 14.		
2. Development	Garage conversion and single storey extensions to rear.		
3. Date of Application	15/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Conroy Crowe Kelly Architects, Address: 65 Merrion Square, Dublin 2.		
5. Applicant	Name: P. Riney, Address: 44 Butterfield Orchard, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1115 Date 11/06/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4240 Date 06/11/97	Effect AP GRANT PERMISSION	
8. Appeal Lodged	10/07/97	Written Representations	
9. Appeal Decision	10/11/97	To Remove Condition(s)	
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.	

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Conroy Crowe Kelly Architects,
65 Merrion Square,
Dublin 2.

NOTIFICATION OF GRANT OF Permission**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Final Grant Order Number 4240	Date of Final Grant 06/11/97
Decision Order Number 1115	Date of Decision 11/06/97
Register Reference S97B/0179	Date 15th April 1997

Applicant P. Riney,

Development Garage conversion and single storey extensions to rear.

Location 44 Butterfield Orchard, Rathfarnham, Dublin 14.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

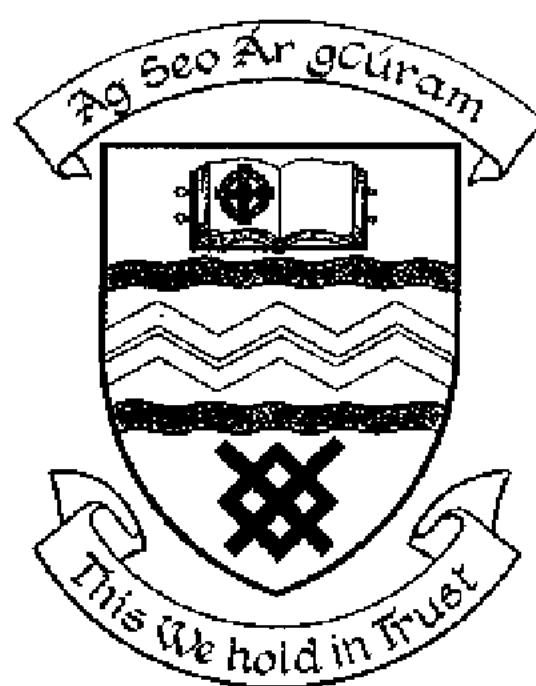
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (2) 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 the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
 - 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
 - 4 Condition removed by order of An Bord Pleanála dated 6th November 1997, Ref: PL 06S.103128.
-
- (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.

.....*B*.....¹⁶December 1997
for SENIOR ADMINISTRATIVE OFFICER