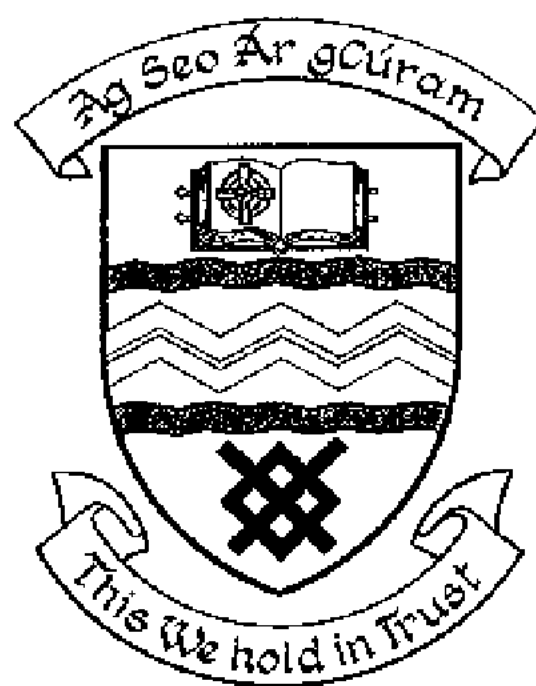


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97B/0048	
1. Location	3 Fairbrook Terrace, Rathfarnham, Dublin 14.		
2. Development	Alterations, rear two storey extension and off street car park to front.		
3. Date of Application	17/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/05/97 2.	1. 05/06/97 2.
4. Submitted by	Name: Victor Levingstone & Associates, Address: 12 Terenure Road East, Rathgar, Dublin 6.		
5. Applicant	Name: Martin Smith, Address: 6 Eaton Road, Terenure, Dublin 6W.		
6. Decision	O.C.M. No. 1529  Date 29/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1840  Date 12/09/97	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.	

REG REF. S97B/0048 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

Victor Levingstone & Associates,  
12 Terenure Road East,  
Rathgar,  
Dublin 6.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 1840	<b>Date of Final Grant</b> 12/09/97
<b>Decision Order Number</b> 1529	<b>Date of Decision</b> 29/07/97
<b>Register Reference</b> S97B/0048	<b>Date</b> 5th June 1997

**Applicant** Martin Smith,

**Development** Alterations, rear two storey extension and off street car park to front.

**Location** 3 Fairbrook Terrace, Rathfarnham, Dublin 14.

**Floor Area** 0.000 Sq Metres

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

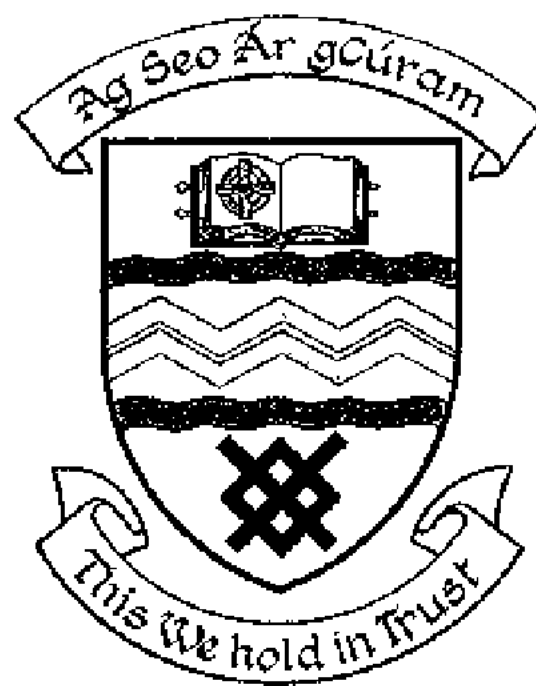
**Additional Information Requested/Received** 08/05/97 /05/06/97

A Permission has been granted for the development described above,  
subject to the following (6) Conditions.

REG. REF. S97B/0048 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

---

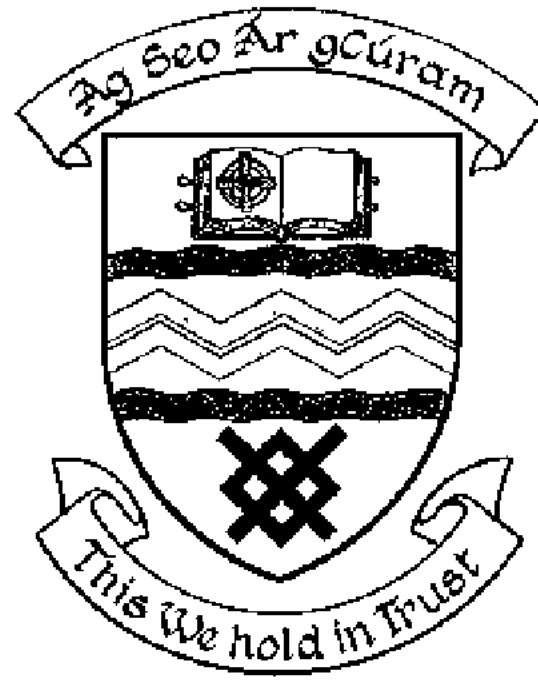
**Conditions and Reasons**

- 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 on 5th June 1997, 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 footpath and kerb be dished to the requirements of the Roads Department of the Planning Authority and all work to be carried out at the expense of the developer.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 That the window in the proposed bathroom at first floor level be of obscured glass only.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 That there be provision for two off-street car parking spaces within the site.  
REASON:  
In the interest of the proper planning and development of the area.

REG REF. S97B/0048 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

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

- (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.

  
.....15/September 1997  
for SENIOR ADMINISTRATIVE OFFICER

**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

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

<b>Decision Order Number</b> 0858	<b>Date of Decision</b> 08/05/97
<b>Register Reference</b> S97B/0048	<b>Date</b> 17th February 1997

**Applicant** Martin Smith,  
**Development** Alterations, rear two storey extension and off street car park to front.

**Location** 3 Fairbrook Terrace, Rathfarnham, Dublin 14.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/02/97 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:

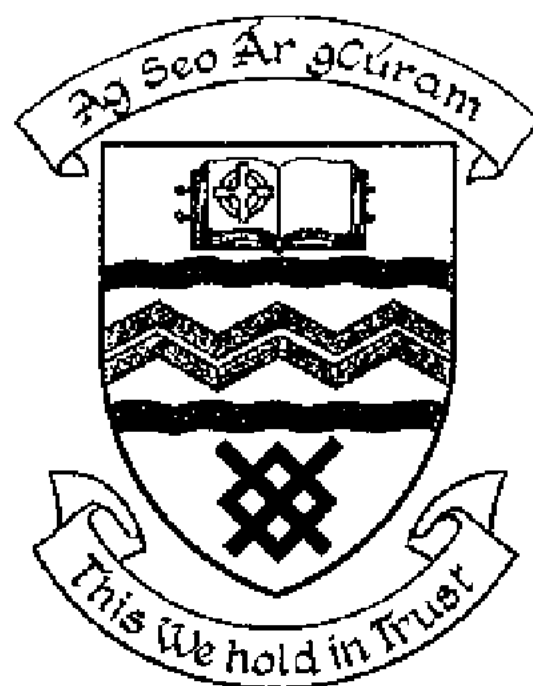
- 1 The proposed development by reason of its mid terrace location and site area may constitute overdevelopment of the site which would excessively overshadow the adjoining property. The applicant is requested to confirm whether or not he is able to reduce the proposed scale, density and impact of overshadowing on the adjoining property. If so, the applicant is requested to submit revised drawings showing how it is proposed to do this.
- 2 The applicant is requested to confirm the route of the laneway located to the rear of the dwelling up to the public road. The applicant is also requested to state the nature and extent of his legal entitlements to this laneway and whether or not it is possible to include the rear lane as part of the site and to confirm the exact location of the site boundary.

Victor Levingstone & Associates,  
12 Terenure Road East,  
Rathgar,  
Dublin 6.

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

~~REG REF. S97B/0048~~

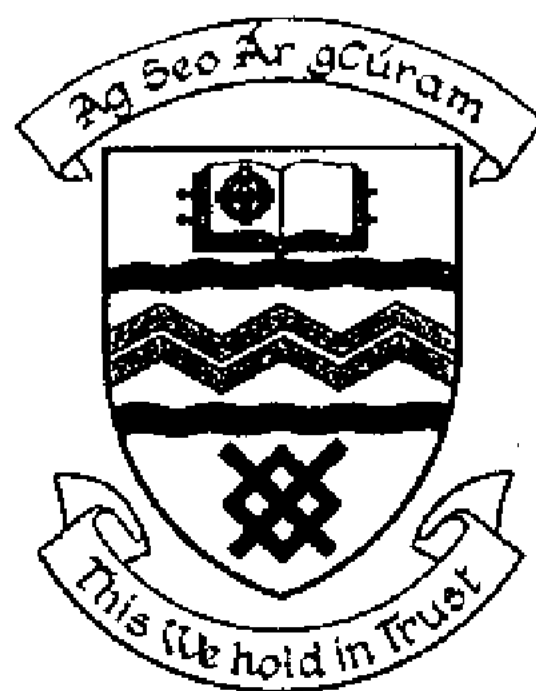
- 3 The applicant is requested to confirm proposed boundary treatment of the rear yard. The affect of the proposed development on adjoining properties should be clearly shown.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

08/05/97

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 0111

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

Telephone: 01-462 0000  
Fax: 01-462 0111

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

Order Number 0428	Date of Order 04/03/97
Register Reference S97B/0048	Date 17th February 1997

**Applicant** Martin Smith,

**Development** Alterations, rear two storey extension and off street car park to front.

**Location** 3 Fairbrook Terrace, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 28/02/07 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 fulfil 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.
  - (c) nature and extent of development including number of dwellings (if any)

Victor Levingstone & Associates,  
12 Terenure Road East,  
Rathgar,  
Dublin 6.

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 0111  
REG REF. S97B/0048



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

Telephone: 01-462 0000  
Fax: 01-462 0111

- (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.

04/03/97