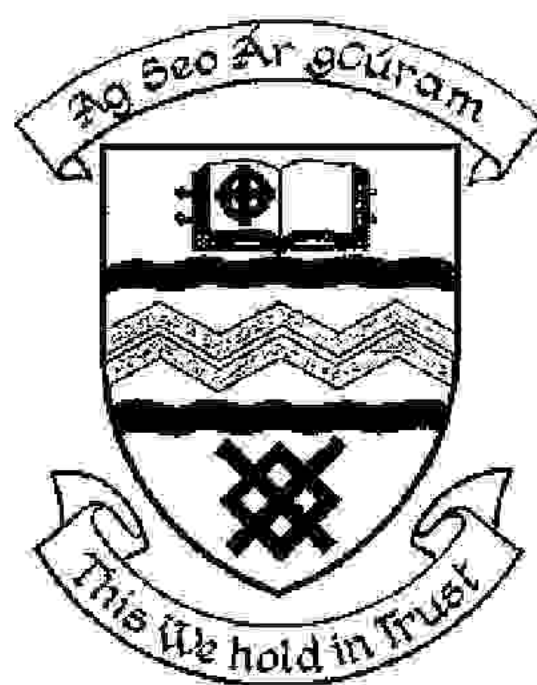


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0712	
1. Location	Beside No.24 Barton Drive, Rathfarnham, Dublin 14.		
2. Development	Erection of 3 two storey townhouses.		
3. Date of Application	03/11/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/11/97 2.	1. 21/11/97 2.
4. Submitted by	Name: Anthony Moore BE CEng FIEI, Address: 23 Pinegrove Park, Swords,		
5. Applicant	Name: Tom McCabe, Address: 65 Grangewood, Grange Road, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 0344 Date 23/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0682 Date 09/04/98	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.	

REG REF. S97A/0712 SOUTH DUBLIN COUNTY COUNCIL
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Anthony Moore BE CEng FIEI,
23 Pinegrove Park,
Swords,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0682	Date of Final Grant 09/04/98
Decision Order Number 0344	Date of Decision 23/02/98
Register Reference S97A/0712	Date 21st November 1997

Applicant Tom McCabe,

Development Erection of 3 two storey townhouses.

Location Beside No.24 Barton Drive, Rathfarnham, Dublin 14.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including 25/02/98

Additional Information Requested/Received 13/11/97 /21/11/97

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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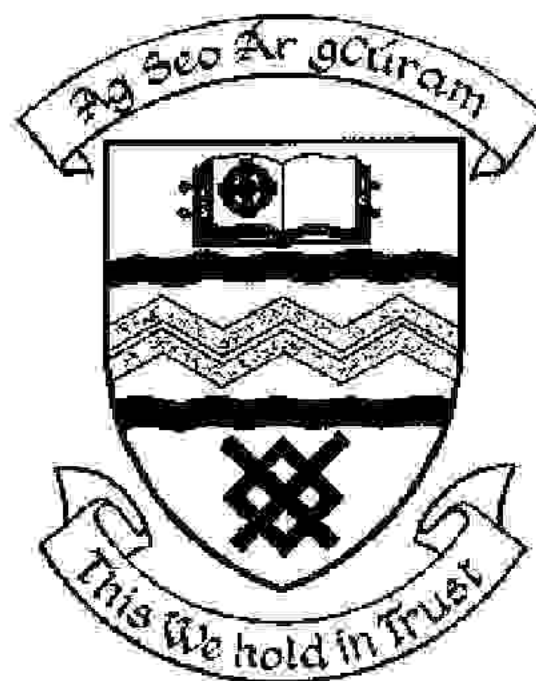
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by additional information received on 27th January 1997, save as may be required by the other conditions attached hereto. The development shall be constructed as shown on Drawing No. BD/1b received 27/01/98.
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 a scheme of public lighting be provided in accordance with a scheme to be agreed in writing with the Planning Authority (Public Lighting Department).
REASON:
In the interest of safety.
- 6 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.

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- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council and in this regard the following shall apply:-

- . applicant to submit proposals indicating proposed internal foul and surface water drainage.
- . applicant to ensure full and proper separation of foul and surface water systems.
- . applicant to submit water supply proposals for written agreement with the Planning Authority.

REASON:

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

- 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 That screen walls in block or similar durable materials not less than 2m in height suitably capped and rendered be provided at the necessary locations to screen the rear gardens.

REASON:

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

- 10 That a low wall and high quality decorative railing be provided along the front boundary and continue around the corner along the east boundary for distance of 4.5m. All materials to harmonise with proposed dwellings.

REASON:

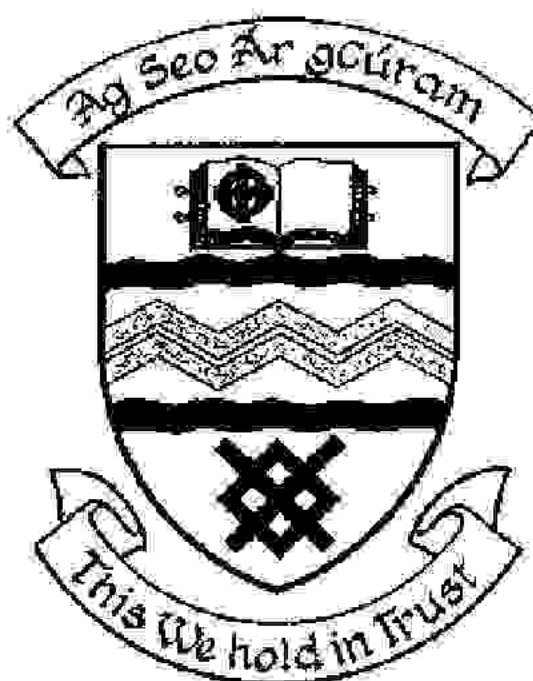
In the interest of the proper planning and development of the area and in the interest of safety.

- 11 That the footpath/parking area be constructed, dished and drained to the requirements of the Planning Authority (Roads Department).

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REASON:

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

- 12 In lieu of open space not being provided a financial contribution in the sum of £1,000 (one thousand pounds) per house shall be paid to the Planning Authority towards the cost of further development of Class 1 open space and recreational facilities in Rathfarnham Castle Park which will facilitate this development. This contribution to be paid before the commencement of development on the site.

REASON:

It is considered reasonable that the developer contribute towards the provision of open space and recreational amenities in Rathfarnham Castle which will benefit the proposed development.

- 13 Notwithstanding the provisions of the Local Government (Planning and Development) Regulations 1994-1997, any extensions to the dwelling houses shall require a grant of planning permission by the Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 14 That a financial contribution in the sum of £1,500 (one thousand five 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:

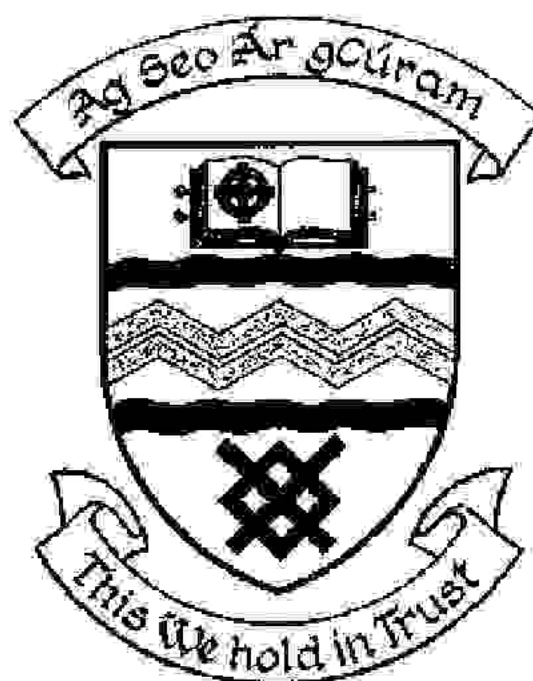
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 15 That a financial contribution in the sum of money equivalent to the value of £3,200 (three thousand two hundred pounds)

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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.

- (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.

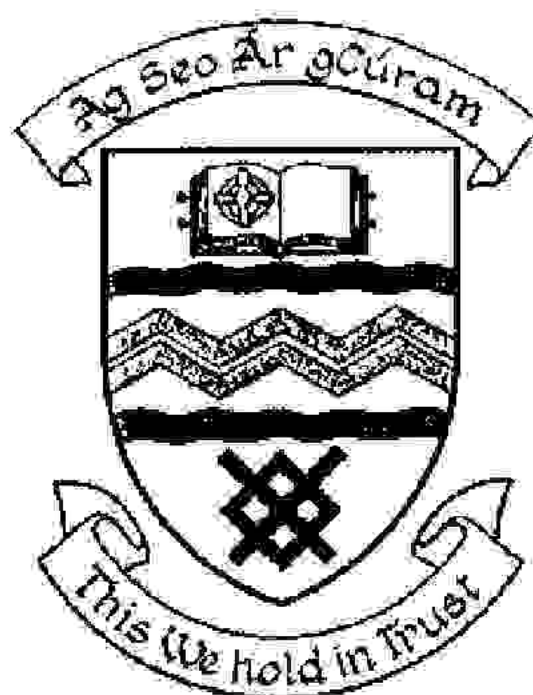
Signed on behalf of South Dublin County Council.

 15th April 1998
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0116	Date of Decision 19/01/98
Register Reference S97A/0712	Date 3rd November 1997

Applicant Tom McCabe,
App. Type Permission
Development Erection of 3 two storey townhouses.

Location Beside No.24 Barton Drive, Rathfarnham, Dublin 14.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 25/02/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

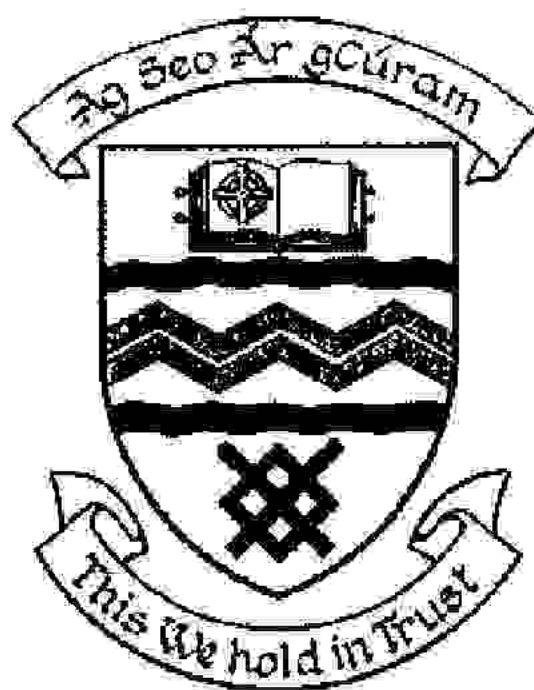
19/01/98

Anthony Moore BE CEng FIEI,
23 Pinegrove Park,
Swords,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 4059	Date of Order 13/11/97
Register Reference S97A/0712	Date 3rd November 1997

Applicant Tom McCabe,
Development Erection of 3 two storey townhouses.
Location Beside No.24 Barton Drive, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 11/11/97 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.
 - (c) nature and extent of development including number of dwellings (if any)

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REG REF. S97A/0712

- (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.

13/11/97