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|--|--|--|--|-------------------|
|  | South Dublin County Council<br>Local Government<br>(Planning & Development)<br>Acts 1963 to 1993<br>Planning Register (Part 1) |  | Plan Register No.<br><br>S97A/0682                     |                   |
| 1. Location  | Rear of no. 72 Butterfield Ave., with access to Washington Lane, Dublin 14.  |  |  |                   |
| 2. Development                                     | Two detached houses.   |  |  |                   |
| 3. Date of Application                             | 20/10/97   |  | Date Further Particulars<br>(a) Requested (b) Received |                   |
| 3a. Type of Application                            | Permission   |  | 1. 07/01/98<br>2.                                      | 1. 05/05/98<br>2. |
| 4. Submitted by                                    | Name: BGDA Architects<br>Address: Amberwood, Washington Lane,  |  |  |                   |
| 5. Applicant                                       | Name: Mr Charles Owens<br>Address: 72 Butterfield Ave, Dublin 14.  |  |  |                   |
| 6. Decision  | O.C.M. No. 1316<br><br>Date 02/07/98   |  | Effect<br>AP GRANT PERMISSION                          |                   |
| 7. Grant   | O.C.M. No. 1603<br><br>Date 12/08/98   |  | Effect<br>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. ....<br>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

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Dublin 24

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BGDA Architects  
Amberwood,  
Washington Lane,  
Dublin 14.

### NOTIFICATION OF GRANT OF Permission

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

|                               |                              |
|-------------------------------|------------------------------|
| Final Grant Order Number 1603 | Date of Final Grant 18/08/98 |
| Decision Order Number 1316    | Date of Decision 02/07/98    |
| Register Reference S97A/0682  | Date 5th May 1998            |

**Applicant** Mr Charles Owens

**Development** Two detached houses.

**Location** Rear of no. 72 Butterfield Ave., with access to Washington Lane, Dublin 14.

**Floor Area** 0.000 Sq Metres

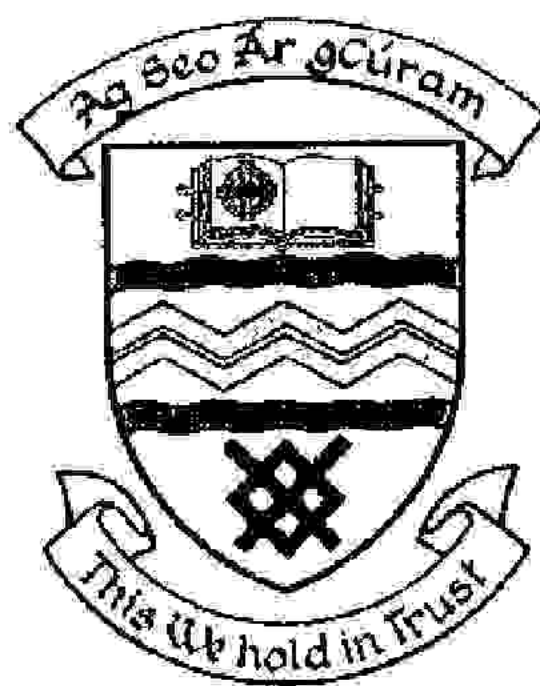
**Time extension(s) up to and including**

**Additional Information Requested/Received** 07/01/98 /05/05/98

A Permission has been granted for the development described above,  
subject to the following (23) conditions.



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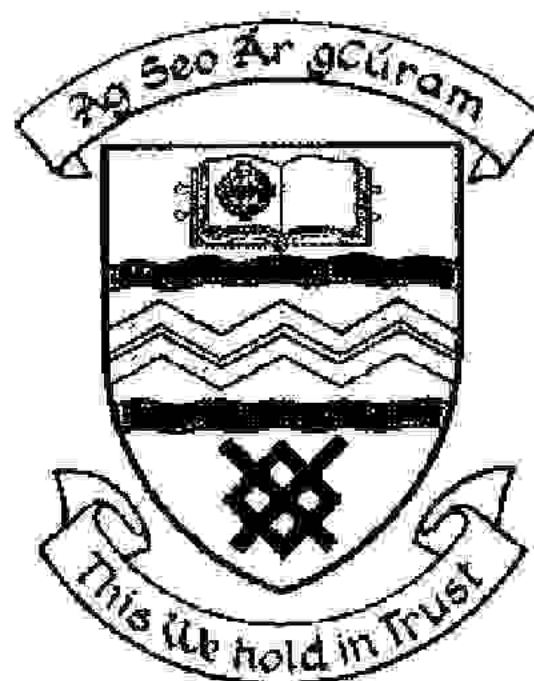
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**Conditions and Reasons**

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information received on 05/05/98, 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 access to the development shall be laid out to the requirements of the Council's Roads Department.  
**REASON:**  
In the interests of public safety and the proper planning and development of the area.
- 3 The proposed footpath shall be constructed from the pedestrian access at Marian Crescent in the direction of Butterfield Avenue for a distance of 45m, as indicated in the applicant's letter received on 29/05/98, and shall be to the requirements of the Council's Roads Department.  
**REASON:**  
In the interests of public safety and the proper planning and development of the area.
- 4 A tree bond of £10,000 to be lodged with south Dublin County Council prior to the commencement of works on site to ensure the protection of trees to be retained on site. This bond shall be released twelve months after the completion of all site works once it has been ascertained that all trees specified for retention have been preserved.  
**REASON:**  
To ensure the preservation and protection of trees in the interests of the proper planning and development of the area.
- 5 Prior to commencement of any site works, the exact location of houses to be pegged out on site and inspected by an official of the Parks and Landscape Services Department to

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determine the specific trees that are to be retained and included in the tree bond.

**REASON:**

To ensure the preservation and protection of trees in the interests of the proper planning and development of the area.

- 6 The trees to be retained on site are to be protected by post and rail fencing to enclose at least the area covered by the crown spread. This is to be erected by the developer and to be inspected by an official of the Parks and Landscape Services Department prior to development works commencing on site.

**REASON:**

To ensure the preservation and protection of trees in the interests of the proper planning and development of the area.

- 7 A scheme of tree felling and surgery works based on the applicant's tree survey to be carried out prior to the commencement of works on site.

**REASON:**

To ensure the preservation and protection of trees in the interests of the proper planning and development of the area.

- 8 Where the proposed boundary walls pass under the canopy of existing trees to be retained, their roots are to be bridged with re-inforced beams as no excavation for foundations will be permitted under the canopy of these trees.

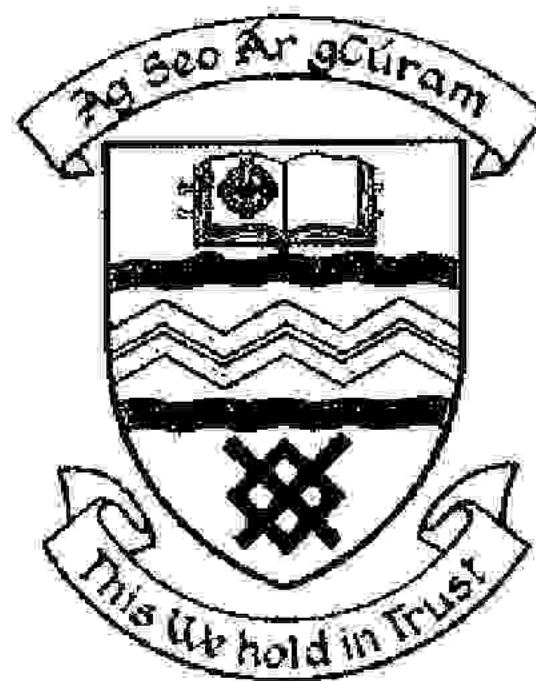
**REASON:**

To ensure the preservation and protection of trees in the interests of the proper planning and development of the area.

- 9 No excavation will be permitted for watermain, foul or surface water sewer under the canopy of trees to be retained. The exact location of watermain foul or surface water sewers must be marked out on site and agreed with the Parks and Landscape Services Department prior to the commencement of any development works.



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**REASON:**

To ensure the preservation and protection of trees in the interests of the proper planning and development of the area.

- 10 All bathroom and utility room windows and all windows at first floor level of the south eastern (side) elevation of house 'B' shall be permanently fitted with obscure glazing and shall have eye level openings only.

**REASON:**

In the interests of residential amenity.

- 11 That each proposed house be used as a single dwelling unit.

**REASON:**

To prevent unauthorised development.

- 12 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.

- 13 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.

- 14 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

**REASON:**

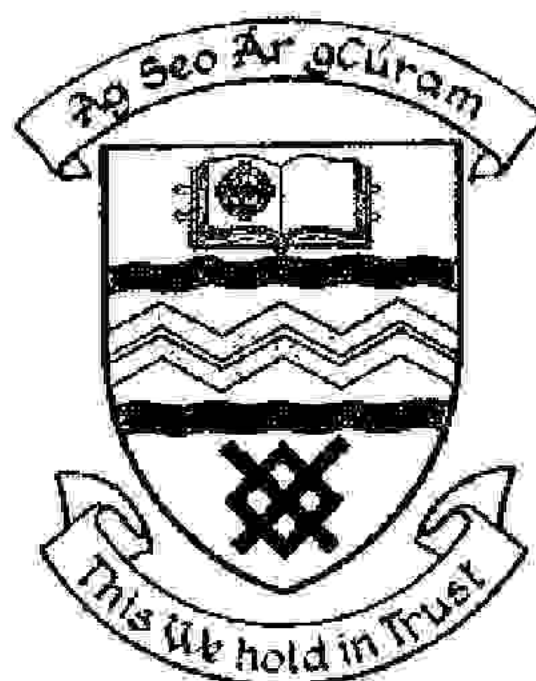
In the interest of the proper planning and development of the area.

- 15 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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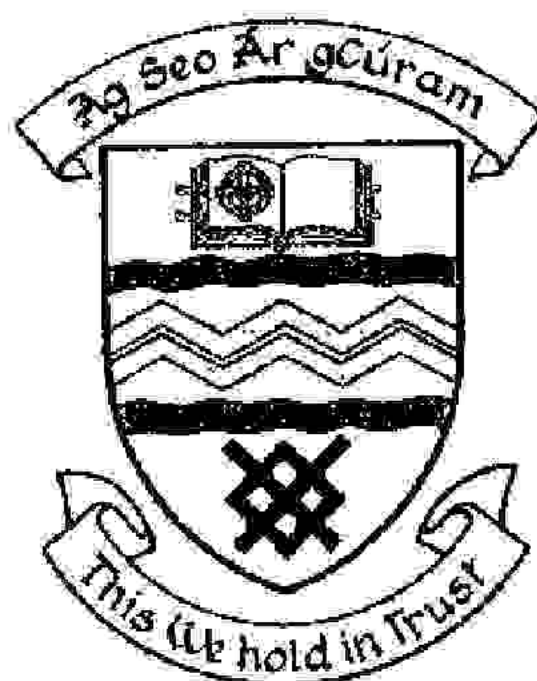
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- 16 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.  
REASON:  
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 17 That an acceptable house numbering scheme be submitted to an approved by the South Dublin 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.
- 18 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.  
REASON:  
In the interest of reducing air pollution.
- 19 No building shall be located within 5 metres of any public services with the potential to be taken in charge.  
REASON:  
In the interest of public health.
- 20 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.



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- 21 That a financial contribution in the sum of money equivalent to the value of £1,600 (one thousand six hundred pounds) 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.

- 22 That a financial contribution in the sum of £2,000 (two thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of further development of Class 1 Open Space and recreational facilities in Rathfarnham Castle Park which will facilitate the development; this contribution to be paid before the commencement of development on site.

**REASON:**

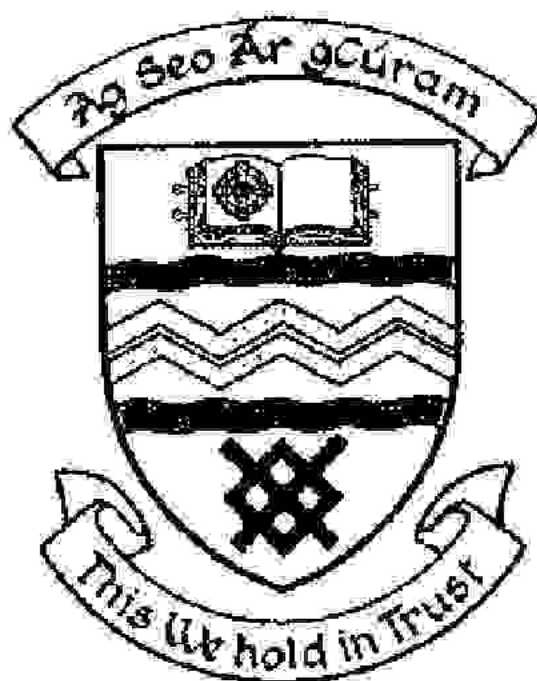
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- 23 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £3,000 (three thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.

or./...

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- b. Lodgement with the Council of a cash sum of £2,000 (two thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.  
Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development, in accordance with the guarantee scheme agreed with Planning Authority.

**REASON:**

To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the 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.

 ..... 13 August 1998  
for SENIOR ADMINISTRATIVE OFFICER



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

|                              |                           |
|------------------------------|---------------------------|
| Decision Order Number 0008   | Date of Decision 07/01/98 |
| Register Reference S97A/0682 | Date 20th October 1997    |

Applicant Mr Charles Owens  
Development Two detached houses.

Location Rear of no. 72 Butterfield Ave., with access to Washington Lane, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 20/10/97 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 Washington Lane is a substandard road and further development along this lane is highly undesirable. However, it is noted that a substantial length of the lane is adjoined by lands in the applicants ownership. The applicant is requested to clarify whether or not it is feasible to set back the boundary wall to provide for an adequate road standard. If this is feasible the applicant is requested to submit revised proposal indicating the following.
  - improved road alignment,  
N.B. The applicant is advised to consult with the Roads Department in this regard.
  - provision for a footpath which will provide for a pedestrian link from Butterfield Avenue to Marion Crescent.
  - retention of trees and landscaping proposals e.g. grass margin and boundary treatment in keeping with character of the area.

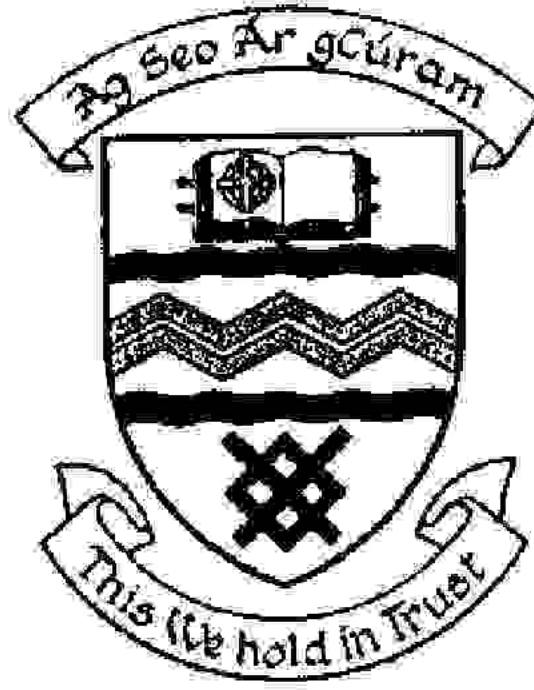
BGDA Architects  
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REG REF. S97A/0682



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- 2 The scale of (1/200) of the submitted block plan does not accord with the dimensions on the plan. The applicant is requested to rectify this and to submit a revised block plan. The applicant is advised that a minimum rear garden depth of 11m should be provided for each house to accord with the provisions of the Development Plan.
- 3 The applicant is requested to submit a tree survey and tree surgeons report indicating how the proposed development may affect the stability of the trees. Applicant to indicate all existing trees and to include details of tree surgery works and tree felling.
- 4 The applicant is requested to submit full details of proposed foul and surface water drainage including pipe sizes, gradients, cover and invert levels up to and including connection to public sewer prior to construction. Foul and surface water drainage to be fully separated. Applicant to submit levels to show that the site will drain to public sewer. Applicant to note that pipe shall be laid at adequate distances from the roots of trees to be retained.
- 5 The applicant is requested to indicate whether or not it is feasible for the land to the south east side of the proposed driveway to be incorporated as part of the proposed site.

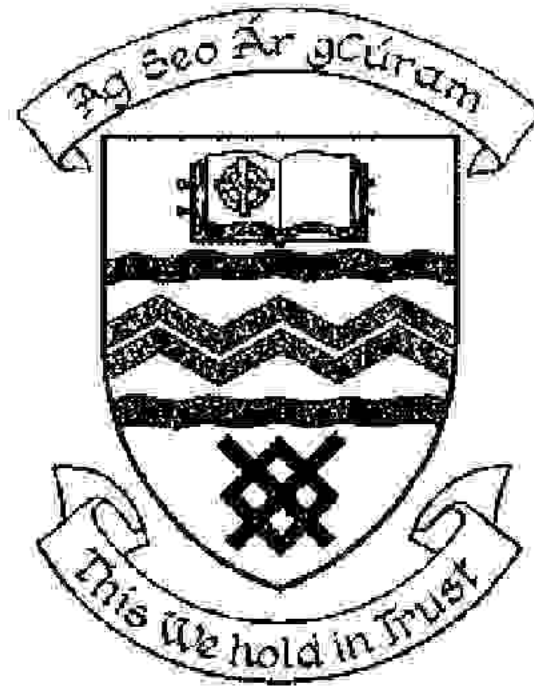
Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

07/01/98



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

|                              |                        |
|------------------------------|------------------------|
| Order Number 3090            | Date of Order 06/11/97 |
| Register Reference S97A/0682 | Date 20th October 1997 |

**Applicant** Mr Charles Owens

**Development** Two detached houses.

**Location** Rear of no. 72 Butterfield Ave., with access to Washington Lane, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 31/10/97 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the Site Notice at entrance to No. 72 Butterfield Avenue is in an obscure position. There is no Site Notice at access to site off Washington Lane. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this 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:

BGDA Architects  
Amberwood,  
Washington Lane,  
Dublin 14.

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- (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)
- (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.

06/11/97