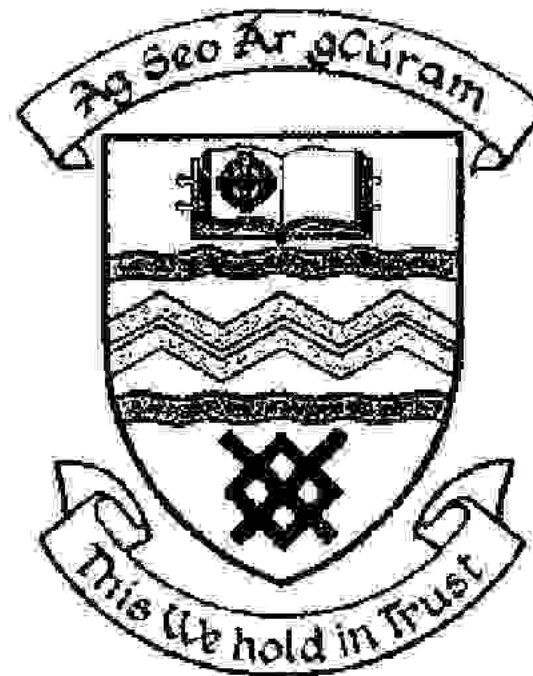


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0670	
1. Location	"Monavilla", Brownsbarn, Naas Road, Kingswood, Dublin 22.		
2. Development	Demolition of existing house and replacement with new dormer dwelling house on previously approved site, ref. no S95/0269.		
3. Date of Application	13/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/12/97 2.	1. 13/03/98 2.
4. Submitted by	Name: Horan Associates, Address: Architects, 127 Phibsboro Road, Dublin 7.		
5. Applicant	Name: Mr. G. Monahan, Address: "Monavilla", Brownsbarn, Naas Road, Kingswood, Dublin 22.		
6. Decision	O.C.M. No. 0892  Date 11/05/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1237  Date 24/06/98	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**



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Lár an Bhaile, Tamhlacht  
Baile Átha Cliath 24

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**PLANNING  
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Dublin 24

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Horan Associates,  
Architects,  
127 Phibsboro Road,  
Dublin 7.

*[Handwritten signature]*

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 1237	<b>Date of Final Grant</b> 24/06/98
<b>Decision Order Number</b> 0892	<b>Date of Decision</b> 11/05/98
<b>Register Reference</b> S97A/0670	<b>Date</b> 13th March 1998

**Applicant** Mr. G. Monahan,

**Development** Demolition of existing house and replacement with new dormer dwelling house on previously approved site, ref. no S95/0269.

**Location** "Monavilla", Brownsbarn, Naas Road, Kingswood, Dublin 22.

**Floor Area** 165.000 Sq Metres

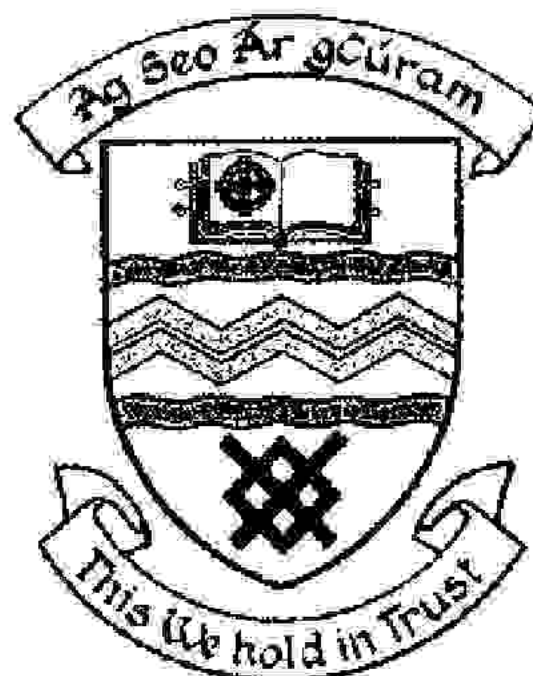
**Time extension(s)** up to and including

**Additional Information Requested/Received** 10/12/97 /13/03/98

A Permission has been granted for the development described above,  
subject to the following (5) 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 The height of the dwelling house shall not exceed that of the existing dwelling above ground level. The design of the dwelling house shall be revised so that the height is reduced by at least one metre. Prior to the commencement of the development the applicant shall submit fully scaled and dimensioned plan, elevation and section drawings to include finished floor levels for agreement with the Planning Authority and An Roinn Cosanta.

**REASON:**

So that the development satisfies the requirements of the Department of Defence as the site is within the Approach Area to Runway 29 at Baldonnell Aerodrome.

**Note:** It may be necessary for the upper floor accommodation in the dwelling to be omitted or reduced to meet these requirements.

- 4 The septic tank, percolation and reserve percolation areas to serve the development shall be in accordance with the requirements of SR.6.1991. Prior to the commencement of the development, the applicant shall submit for the agreement of the Planning Authority a revised site layout plan at a scale of not less than 1:500 and specifications to include provision for a double chambered septic tank with adequate capacity and full details of the reserve percolation area to serve the development. The submission shall be certified by a fully competent engineer.

**REASON:**

In order that the proposed development is consistent with the standards set out in SR.6 1991 and are not prejudicial to public health.

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**Note:** The lodged submission is unsatisfactory and the applicant is advised to consult with the Environmental Health Department prior to submission.

- 5 That the water supply and surface water drainage arrangements shall be in accordance with the requirements of the County Council.

**REASON:**

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

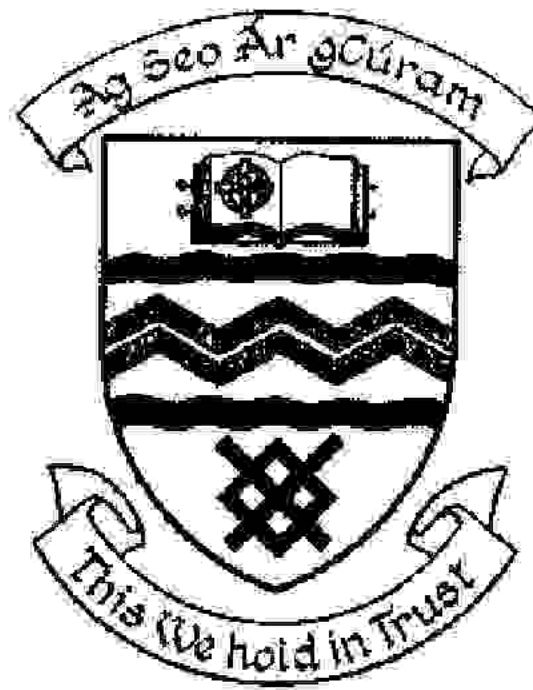
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control 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.

.....*DL 24*..... June 1998  
for SENIOR ADMINISTRATIVE OFFICER



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

<b>Decision Order Number 4252</b>	<b>Date of Decision 10/12/97</b>
<b>Register Reference S97A/0670</b>	<b>Date 13th October 1997</b>

**Applicant** Mr. G. Monahan,  
**Development** Demolition of existing house and replacement with new  
dormer dwelling house on previously approved site, ref. no  
S95/0269.

**Location** "Monavilla", Brownsbarn, Naas Road, Kingswood, Dublin 22.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 13/10/97 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 The subject site lies within the Approach Area to Runway 29 of Baldonnell Aerodrome. The applicant is advised that any development on this site should not exceed the height of existing development in the interest of the safe operation and development of air traffic at the Aerodrome. In this regard the applicant is requested to clarify whether or not it would be feasible to submit revised proposals reducing the overall height of the proposed development.
- 2 The applicant is requested to submit the following information in relation to the existing septic tank on site:
  - (a) Applicant is requested to show that the existing septic tank complies with SR6 1991 in relation to its construction and size to accommodate the proposed development;

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Architects,  
127 Phibsboro Road,  
Dublin 7.

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REG REF. S97A/0670

- (b) Applicant to show that existing septic tank meets the distance requirements of SR6 1991;
- (c) Applicant to submit revised drawings indicating the location of percolation area and reserve percolation area.

3 The applicant is requested to submit the following information in relation to surface water :-

- (a) Applicant to submit details of design of existing soakway. In this regard applicant to note that design and construction of soakway to be in accordance with BRE Digest 365;
- (b) Applicant to submit results of soakage tests which are to be carried out in accordance with BRE Digest 365 and certified by an Engineer.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

11/12/97