

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0481	
1. Location	Willbrook Street, Rathfarnham, Dublin 14.		
2. Development	Demolish existing cottage and to erect a dormer style bungalow with sleeping accomodation on the upper level.		
3. Date of Application	21/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/09/97 2.	1. 01/10/97 2.
4. Submitted by	Name: Provan Developments Limited, Address: 89 Upper Leeson Street, Dublin 4.		
5. Applicant	Name: Provan Developments Limited, Address: 89 Upper Leeson Street, Dublin 4.		
6. Decision	O.C.M. No. 4158 Date 27/11/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0048 Date 15/01/98	Effect 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. .... Registrar	..... Date	..... Receipt No.	

# SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Provan Developments Limited,  
89 Upper Leeson Street,  
Dublin 4.

## NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0048	Date of Final Grant 15/01/98
Decision Order Number 4158	Date of Decision 27/11/97
Register Reference S97A/0481	Date 1st October 1997

**Applicant** Provan Developments Limited,

**Development** Demolish existing cottage and to erect a dormer style bungalow with sleeping accommodation on the upper level.

**Location** Willbrook Street, Rathfarnham, Dublin 14.

**Floor Area** 120.000 Sq Metres

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

**Additional Information Requested/Received** 18/09/97 /01/10/97

A Permission has been granted for the development described above,  
subject to the following (11) 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 as amended by plans lodged on 1st October 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 landing window be provided with obscured glazing.

REASON:

In the interest of residential amenities.

- 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:

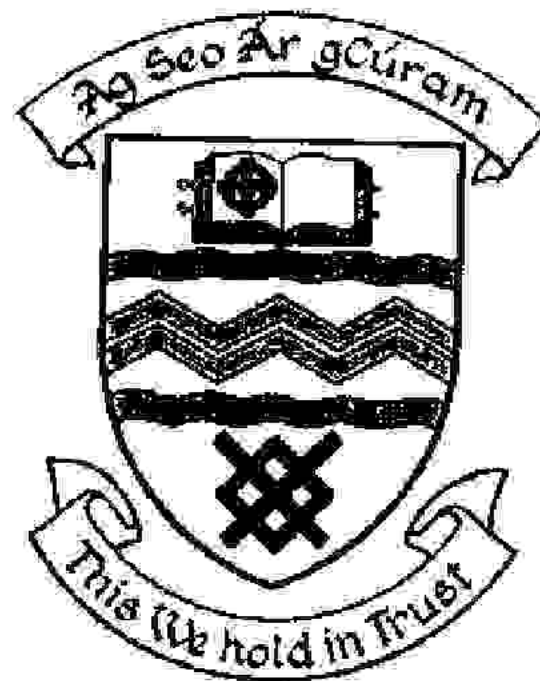
In the interest of amenity.

- 5 That 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 ensure that the foul sewer pipe to which it is intended to connect has adequate capacity for the proposed development. Applicant to submit details demonstrating this capacity to the satisfaction of the Planning Authority (Environmental Services Department).
- applicant to ensure full and proper separation of foul and surface water drainage system.
- the soakway shall be designed to BRE Digest 365 standards. Applicant to submit details of design of soakway and percolation test results certified by a



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competent person for the written agreement of the Planning Authority prior to commencement of development.

- 24 hour water storage to be provided.
- all tapplings to be carried out by South Dublin County Council personnel.
- applicant to construct foundation of west elevation to below invert level of the existing 4" PVC watermain on Willbrook Street. (Details of depth and location are available from Area Engineer, Deansrath Depot).

**REASON:**

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

- 6 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.

- 7 That the developer shall provide a footpath as shown on plans lodged 1st October 1997 along Willbrook Street which shall be constructed, dished and drained to the requirements of the Planning Authority (Roads Department).

**REASON:**

In the interest of traffic safety.

- 8 That roof tiles be dark grey, brown or blue-black in colour.

**REASON:**

In the interest of visual amenity.

- 9 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of

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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.

- 10 That a financial contribution in the sum of money equivalent to the value of £800 (eight 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.

- 11 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of class 1 public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

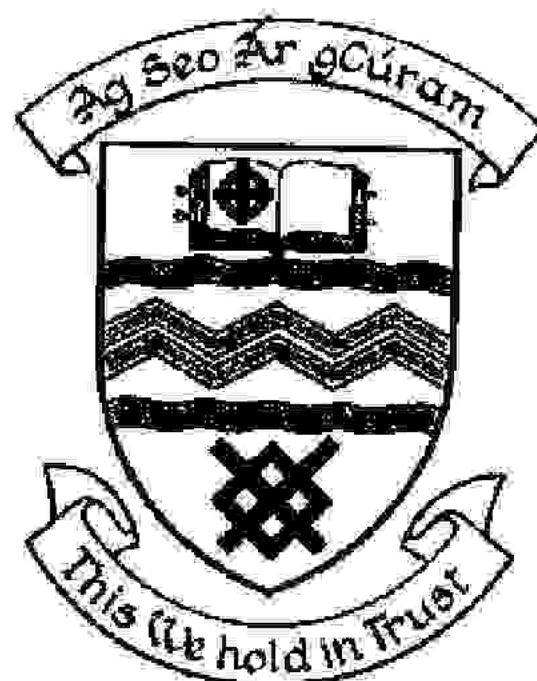
**REASON:**

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.

**NOTE:** Applicant is advised that in the event of encroachment or oversailing of the adjoining



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property, 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 January 1998  
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1873	Date of Decision 18/09/97
Register Reference S97A/0481	Date 21st July 1997

**Applicant Development** Provan Developments Limited,  
Demolish existing cottage and to erect a dormer style  
bungalow with sleeping accommodation on the upper level.

**Location** Willbrook Street, Rathfarnham, Dublin 14.

**App. Type** Permission

Dear Sir/Madam,  
With reference to your planning application, received on 21/07/97 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 applicant is requested to confirm whether or not it is feasible to reduce the scale of development to allow for a more acceptable standard of development on a site of this size.
- 2 The Roads Department recommend that a 1.5m footpath be provided across the full road frontage with Willbrook Street. The applicant is requested to confirm whether or not this can be provided and to submit revised drawings accordingly. A setting back of the rear building line will not be permissible.
- 3 It is considered that the gable window in bedroom No. 2 would result in excessive overlooking and should be omitted from the development. The applicant is requested to clarify  
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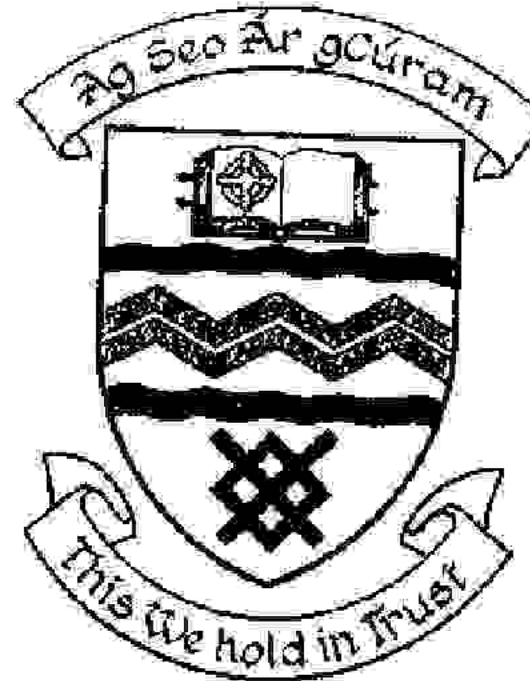
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~~REG REF. S97A/0481~~



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whether or not plans can be amended to accommodate this  
variation and to submit revised drawings accordingly.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

18/09/97