

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0467	
1. Location	Off Eden Avenue, Eden Grange, Grange Road, Rathfarnham, Dublin 16.		
2. Development	2 no. dwellings (1 X 2-storey 4 bedroomed and 1 X 2-storey plus dormer 6 bedroomed) on reserved site Reg Ref. S95A/0563) with access off Eden Avenue.		
3. Date of Application	16/07/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/09/97 2.	1. 06/10/97 2.
4. Submitted by	Name: Frank Elmes & Co. Architects, Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Puissance Limited, Address: Eden Lodge, Grange Road, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 4195 Date 04/12/97	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

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Frank Elmes & Co. Architects,  
2 Waldemar Terrace,  
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Dundrum,  
Dublin 14.

### 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 4195	Date of Decision 04/12/97
Register Reference S97A/0467	Date 6th October 1997

**Applicant** Puissance Limited,

**Development** 2 no. dwellings (1 X 2-storey 4 bedroomed and 1 X 2-storey plus dormer 6 bedroomed) on reserved site Reg Ref. S95A/0563) with access off Eden Avenue.

**Location** Off Eden Avenue, Eden Grange, Grange Road, Rathfarnham, Dublin 16.

**Floor Area** 0.000 Sq Metres

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

**Additional Information Requested/Received** 12/09/97 /06/10/97

A Permission has been granted for the development described above,  
subject to the following (19) Conditions.

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**Conditions and Reasons**

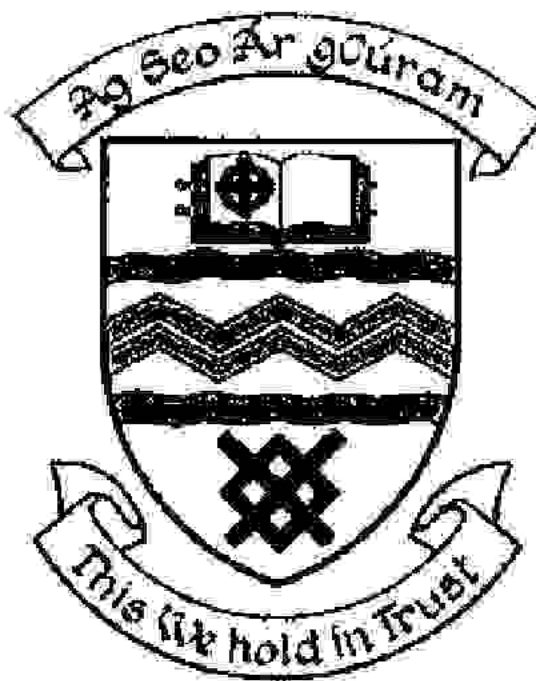
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by additional information received on 06/10/97, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That footpath and kerb be dishd and drained to the requirements of the Planning Authority (Roads Department).  
REASON:  
In the interest of the proper planning and development of the area.
- 3 The 6 number semi-mature trees of 25-30cm girth shall be planted in the first planting season after commencement of development on site.  
REASON:  
To replace mature beech trees which will be affected by the development, in the interest of amenity.
- 4 That a detailed tree survey and scheme of tree felling and surgery works be submitted to the Planning Authority prior to commencement of works on site indicating the location, age, species, condition, crown spread, and height of trees. Details to include proposals for removal and retention of trees and measures of protection during construction on site.  
REASON:  
In the interest of amenity.
- 5 That an externally faced stone wall and railing of solid decorative steel be provided between the houses and the open space unless otherwise agreed with the Planning Authority.  
REASON:  
In the interest of amenity.
- 6 That a detailed tree planting programme for the west side of the entrance road submitted for the written agreement with the Planning Authority prior to commencement of development on site.  
REASON:  
In the interest of amenity.



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- 7 That all materials and finishes harmonise with the existing development.  
REASON:  
In the interest of visual amenity.
- 8 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.
- 9 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.
- 10 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 :
  - \* That no development be within a distance of 8m from the existing watermain which traverses the site and in this regard the proposed double garage shall be set back accordingly;
  - \* In the event that the any building is within a distance of 5m from the adjacent foul or surface water sewers which have the potential to be taken in charge by the County Council the foundations of said building shall be constructed below invert level if the relevant pipe;
  - \* That applicant to ensure full and proper separation of foul and surface water sewer;
  - \* Applicant to enter into a wayleave agreement with the relevant Authority for the 24" Corporation trunkmain which traverses the site which shall include details of exact location of boundary wall; Details to be submitted for agreement with the Planning Authority prior to occupancy of dwelling house.

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(Applicant is advised that this may require the setting back of the boundary wall so that the watermain is retained in public open space;)

- \* Applicant to ascertain and strictly adhere to all requirements of the Planning Authority (Area Engineer, Environmental Services Department) in respect of water supply.

**REASON:**

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

- 11 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.

**REASON:**

To prevent unauthorised development.

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

**REASON:**

To prevent unauthorised development.

- 13 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.



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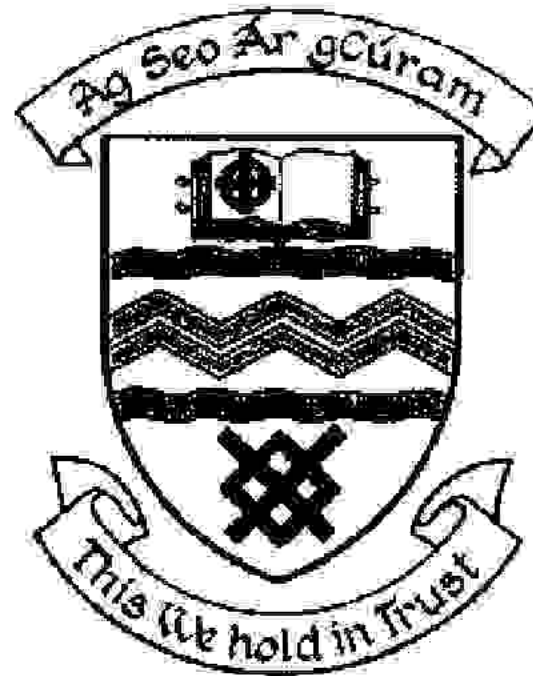
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- 14 That a financial contribution in the sum of £2,000 (two thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space at Rathfarnham Castle Park which will 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.
  
- 15 That the arrangements made with regard to the payment of the financial contribution in the sum of £76,200 (seventy six thousand two hundred pounds) in respect of the overall development, as required by Condition No. 14 of planning permission granted under Reg. Ref. S95A/0563 be strictly adhered to in respect of this proposal.  
REASON:  
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the services.
  
- 16 That the arrangements made with regard to the payment of the financial contribution in the sum of £800 (eight hundred pounds) per house in respect of the overall development, as required by Condition No. 15 of planning permission granted under Reg. Ref. S95A/0563 be strictly adhered to in respect of this proposal.  
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.

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- 17 That the arrangements made with regard to the payment of the financial contribution in the sum of £150 (one hundred and fifty pounds) per house, in respect of the overall development, as required by Condition No. 16 of planning permission granted under Reg. Ref. S95A/056 be strictly adhered to in respect of this proposal.

**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.

- 18 That arrangements be made with regard to the lodgement of security assessed at a Bond or Letter of Guarantee from an approved company in the sum of £175,000 (one hundred and seventy five thousand pounds) or a Cash Lodgement in the sum of £110,000 (one hundred and ten thousand pounds) as required by Condition No. 17 of planning permission granted under Reg. Ref. S95A/0563; be strictly adhered to in respect of this proposal.

**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.

- 19 That the arrangements made with regard to the payment of the bond or cash lodgement of 10,000 (ten thousand pounds) to ensure the protection of trees on the site as required by Condition No. 13 of planning permission granted under Reg. Ref. S95A/0563 be strictly adhered to in respect of this proposal.

**REASON:**

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

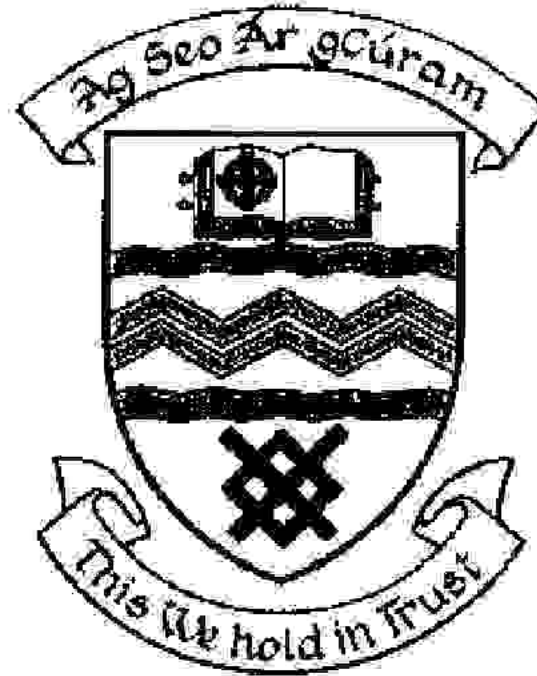
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.



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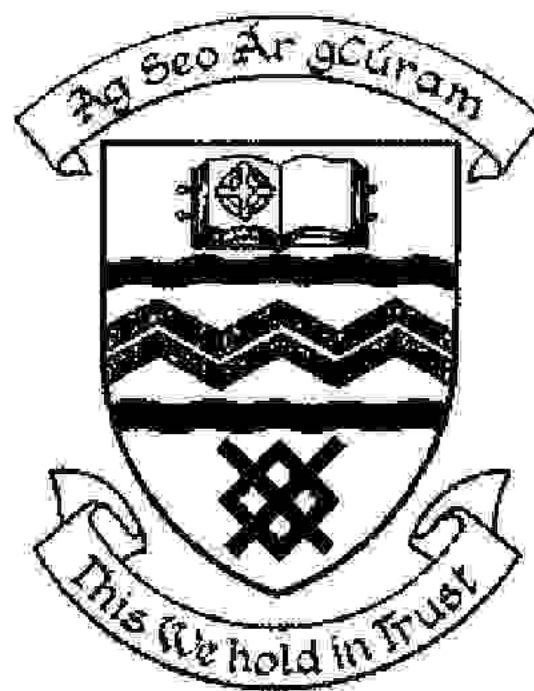
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- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must 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 1836	Date of Decision 12/09/97
Register Reference S97A/0467	Date 16th July 1997

**Applicant** Puissance Limited,  
**Development** 2 no. dwellings (1 X 2-storey 4 bedroomed and 1 X 2-storey plus dormer 6 bedroomed) on reserved site Reg Ref. S95A/0563) with access off Eden Avenue.

**Location** Off Eden Avenue, Eden Grange, Grange Road, Rathfarnham, Dublin 16.

**App. Type** Permission

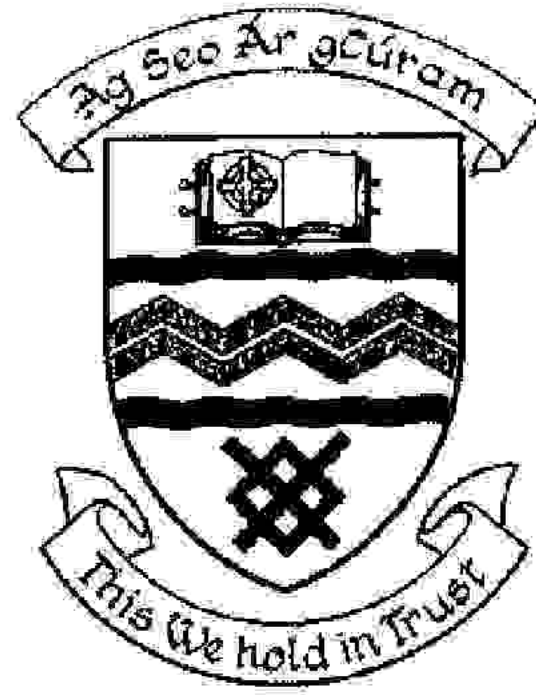
Dear Sir/Madam,

With reference to your planning application, received on 16/07/97 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 site is affected by a specific objective 'to protect and preserve trees and woodlands'. It is considered that the proposed development may be detrimental to a number of trees on the site which would be undesirable. The applicant is requested to submit a tree survey of the site and to show how the proposed development would affect these trees.
- 2 Applicant is requested to submit details of proposed boundary treatment along the western boundary adjoining Hermitage Estate.
- 3 The applicant is requested to submit layouts showing provision for two off street car park spaces and an adequate turn area within the curtilage of each site.

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REG REF. S97A/0467

signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

12/09/97