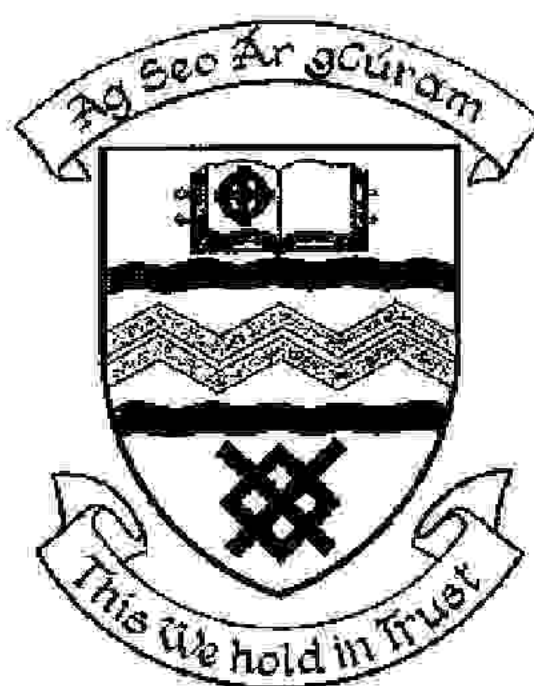


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0352	
1. Location	23 Fairbrook Lawn, Rathfarnham, Dublin 14.		
2. Development	Permission sought for demolition of existing dwelling, erection of 2 no. single dwelling semi detached units with 2 no. entrances and associated site works at 23 Fairbrook Lawn.		
3. Date of Application	04/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 31/07/97 2.	1. 13/08/97 2.
4. Submitted by	Name: Mr. John Burke, Address: 23 Fairbrook Lawn, Rathfarnham,		
5. Applicant	Name: Mr. John Burke, Address: 23 Fairbrook Lawn, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2017  Date 08/10/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 4124  Date 24/11/97	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.	

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Mr. John Burke,  
23 Fairbrook Lawn,  
Rathfarnham,  
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4124	Date of Final Grant 24/11/97
Decision Order Number 2017	Date of Decision 08/10/97
Register Reference S97A/0352	Date 13th August 1997

Applicant Mr. John Burke,

Development Permission sought for demolition of existing dwelling,  
erection of 2 no. single dwelling semi detached units with  
2 no. entrances and associated site works at 23 Fairbrook  
Lawn.

Location 23 Fairbrook Lawn, Rathfarnham, Dublin 14.

Floor Area 90.000 Sq Metres

Time extension(s) up to and including

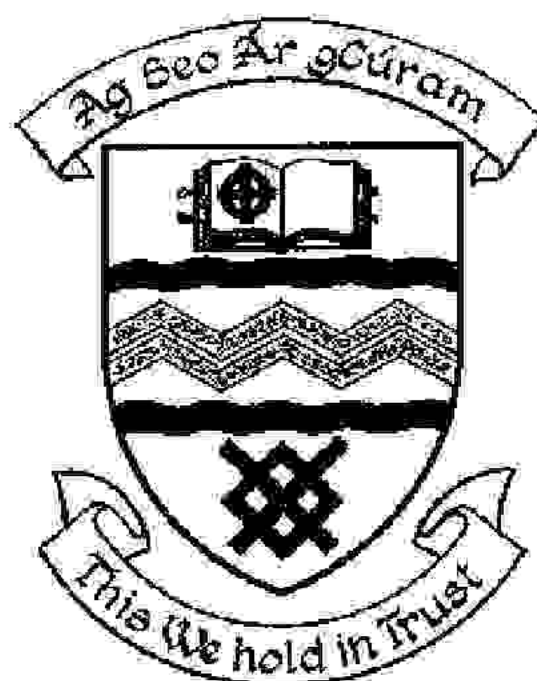
Additional Information Requested/Received 31/07/97 /13/08/97

A Permission has been granted for the development described above,  
subject to the following (14) Conditions.

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**Conditions and Reasons**

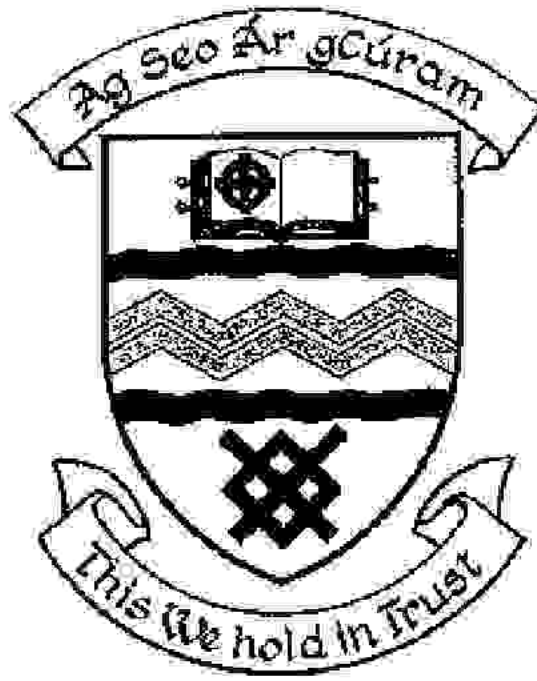
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by additional information received on 13th August 1997, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That 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 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.
- 6 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.
- 7 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's,



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Environmental Services Department and that the cost thereof  
be paid to South Dublin County Council.

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.

- 8 That an acceptable house numbering and naming scheming be  
submitted to and agreed with the Planning Authority prior to  
occupancy of dwellings.

REASON:

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

- 9 That the footpath and kerb be dished and drained to the  
requirements of the Planning Authority (Roads Department)  
and at the applicant's expense. All work to be completed  
prior to occupancy of dwellings.

REASON:

In the interest of safety and residential amenity.

- 10 All materials and finishes of dwellings to be harmonious  
with original features of Fairbrook Terrace as far as its  
practicable.

REASON:

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

- 11 That a financial contribution in the sum of £1,000 (one  
thousand pounds) per house be paid by the proposer to South  
Dublin County Council towards the development of Class I  
recreational facilities at Rathfarnham Castle Park, which  
will facilitate the development; this contribution to be  
paid before the commencement of development on the site.

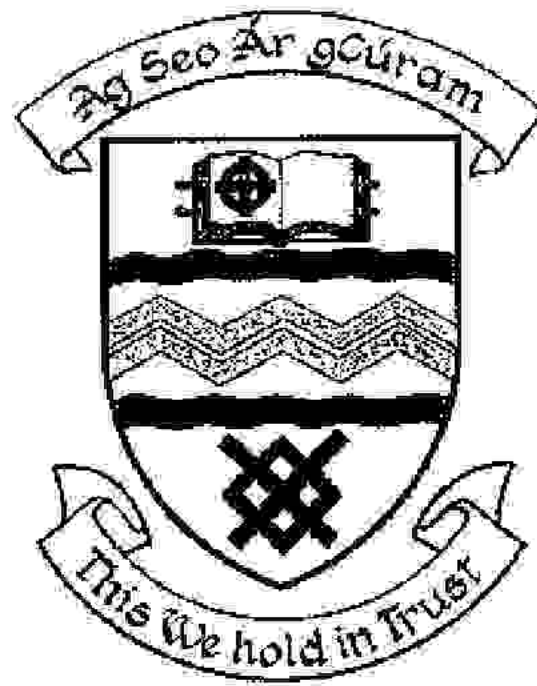
REASON:

It is reasonable that the developer contribute to the  
provision of amenities at Rathfarnham Castle Park which will  
be beneficial to the proposed development.

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- 12 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) per house 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.

- 13 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) per house 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.

- 14 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, kerbs, grass margin and footpath fronting the site has been given by lodgement with the Council of an approved Insurance Company Bond in the sum of £2,000.00 or lodgement with the Council of a cash sum of £2,000.00 (two thousand pounds)

REASON:

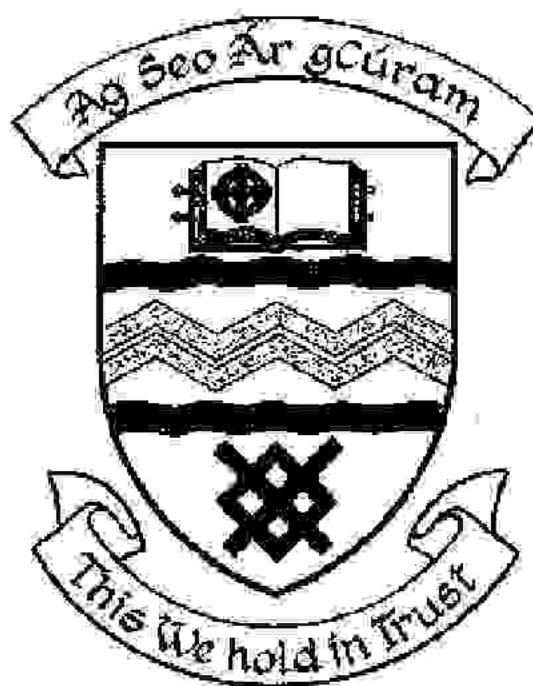
To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.



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- (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.

  
..... November 1997  
for SENIOR ADMINISTRATIVE OFFICER

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

<b>Decision Order Number 1552</b>	<b>Date of Decision 31/07/97</b>
<b>Register Reference S97A/0352</b>	<b>Date 4th June 1997</b>

**Applicant** Mr. John Burke,  
**Development** Permission sought for demolition of existing dwelling,  
erection of 2 no. single dwelling semi detached units with  
2 no. entrances and associated site works at 23 Fairbrook  
Lawn.

**Location** 23 Fairbrook Lawn, Rathfarnham, Dublin 14.

**App. Type** Permission

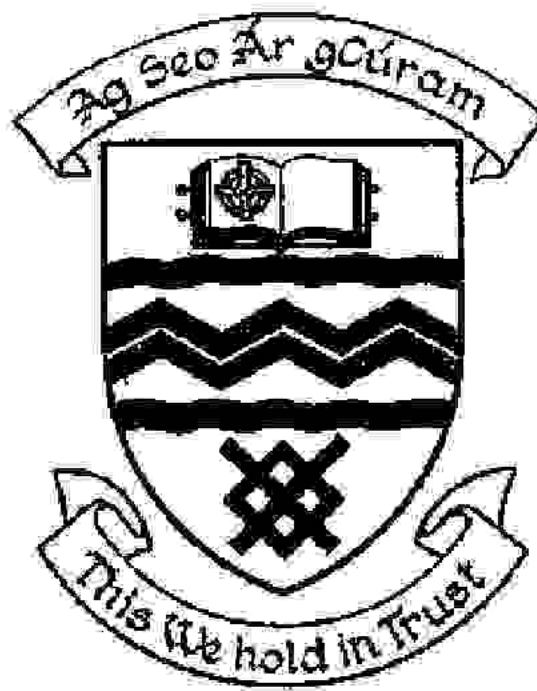
Dear Sir/Madam,

With reference to your planning application, received on 04/06/97 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 In respect of the foul drainage the applicant is requested to submit full details of foul sewer to include pipe sizes, invert and cover levels and gradients from house down to and including connection to public foul sewer. The applicant should note that adequate falls must be maintained on this proposed private drain.
- 2 The applicant is requested to clarify the legal status of the right of way to the rear of the existing house at Fairbrook Terrace and to demonstrate on plan how the right of way if any may be preserved.
- 3 It is critical that the proposed development harmonises with the existing development at Fairbrook Terrace. It is considered that the windows and porch design should be

Mr. John Burke,  
23 Fairbrook Lawn,  
Rathfarnham,  
Dublin 14.

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revised and the applicant is requested to submit revised drawings which incorporate the following:

- \* relocation of main entrance doors to the front elevation;
- \* redesign of porch roof to monopitch and to reduce depth of porch;
- \* door ope and design to be consistent with Fairbrook Terrace, i.e. fanlight over door and no side windows;
- \* window opes to be consistent in scale and proportion with Fairbrook Terrace.

- 4 The applicant is requested to indicate in drawings relationship of proposed development in terms of location of windows, overall height and roof shape with adjacent terrace.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

31/07/97