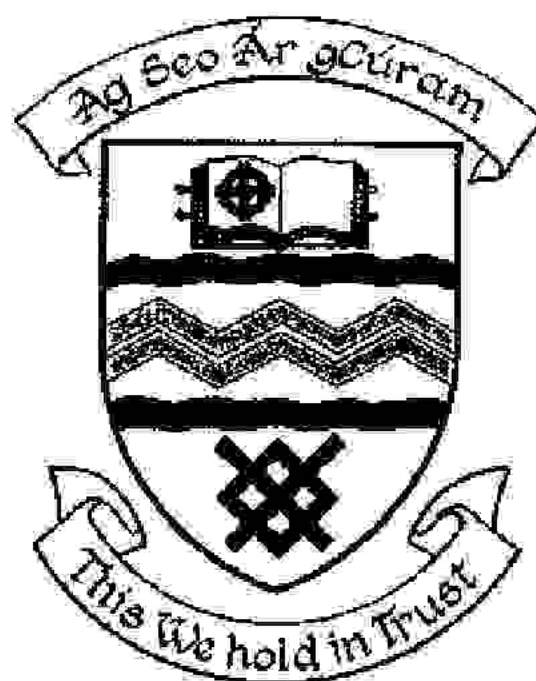


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0148	
1. Location	adjacent to 55 Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	2 storey, 2 bedroom town house.		
3. Date of Application	19/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/05/97 2.	1. 18/06/97 2.
4. Submitted by	Name: John Murphy Architect, Address: 72 St. Aidan's Drive, Goatstown, Dublin 14.		
5. Applicant	Name: P. Breathnach, Address: 55 Butterfield Avenue, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1625 Date 14/08/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1958 Date 29/09/97	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.			

REG. REF. S97A/0148 **SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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Lár an Bhaile, Tamhlacht,  
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John Murphy Architect,  
72 St. Aidan's Drive,  
Goatstown,  
Dublin 14.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 1958	<b>Date of Final Grant</b> 29/09/97
<b>Decision Order Number</b> 1625	<b>Date of Decision</b> 14/08/97
<b>Register Reference</b> S97A/0148	<b>Date</b> 18th June 1997

**Applicant** P. Breathnach,

**Development** 2 storey, 2 bedroom town house.

**Location** adjacent to 55 Butterfield Avenue, Rathfarnham, Dublin 14.

**Floor Area** 81.000 Sq Metres

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

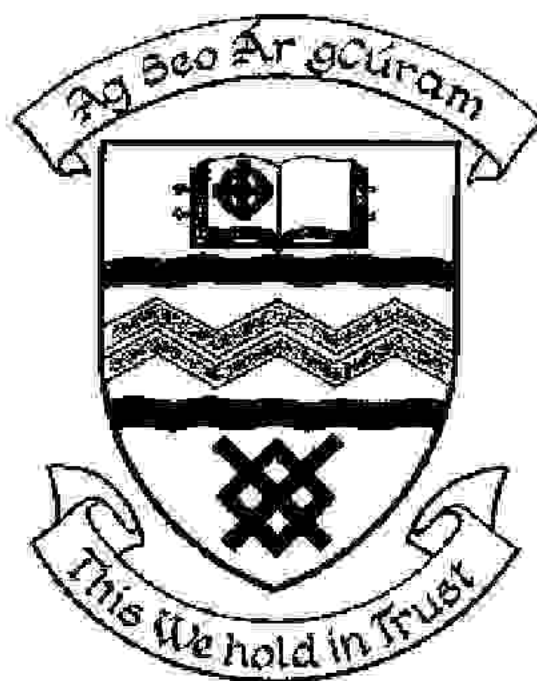
**Additional Information Requested/Received** 15/05/97 /18/06/97

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

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**Conditions and Reasons**

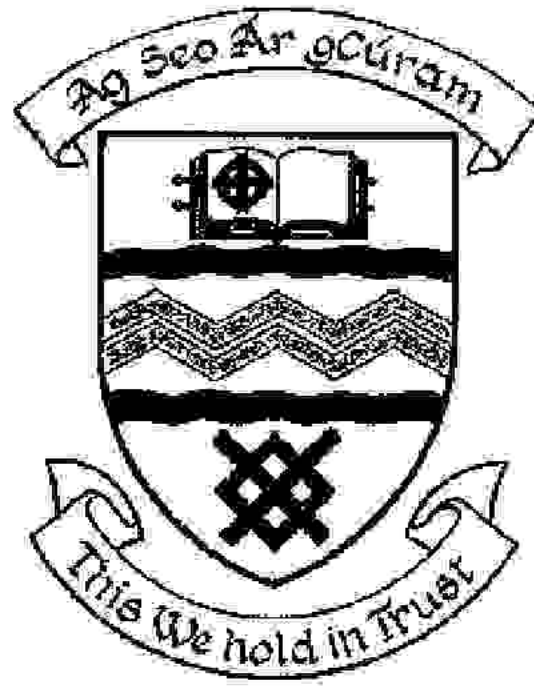
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Additional Information received on 18th June 1997, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That 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.
- 3 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.
- 4 That the dwellinghouse not 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.
- 5 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.
- 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:



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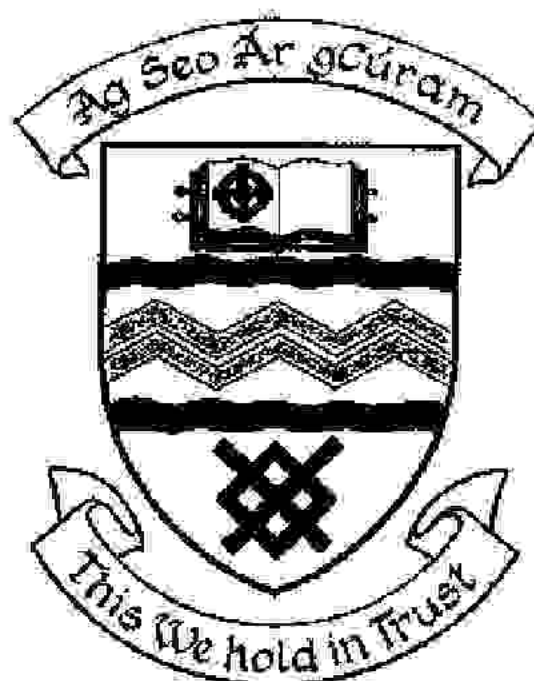
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 7 Footpath and kerb to be dishd to the satisfaction of the Roads Department of the Planning Authority prior to occupancy of house.  
REASON:  
In the interest of the proper planning and development of the area.
- 8 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 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.
- 9 That all materials of external walls, gate piers, windows and roof be consistent in colour, texture and finish with adjacent dwelling. In this regard the extent of brick to the front elevation to match that of the main front wall of the existing house and side elevation treatment to match that of the existing house.  
REASON:  
In the interest of orderly development.
- 10 That in respect of surface water drainage the applicant shall agree details of connection to public sewer with the Drainage Area Engineer, Deansrath Depot, Clondalkin.  
REASON:  
In the interest of the proper planning and development of the area.

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- 11 That in respect of connection to public watermain, connection to be made by South Dublin County Council at applicant's expense.  
REASON:  
In the interest of the proper planning and development of the area.
- 12 That the proposed side windows be permanently glazed in obscure glass and to be top opening only.  
REASON:  
In the interest of residential amenity.
- 13 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.
- 14 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



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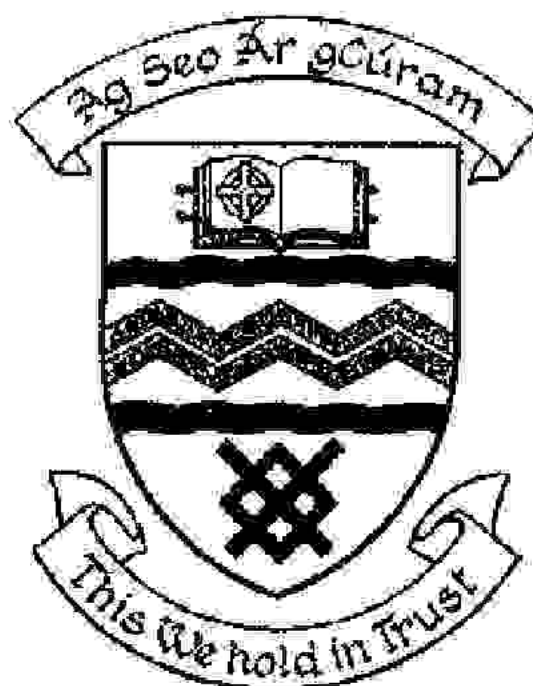
provision and development of amenity lands in the area which  
will facilitate the proposed development.

- (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.

..........<sup>29</sup> September 1997  
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL  
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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1625	Date of Decision 14/08/97
Register Reference S97A/0148	Date 19th March 1997

Applicant P. Breathnach,  
Development 2 storey, 2 bedroom town house.  
Location adjacent to 55 Butterfield Avenue, Rathfarnham, Dublin 14.  
Floor Area Sq Metres  
Time extension(s) up to and including  
Additional Information Requested/Received 15/05/97 /18/06/97

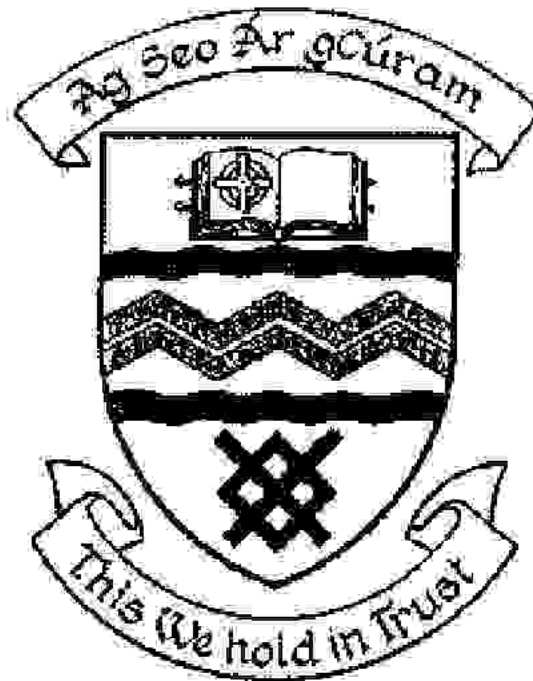
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions ( 14 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER 14/08/97

John Murphy Architect,  
72 St. Aidan's Drive,  
Goatstown,  
Dublin 14.

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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 18th June 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 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.
- 3 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.
- 4 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.  
REASON:  
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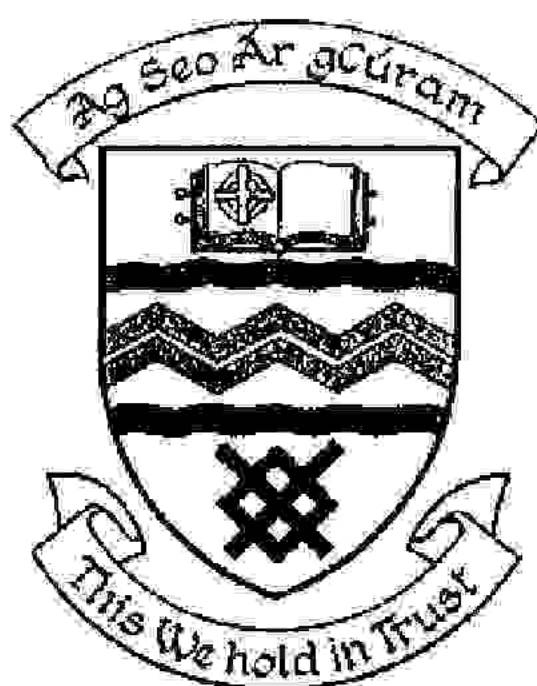


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REASON:

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.

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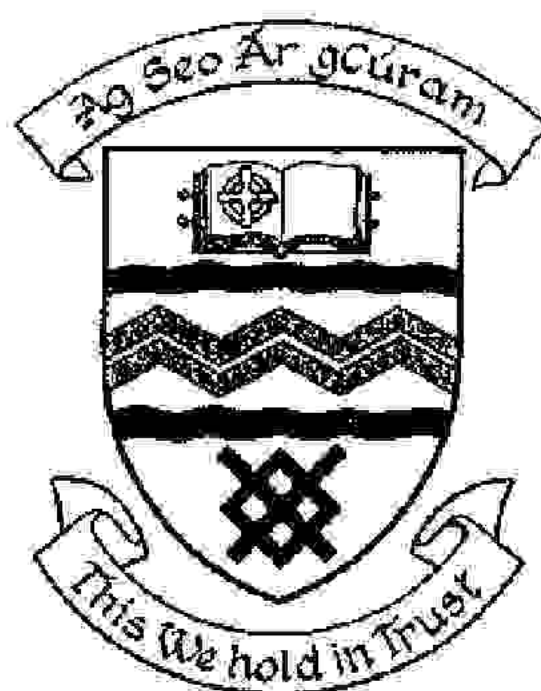
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REG REF. S97A/0148

that of the existing house.

REASON:

In the interest of orderly development.

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REASON:

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It is considered reasonable that the developer should



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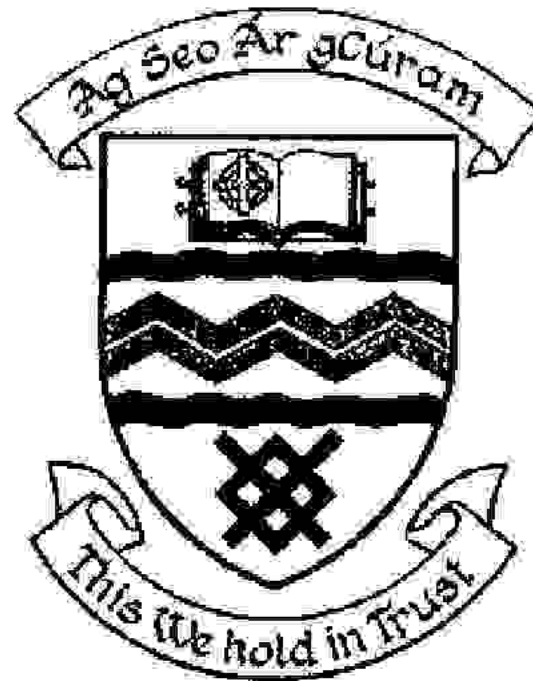
contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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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.

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

Decision Order Number 0919	Date of Decision 15/05/97
Register Reference S97A/0148	Date 19th March 1997

**Applicant** P. Breathnach,  
**Development** 2 storey, 2 bedroom town house.

**Location** adjacent to 55 Butterfield Avenue, Rathfarnham, Dublin 14.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/03/97 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 has shown foul discharge and surface water discharge being catered for by means of a combined system. This is unsatisfactory and the applicant is asked to clarify whether or not he can provide connections into 2 separate systems.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

15/05/97

John Murphy Architect,  
72 St. Aidan's Drive,  
Goatstown,  
Dublin 14.