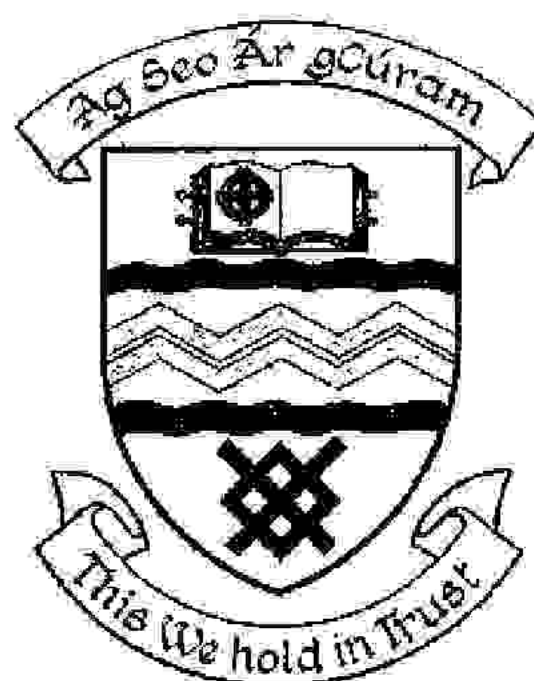


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96B/0506	
1. Location	12 Orchardton, off Willowbank Drive, Rathfarnham, Dublin 14.		
2. Development	Retention and reconstruction of existing garage conversion and utility room at side, retention of rear conservatory.		
3. Date of Application	24/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/02/97 2.	1. 12/05/97 2.
4. Submitted by	Name: Eamonn Weber, Address: Architect, 26 Aranleigh Mount, Rathfarnham,		
5. Applicant	Name: F. O'Sullivan, Address: 12 Orchardton, off Willowbank Drive, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1359 Date 10/07/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1667 Date 20/08/97	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.	

REG REF. S96B/0506 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Eamonn Weber,
Architect,
26 Aranleigh Mount,
Rathfarnham,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1667	Date of Final Grant 20/08/97
Decision Order Number 1359	Date of Decision 10/07/97
Register Reference S96B/0506	Date 12th May 1997

Applicant F. O'Sullivan,

Development Retention and reconstruction of existing garage conversion
and utility room at side, retention of rear conservatory.

Location 12 Orchardton, off Willowbank Drive, Rathfarnham, Dublin 14.

Floor Area 163.830 Sq Metres

Time extension(s) up to and including

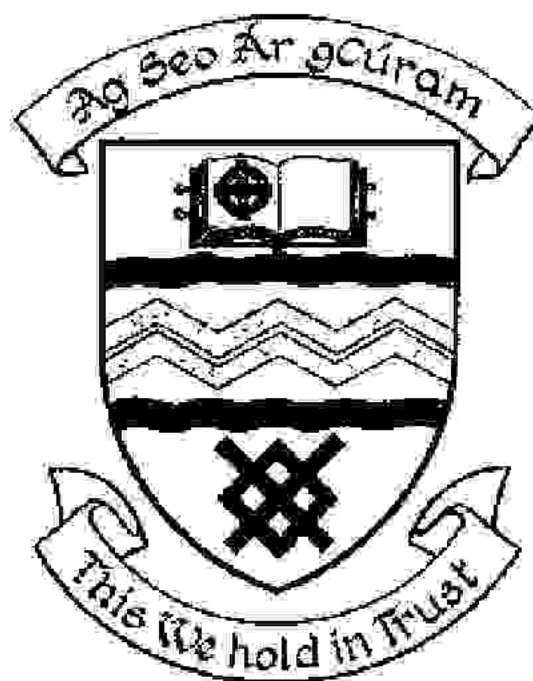
Additional Information Requested/Received 20/02/97 /12/05/97

A Permission has been granted for the development described above,
subject to the following (4) 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 additional information received on 12/5/97, 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 the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
 - 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
 - 4 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.
-
- (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.

REG REF. S96B/0506 SOUTH DUBLIN COUNTY COUNCIL
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.....A.D.....August 1997
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1359	Date of Decision 10/07/97
Register Reference S96B/0506	Date 24th December 1996

Applicant F. O'Sullivan,

Development Retention and reconstruction of existing garage conversion
and utility room at side, retention of rear conservatory.

Location 12 Orchardton, off Willowbank Drive, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 20/02/97 /12/05/97

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 (4) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

10/07/97

Eamonn Weber,
Architect,
26 Aranleigh Mount,
Rathfarnham,
Dublin 14.

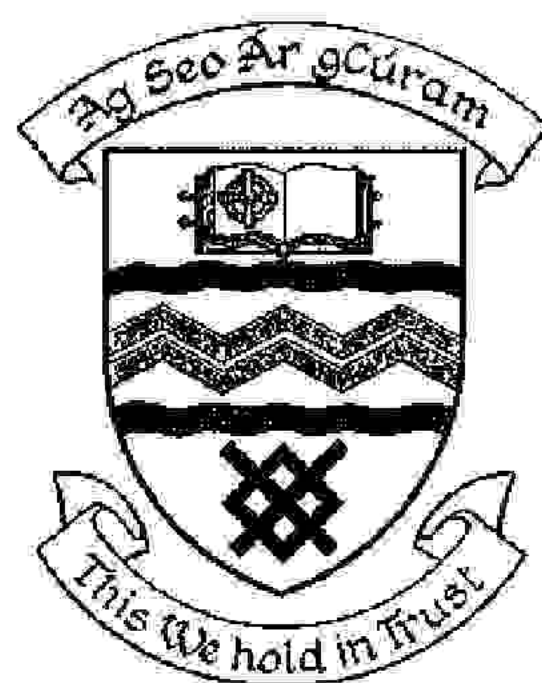
SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S96B/0506



**PLANNING
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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 additional information received on 12/5/97, 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 the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

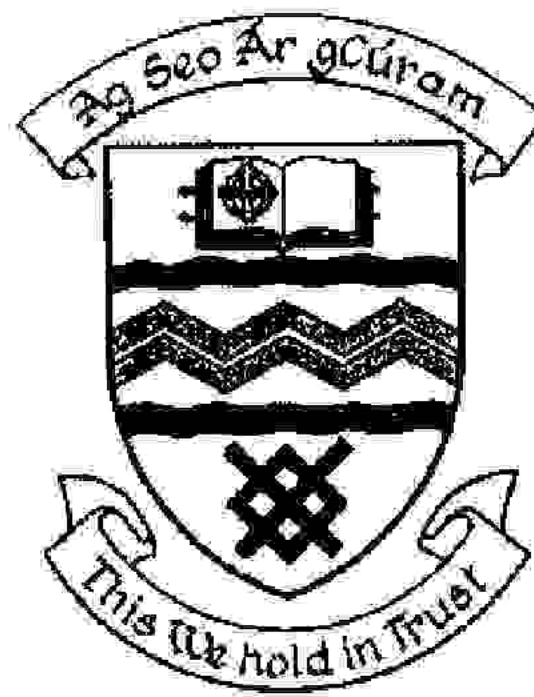
In the interest of visual amenity.

- 4 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.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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

Decision Order Number 0343	Date of Decision 20/02/97
Register Reference S96B/0506	Date 24th December 1996

Applicant F. O'Sullivan,
Development Retention and reconstruction of existing garage conversion
and utility room at side, retention of rear conservatory.

Location 12 Orchardton, off Willowbank Drive, Rathfarnham, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/12/96 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 submitted details in respect of the foul and surface water disposal arrangements and elevational treatment of side boundary wall are inadequate to fully assess this application. On site inspection the existing drainage situation is unacceptable. The applicant is requested to submit detailed drawings of proposed foul and surface water drainage arrangements which are to the requirements of the Environmental Services Department. Details to include:
 - a. elevational drawings of the side boundary wall (as viewed from the road);
 - b. details of location of public foul and surface water sewers in relation to the extension and boundary wall.
 - c. Provision for the internal inter connection of pipes so that the foul and surface water connections to public foul and surface water sewers are underground where they cross public property.

Eamonn Weber,
Architect,
26 Aranleigh Mount,
Rathfarnham,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S96B/0506

- 2 The proposed development would appear to result in overhanging of public property. This would be unacceptable to the Planning Authority. The applicant is asked to clarify whether or not he can construct the extension without interference on or over public property.
- 3 A plan showing the proposed elevation of side wall of the proposed development is required. In this regard the existing wooden fence strapped to side wall is unacceptable.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative officer

20/02/97