

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0581	
1. Location	rear of "The Mill House", White Church Road, Rathfarnham, Dublin 14, (with access on to St. Patricks Cottages).		
2. Development	Two storey detached dwelling.		
3. Date of Application	01/11/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Eamonn Weber, Address: 26 Aranleigh Mount, Rathfarnham, Dublin 14.		
5. Applicant	Name: P. Mullarney, Address: 1 Fortfield Terrace, Rathmines, Dublin 6.		
6. Decision	O.C.M. No. 0332  Date 18/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0634  Date 07/04/97	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. S96A/0581 SOUTH DUBLIN COUNTY COUNCIL  
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Eamonn Weber,  
26 Aranleigh Mount,  
Rathfarnham,  
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0634	Date of Final Grant 07/04/97
Decision Order Number 0332	Date of Decision 18/02/97
Register Reference S96A/0581	Date 1st November 1996

Applicant P. Mullarney,

Development Two storey detached dwelling.

Location rear of "The Mill House", White Church Road, Rathfarnham,  
Dublin 14, (with access on to St. Patricks Cottages).

Floor Area 113.506 Sq Metres

Time extension(s) up to and including 20/02/97

Additional Information Requested/Received /

A Permission has been granted for the development described above,  
subject to the following (16) 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 unsolicited additional information received on 7th February, 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 proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 3 That the bathroom windows be of opaque/obscured glass.  
REASON:  
In the interest of residential amenities.
- 4 That parking for two cars be provided within the curtilage of the site with an adequate turning area.  
REASON:  
In the interest of traffic safety.
- 5 Footpath and kerb to be dishd to the satisfaction of the Area Engineer, Roads Maintenance at the applicant's own expense.  
REASON:  
In the interest of the proper planning and development in the area and in the interest of traffic safety.
- 6 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.
- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be

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located underground throughout the entire site.

REASON:

In the interest of amenity.

- 8 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.

- 9 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.

- 10 That the foundations of the proposed dwelling be brought below the invert level of the piped stream.

REASON:

In the interest of traffic safety.

- 11 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.

- 12 That details of boundary treatment along St. Patrick's Cottages be submitted for prior written agreement with the Planning Authority. No hedges/trees along the boundary to be removed without the prior agreement of the Planning Authority.

REASON:

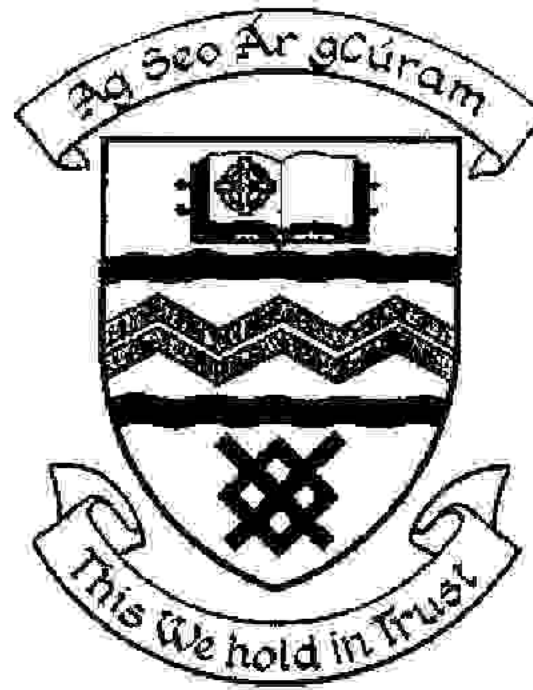
In the interest of orderly development and visual amenity.



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- 13 That the external finishes harmonise in colour and texture with the existing premises at St. Patrick's Terrace.  
REASON:  
In the interest of visual amenity.
- 14 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.
- 15 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.
- 16 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

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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.

- (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.

.....*Agforna*.....*STH* April 1997  
for SENIOR ADMINISTRATIVE OFFICER



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

Decision Order Number 0101	Date of Decision 17/01/97
Register Reference S96A/0581	Date 1st November 1996

Applicant P. Mullarney,  
App. Type Permission  
Development Two storey detached dwelling.

Location rear of "The Mill House", White Church Road, Rathfarnham,  
Dublin 14, (with access on to St. Patricks Cottages).

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 20/02/97

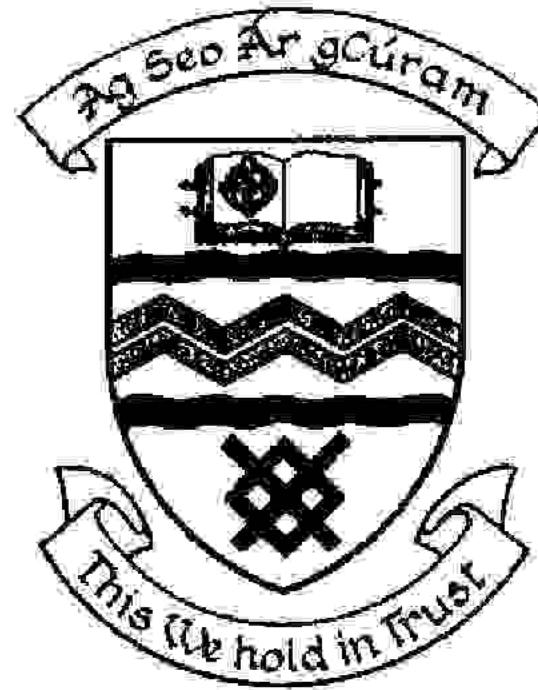
Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

17/01/97

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

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

Decision Order Number 2469	Date of Decision 19/12/96
Register Reference S96A/0581	Date 1st November 1996

**Applicant** P. Mullarney,  
**App. Type** Permission  
**Development** Two storey detached dwelling.  
  
**Location** rear of "The Mill House", White Church Road, Rathfarnham,  
Dublin 14, (with access on to St. Patricks Cottages).

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 21/01/97

Yours faithfully

  
..... 19/12/96  
for SENIOR ADMINISTRATIVE OFFICER

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