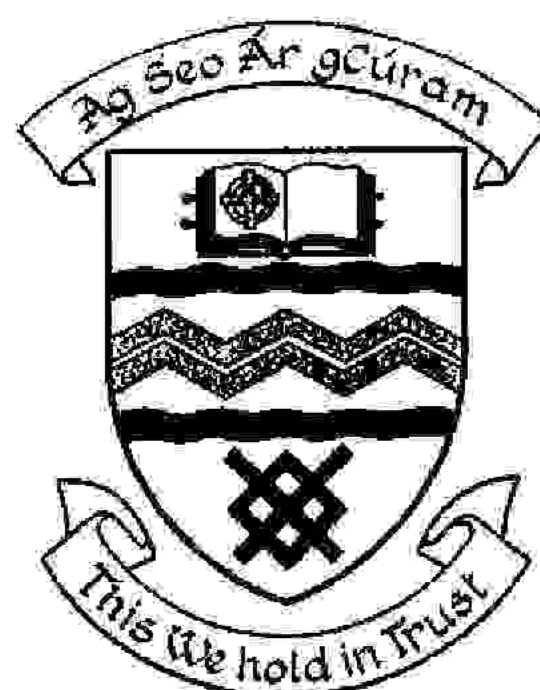


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0505	
1. Location	On site at rear of "Clonard", 8, Lr. Dodder Road, Rathfarnham, Dublin 14. (Facing St. Agnes's Terrace).		
2. Development	Detached single storey cottage.		
3. Date of Application	23/09/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/11/96 2.	1. 19/12/96 2.
4. Submitted by	Name: Mr. and Mrs. Joseph Lynch. Address: 13, The Heights, Woodpark,		
5. Applicant	Name: Mr. and Mrs. Joseph Lynch. Address: 13, The Heights, Woodpark, Ballinteer, Dublin 16.		
6. Decision	O.C.M. No. 0285 Date 17/02/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0622 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/0505 SOUTH DUBLIN COUNTY COUNCIL
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Mr. and Mrs. Joseph Lynch.
13, The Heights,
Woodpark,
Ballinteer,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0622	Date of Final Grant 07/04/97
Decision Order Number 0285	Date of Decision 17/02/97
Register Reference S96A/0505	Date 19th December 1996

Applicant Mr. and Mrs. Joseph Lynch.

Development Detached single storey cottage.

Location On site at rear of "Clonard", 8, Lr. Dodder Road,
Rathfarnham, Dublin 14. (Facing St. Agnes's Terrace).

Floor Area 76.500 Sq Metres

Time extension(s) up to and including

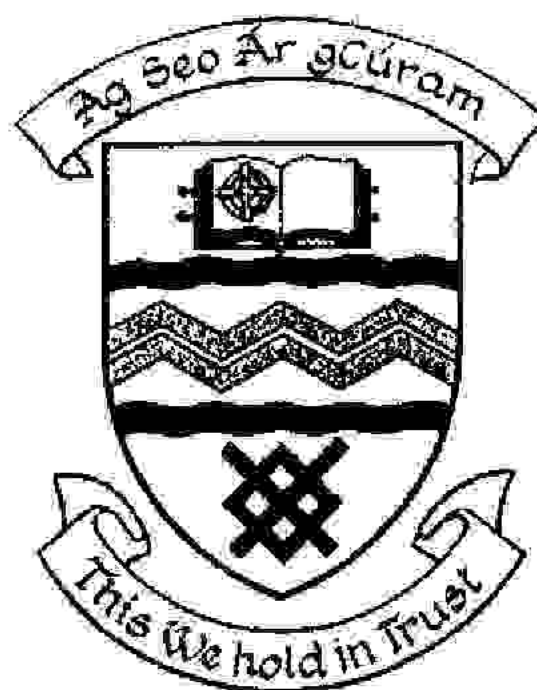
Additional Information Requested/Received 21/11/96 /19/12/96

A Permission has been granted for the development described above,
subject to the following (15) 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 19/12/96, 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 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 and with regard to the following:

- a. connection to public watermain to be made by South Dublin County Council at the expense of the applicant;

- b. 24 hour water storage to be provided.

REASON:

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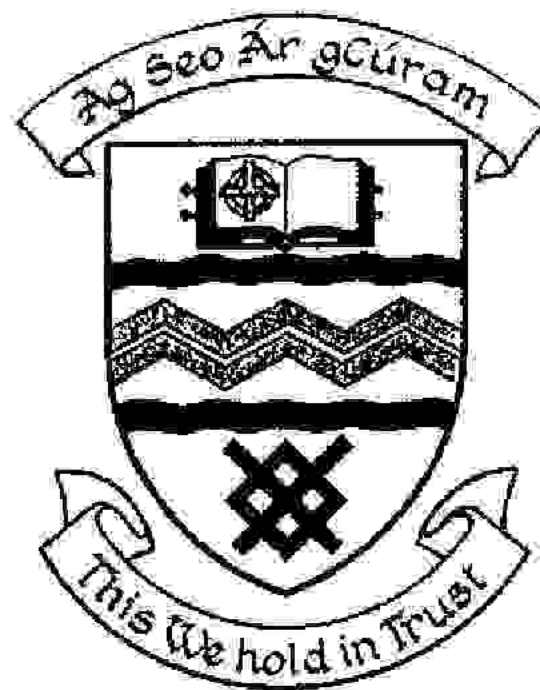
In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 That no part of the building be less than 5m from the adjacent surface water sewer.
REASON:
In the interest of the proper planning and development of the area.
- 8 That the finished floor level to be a minimum of .5m above maximum recorded flood level.
REASON:
In the interest of public safety.
- 9 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.
- 10 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.

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- 11 The details of boundary walls/railings in regard to exact location, height, design, material and finish be subject to prior approval of the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.
- 12 That at least 2 no. off-street car park spaces be provided on the site. This may allow for extending the garden area to the south of the proposed house. Details of site boundary shall be subject to prior approval of the Planning Authority.
REASON:
In the interest of traffic safety.
- 13 That 2m high hedge as indicated on the drawings be retained.
REASON:
In the interest of the proper planning and development of the area.
- 14 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.

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- 15 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 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.

Adhuna April 1997
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2256	Date of Decision 21/11/96
Register Reference S96A/0505	Date 23rd September 1996

Applicant Mr. and Mrs. Joseph Lynch.
Development Detached single storey cottage.

Location On site at rear of "Clonard", 8, Lr. Dodder Road,
Rathfarnham, Dublin 14. (Facing St. Agnes's Terrace).

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/09/96 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 applicant is requested to submit proposed levels at point of proposed connection to 150mm drain to demonstrate that 100mm drain can be laid at minimum gradient required of 1/40.
- 2 In regard to the Foul Sewer:
The applicant is requested to submit proposed levels at point of proposed connection to 150mm drain to demonstrate that 100mm drain can be laid at minimum gradient required of 1/40.

AND:

The applicant is requested to submit written permission to connect into private 150mm drain.

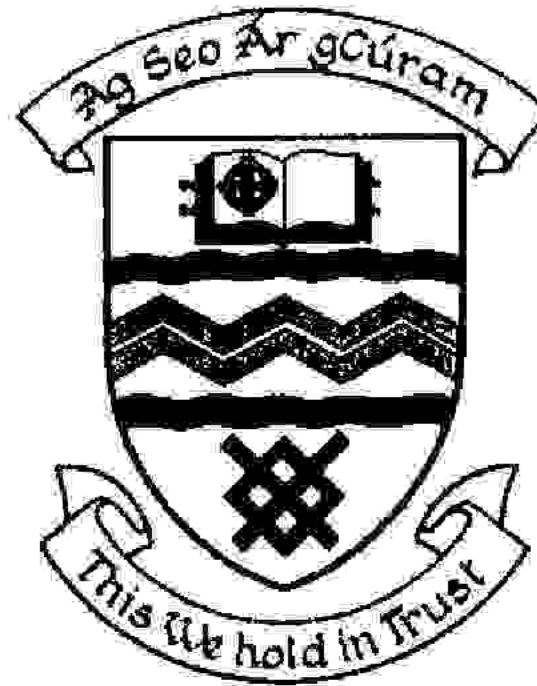
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REG REF. S96A/0505



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3 In regard to the surface water:

- (i) the Environmental Services Department consider that the proposed building is too close to existing surface water pipe.

The applicant is requested to clarify whether or not he is in a position to ensure that part of the building is not within 5m of the existing public surface water sewer.

N.B. The applicant should note that the pipe size of 600mm as indicated in drawing conflicts with South Dublin County Council records (900mm).

The applicant is also requested to submit details of maximum flood levels at this locality together with designed floor levels.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

21/11/96