

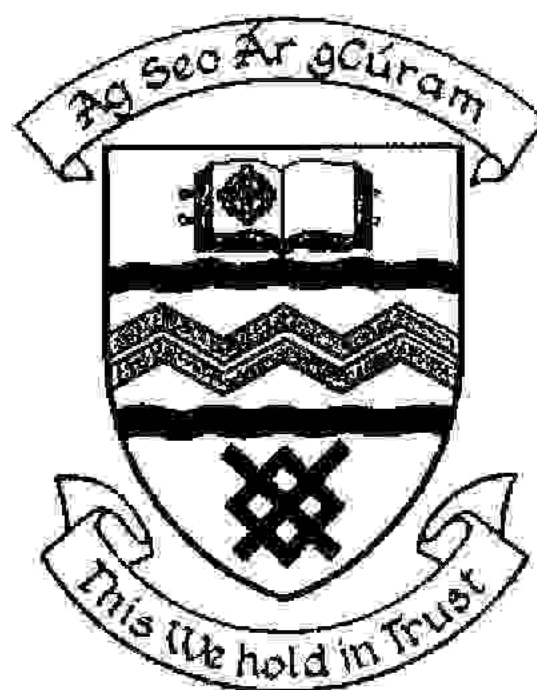
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0159	
1. Location	Access through "Edenbrook" on site to the side and rear of "Edenbrook", Ballyboden Rd., Rathfarnham, Co. Dublin.		
2. Development	Demolition of existing derelict house (Edenbrook House) and the construction of 18 number (6 x 3 bed. and 12 x 2 bed.) 2 storey apartments.		
3. Date of Application	21/03/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 17/05/96 2.	1. 28/06/96 2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main St.,		
5. Applicant	Name: Clayworth Investments Ltd., Address: 21 Terenure Road West, Dublin 6W.		
6. Decision	O.C.M. No. 1671 Date 27/08/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect	
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.	

SOUTH DUBLIN COUNTY COUNCIL

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Frank Elmes & Co.,
2 Waldemar Terrace,
Main St.,
Dundrum,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1997	Date of Final Grant 10/10/96
Decision Order Number 1671	Date of Decision 27/08/96
Register Reference S96A/0159	Date 28th June 1996

Applicant Clayworth Investments Ltd.,

Development Demolition of existing derelict house (Edenbrook House) and the construction of 18 number (6 x 3 bed. and 12 x 2 bed.) 2 storey apartments.

Location Access through "Edenbrook" on site to the side and rear of "Edenbrook", Ballyboden Rd., Rathfarnham, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/05/96 /28/06/96

A Permission has been granted for the development described above,
subject to the following (25) 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 additional information received on 28.6.96, 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 Details of the access of the existing estate road to be agreed with Roads Department before development commence.
REASON:
In the interest of the proper planning and development of the area.

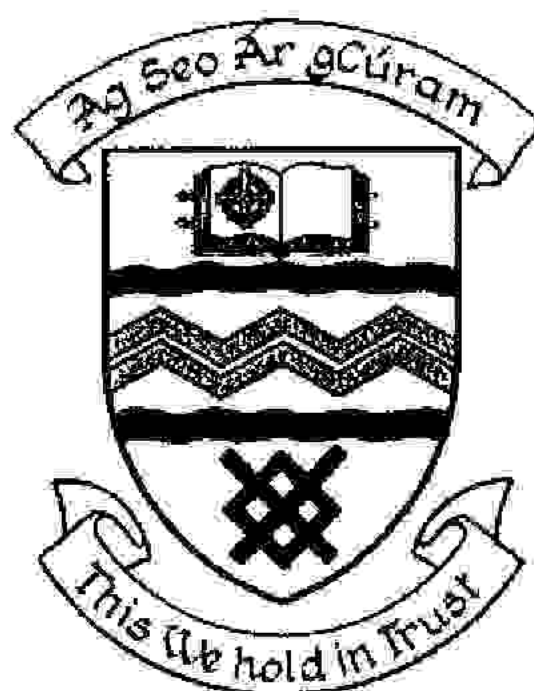
- 3 That a financial contribution in the sum of money equivalent to the value of £14,400 (fourteen thousand, four hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to 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.

- 4 That all connections to watermains to be made by South Dublin County Council at the expense of the applicant. A minimum of 24 hour storage shall be provided.
REASON:
In the interest of the proper planning and development of the area.

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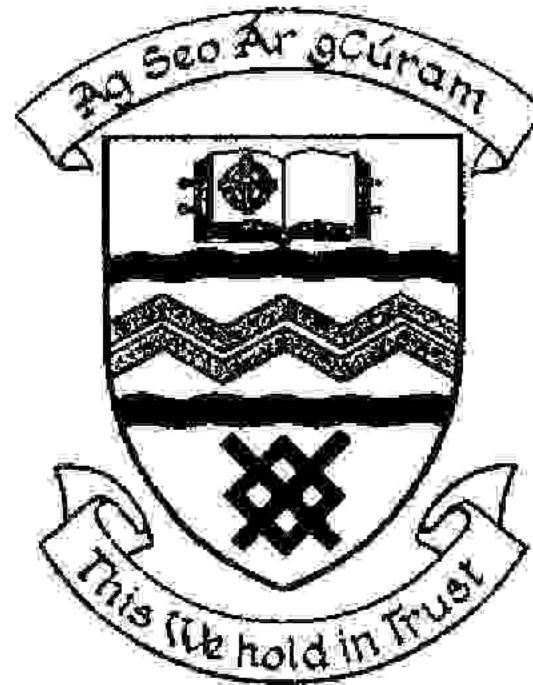
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- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 7 That a public lighting layout for the development (road open space, pedestrian access) be submitted for agreement with the Planning Authority before commencement of development on site. Public lighting shall be provided in accordance with this agreed scheme before occupancy of any dwelling in the proposed development.
REASON:
In the interest of the proper planning and development of the area.
- 8 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.
- 9 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings and that prior to the commencement of works on site the developer shall agree with Parks and Landscape Services Department and lodge with the Planning Authority, a detailed landscape plan for the open space with full works specification (including timescale for implementation) and bill of quantities for the development of the open space. This plan shall include grading, topsoiling, seeding and tree and shrub planting as necessary.
REASON:
In the interest of the proper planning and development of the area.

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- 10 That trees to be retained on site shall be protected by suitable fencing to enclose at least the area covered by the spread of the branches. The fence shall be erected before the commencement of any site works. Trees No. 415, 416 and 420 are exempt due to proximity to outbuildings which are to be demolished. A scheme of tree felling and surgery works based on the applicants tree survey shall be carried out prior to the commencement of site development work.

REASON:

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

- 11 Prior to the commencement of works on site a tree bond of £20,000 (twenty thousand pounds) shall be lodged with the Planning Authority to ensure the protection of existing trees on site during construction works.

REASON:

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

- 12 In lieu of provision of Class 1 open space the developer shall pay a financial contribution of £500 (five hundred pounds) per dwelling towards the provision and development of recreational facilities at Rathfarnham Castle; 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.

- 13 That the patio area of all units remain unfenced and open to the remainder of the private open space. Details of the development of the patio areas and open space to be agreed with the Planning Authority prior to commencement of development. Details should provide for a general security fencing of the entire area.

REASON:

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

- 14 That all dwellings shall be provided with fenestration that will not unduly inhibit overlooking of open space to the rear. Details shall be submitted for agreement with the

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Planning Authority before commencement of development.

REASON:

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

- 15 That the footbridge be provided with a handrail of suitable quality and design and details shall be submitted for agreement with the Planning Authority before commencement of development on site.

REASON:

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

- 16 That extra screen planting be provided before occupancy of dwellings along the site boundary adjoining Boden Wood to ensure maximum privacy and that a 2m boundary wall shall be provided along the boundary with Edenbrook Court and external finishes on the Edenbrook Court side shall be agreed with the Edenbrook Management Ltd. and/or the Planning Authority before commencement of development.

REASON:

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

- 17 That no gates shall be permitted at the vehicular entrance to the site of proposed development.

REASON:

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

- 18 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

REASON:

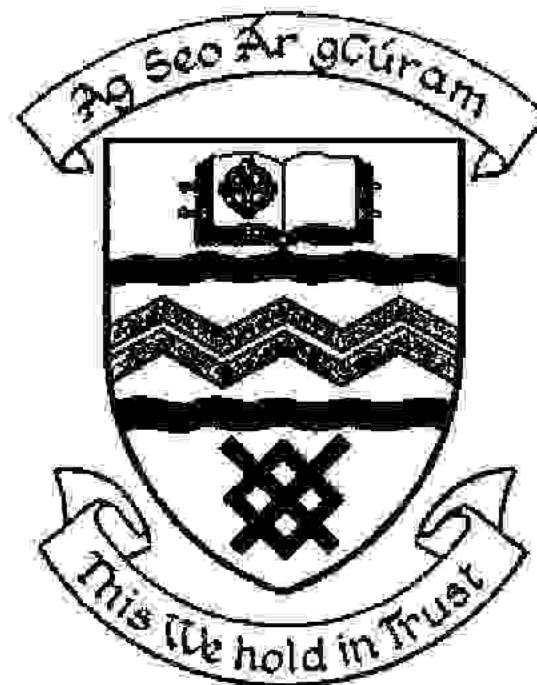
In order to comply with the Sanitary Services Acts, 1878-1964.

- 19 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.

- 20 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
REASON:
In the interest of visual amenity.
- 21 That a financial contribution in the sum of £6,000 (six thousand 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 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 service.
- 22 That an acceptable naming and numbering scheme be submitted to and approved by South Dublin County Council before any constructional work takes place on the proposed apartments.
REASON:
In the interest of the proper planning and development of the area.
- 23 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of proper planning and development.
- 24 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including, roads,

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open spaces, car parking, sewer, watermains and drains have been given by:

- (a) Lodgement with South Dublin County Council of an approved bond or letter of guarantee in the sum of £9,000 (nine thousand pounds);

OR...../

- (b) Lodgement with South Dublin County Council of a cash sum of £9,000 (nine thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.

REASON:

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

- 25 Notwithstanding the exempted development provisions of the Local Government (Planning and Development) Regulations, 1994, as amended, no extension shall be added to any of the proposed dwelling units save with a prior grant of planning permission.

REASON:

In the interest of amenity.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

Brian Connolly 11th October 1996
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1671	Date of Decision 27/08/96
Register Reference S96A/0159	Date 21st March 1996

Applicant Clayworth Investments Ltd.,

Development Demolition of existing derelict house (Edenbrook House) and the construction of 18 number (6 x 3 bed. and 12 x 2 bed.) 2 storey apartments.

Location Access through "Edenbrook" on site to the side and rear of "Edenbrook", Ballyboden Rd., Rathfarnham, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/05/96 /28/06/96

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 (25) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....
for SENIOR ADMINISTRATIVE OFFICER

27/08/96

Frank Elmes & Co.,
2 Waldemar Terrace,
Main St.,
Dundrum,
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 additional information received on 28.6.96, 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 Details of the access of the existing estate road to be agreed with Roads Department before development commence.
REASON:
In the interest of the proper planning and development of the area.

- 3 That a financial contribution in the sum of money equivalent to the value of £14,400 (fourteen thousand, four 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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- 4 That all connections to watermains to be made by South Dublin County Council at the expense of the applicant. A minimum of 24 hour storage shall be provided.

REASON:

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

- 5 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.

- 6 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.

- 7 That a public lighting layout for the development (road open space, pedestrian access) be submitted for agreement with the Planning Authority before commencement of development on site. Public lighting shall be provided in accordance with this agreed scheme before occupancy of any dwelling in the proposed development.

REASON:

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

- 8 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.

- 9 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on

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completion of their dwellings and that prior to the commencement of works on site the developer shall agree with Parks and Landscape Services Department and lodge with the Planning Authority, a detailed landscape plan for the open space with full works specification (including timescale for implementation) and bill of quantities for the development of the open space. This plan shall include grading, topsoiling, seeding and tree and shrub planting as necessary.

REASON:

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

- 10 That trees to be retained on site shall be protected by suitable fencing to enclose at least the area covered by the spread of the branches. The fence shall be erected before the commencement of any site works. Trees No. 415, 416 and 420 are exempt due to proximity to outbuildings which are to be demolished. A scheme of tree felling and surgery works based on the applicants tree survey shall be carried out prior to the commencement of site development work.

REASON:

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

- 11 Prior to the commencement of works on site a tree bond of £20,000 (twenty thousand pounds) shall be lodged with the Planning Authority to ensure the protection of existing trees on site during construction works.

REASON:

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

- 12 In lieu of provision of Class 1 open space the developer shall pay a financial contribution of £500 (five hundred pounds) per dwelling towards the provision and development of recreational facilities at Rathfarnham Castle; this contribution to be paid before the commencement of development on site.

REASON:

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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.

- 13 That the patio area of all units remain unfenced and open to the remainder of the private open space. Details of the development of the patio areas and open space to be agreed with the Planning Authority prior to commencement of development. Details should provide for a general security fencing of the entire area.

REASON:

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

- 14 That all dwellings shall be provided with fenestration that will not unduly inhibit overlooking of open space to the rear. Details shall be submitted for agreement with the Planning Authority before commencement of development.

REASON:

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

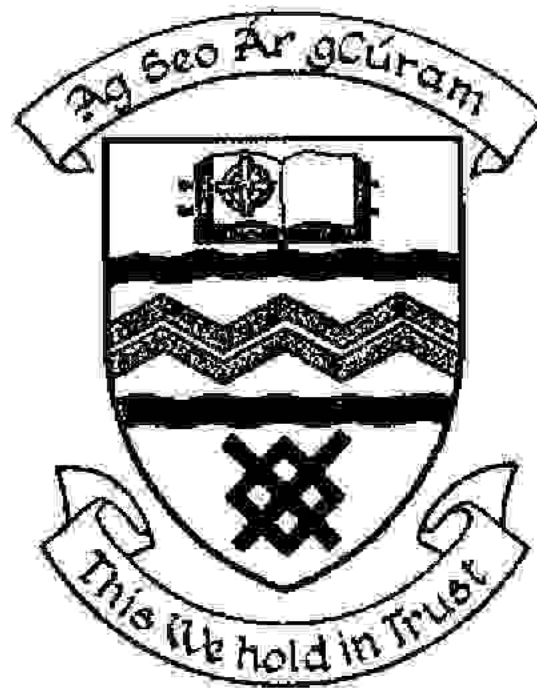
- 15 That the footbridge be provided with a handrail of suitable quality and design and details shall be submitted for agreement with the Planning Authority before commencement of development on site.

REASON:

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

- 16 That extra screen planting be provided before occupancy of dwellings along the site boundary adjoining Boden Wood to ensure maximum privacy and that a 2m boundary wall shall be provided along the boundary with Edenbrook Court and external finishes on the Edenbrook Court side shall be agreed with the Edenbrook Management Ltd. and/or the

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Planning Authority before commencement of development.

REASON:

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

- 17 That no gates shall be permitted at the vehicular entrance to the site of proposed development.

REASON:

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

- 18 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.

- 19 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.

- 20 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

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- 21 That a financial contribution in the sum of £6,000 (six thousand 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 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 service.
- 22 That an acceptable naming and numbering scheme be submitted to and approved by South Dublin County Council before any constructional work takes place on the proposed apartments.
REASON:
In the interest of the proper planning and development of the area.
- 23 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.
REASON:
In the interest of proper planning and development.
- 24 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including, roads, open spaces, car parking, sewer, watermains and drains have been given by:
- (a) Lodgement with South Dublin County Council of an approved bond or letter of guarantee in the sum of £9,000 (nine thousand pounds);
- OR...../
- (b) Lodgement with South Dublin County Council of a cash sum of £9,000 (nine thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.

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REASON:

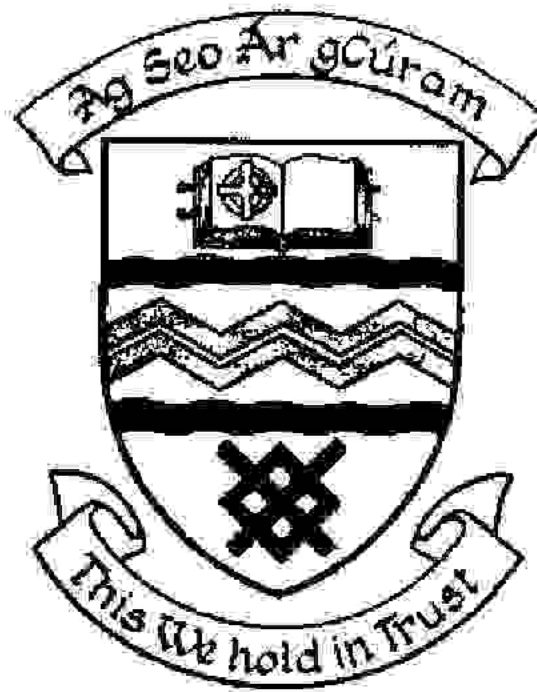
To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 25 Notwithstanding the exempted development provisions of the Local Government (Planning and Development) Regulations, 1994, as amended, no extension shall be added to any of the proposed dwelling units save with a prior grant of planning permission.

REASON:

In the interest of amenity.

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

Decision Order Number 0897	Date of Decision 17/05/96
Register Reference S96A/0159	Date 21st March 1996

Applicant Clayworth Investments Ltd.,
Development Demolition of existing derelict house (Edenbrook House) and the construction of 18 number (6 x 3 bed. and 12 x 2 bed.) 2 storey apartments.

Location Access through "Edenbrook" on site to the side and rear of "Edenbrook", Ballyboden Rd., Rathfarnham, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/03/96 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 detailed longitudinal cross sections showing the relationship between the proposed development and the adjoining dwellings in Boden Wood.
- 2 The applicant is to submit a fully detailed and accurate tree survey of the site and identify clearly the trees which are proposed to be removed, and those being retained.
- 3 The applicant is to submit full details of the proposed boundary treatment to be used in the proposed development.

Frank Elmes & Co.,
2 Waldemar Terrace,
Main St.,
Dundrum,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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~~REG REF. S96A/0159~~

- 4 The applicant proposes to connect to a private drain and must submit design calculations showing that the proposed drainage system has sufficient capacity up to public sewer.
- 5 The applicant is to submit detailed watermain layout.
- 6 The applicant is requested to identify clearly the lands owned by Deane Bros. on map referred to as Plan A appended to the Deed of Grant submitted as part of the application. In this respect the applicant should identify the area stated as "coloured yellow" third Schedule in the paragraph numbered 1.

Signed on behalf of South Dublin County Council

.....*LB*.....
for Senior Administrative Officer

17/05/96