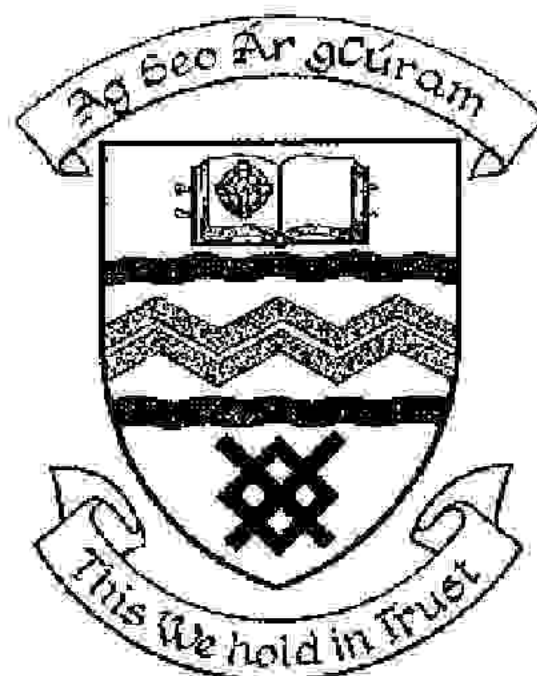


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SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

| | |
|------------------------------|-----------------------------|
| Decision Order Number 0337 | Date of Decision 13/02/2002 |
| Register Reference S01A/0845 | Date 14/12/01 |

Applicant Patrick Mernagh,

Development Detached two storey house.

Location 28 St. Patricks Cottages, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including


Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

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 REFUSE OUTLINE PERMISSION in respect of the above proposal.

for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

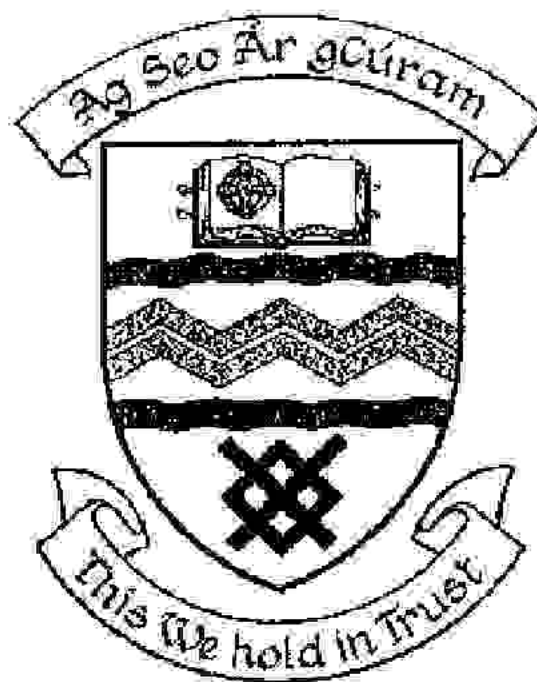

..... 13/02/02
for SENIOR ADMINISTRATIVE OFFICER

Henry Noonan & Associates,
52 Morehampton Road,
Dublin 4.

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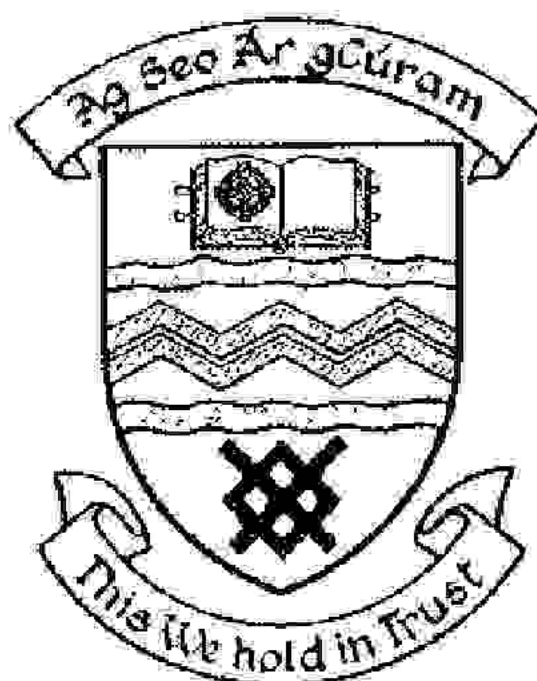
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REG REF. S01A/0845

Reasons

- 1 The development as shown in the submitted plans, a single detached cottage set back from the existing building line, would be out of character with surrounding development and would seriously injure the amenities of property in the vicinity. Thus contrary to the proper planning and development of the area.
- 2 The proposed dwelling by reason of its size, its detached nature and set back from the existing building line, would be injurious to the visual amenities of the area. Thus, the proposed development would be contrary to the proper planning and development of the area.

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John F. O'Connor and Associates,
Architects and Planning Consultants,
11a Greenmount House,
Harolds Cross,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

| | |
|-------------------------------|--------------------------------|
| Final Grant Order Number 2992 | Date of Final Grant 28/08/2002 |
| Decision Order Number 2510 | Date of Decision 15/07/2002 |
| Register Reference S01A/0846 | Date 17/12/01 |

Applicant Mr. P. Regan,

Development 2 storey 3 bed dwelling to side

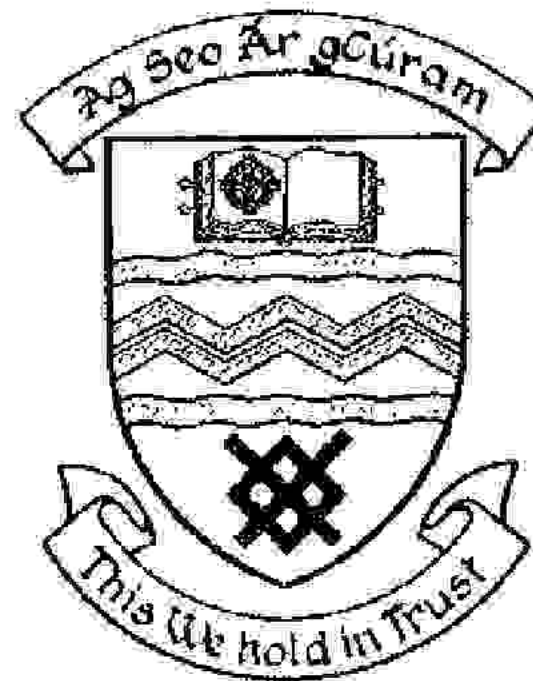
Location 206 Woodfield, Scholarstown Road, Knocklyon, Dublin 16.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including 15/07/2002
Additional Information Requested/Received /

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

SOUTH DUBLIN COUNTY COUNCIL

REG REF. S012/0846 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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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, unsolicited additional information received on 21/02/02 and unsolicited additional information received on 17/06/02, 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 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:

i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

ii) Applicant shall ensure full and complete separation of foul and surface water systems.

iii) As a 225mm diameter surface water sewer is within 5m (approx. 4.6m) of the proposed house; the applicant shall submit a detailed method statement for the construction of the house including full details of how it is proposed to protect the sewer from damage, to the Environmental Services Department for written approval prior to the commencement of development on site. These shall include constructing the foundations beneath the invert level of the sewer.

iv) As a 100mm diameter watermain is within 5m (approx. 3.0m) of the proposed house, prior to the commencement of development on site the applicant shall submit a detailed method statement for the construction of the house to the Environmental Services Department for written approval, including full details of how it is proposed to protect the watermain from damage. These shall include constructing the foundations beneath the invert level of the watermain.

v) The property shall have its own individual service connection to the public watermain and 24 hour storage.

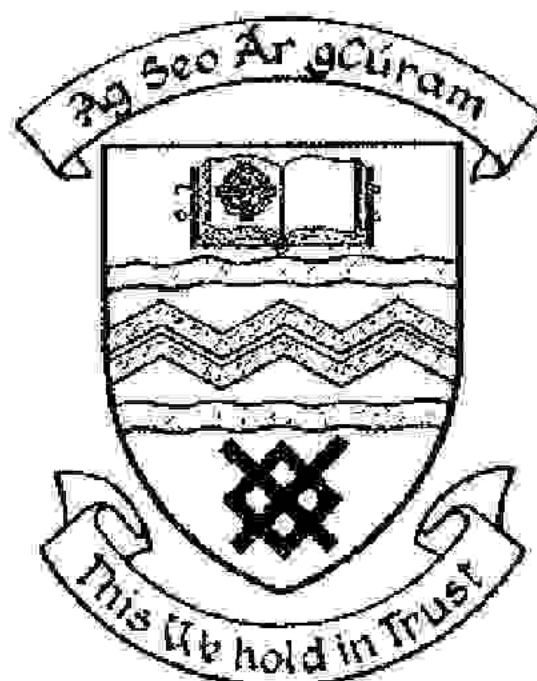
SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S014/08/16 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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vi) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

- 5 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.

- 6 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.

- 7 That an acceptable house number be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 8 Prior to the first occupation of the dwelling the front and rear garden areas shall be leveled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

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

- 9 The following requirements of the Roads Department shall be satisfied:

a) The footpath and kerb to be dished and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance.

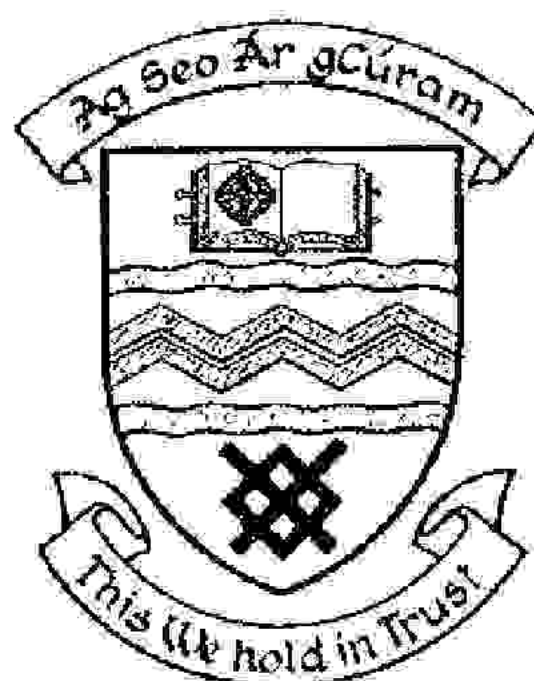
b) The applicant shall provide and construct 2 no. off street car parking spaces in the front garden area of the proposed house.

Reason: In the interests of public safety.

- 10 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) 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

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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.

- 11 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) 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 facilitates 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.

- 12 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of 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 development and improvement of amenity lands in the area which will facilitate the proposed development.

- 13 That a financial contribution in the sum of EUR 1,452 (one thousand four hundred and fifty two euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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 the works.

- 14 That a financial contribution in the sum of EUR 750 (seven hundred and fifty euro) be paid by the proposer to South Dublin County Council towards the cost of the Water Supply

SOUTH DUBLIN COUNTY COUNCIL

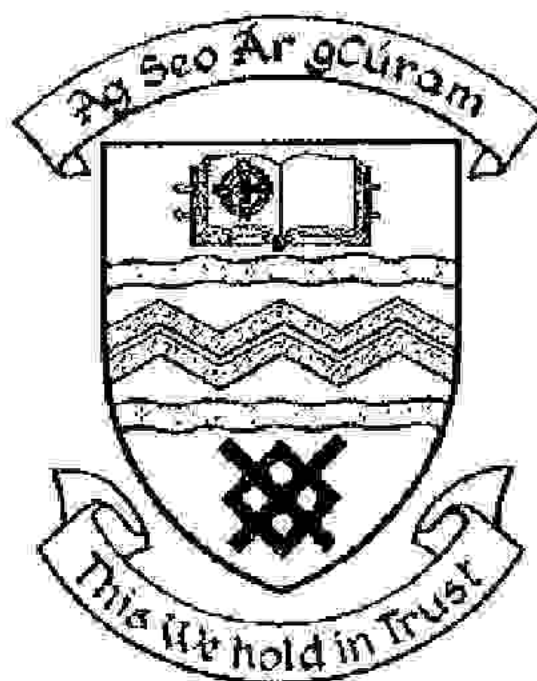
REG. REF. S017/08461

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Enhancement and Extension Scheme which will 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 the works.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (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.

..... 30/08/02
for SENIOR ADMINISTRATIVE OFFICER