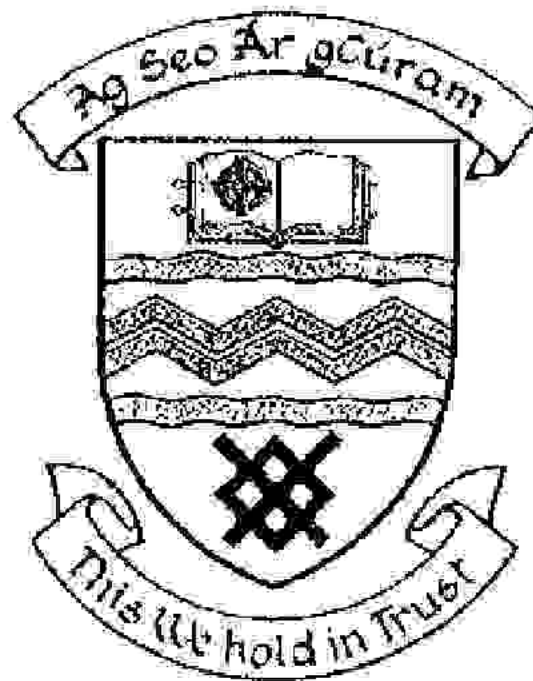


SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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.....Eamonn Weber  
.....180 Rathgar Rd.  
.....Rathgar  
.....Dublin 6.

Date: 4/4/02

Reg. Ref. no. S01A/0827

RE: Detached dormer bungalow  
with access onto Allenton Dr. at  
Rear - 11 Bohernabreena Cottages - D.24

Dear Sir,

Please be advised that due to a typographical error the Final Grant Order Number for the above application appeared as 04...7.7 The Final Grant Order Number should read 04...7.7a. This letter should be read in conjunction with the original Notification of Grant of Permission.

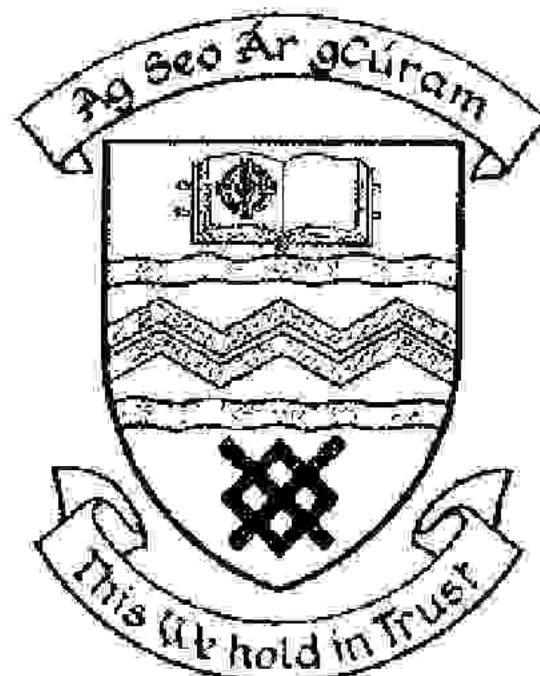
I apologise for any inconvenience caused.

Yours sincerely,

  
for Senior Administrative Officer.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No.  S01A/0827
1. Location	11 Bohernabreena Cottages, Bohernabreena, Dublin 24.	
2. Development	Detached dormer bungalow with access onto Allenton Drive at rear.	
3. Date of Application	11/12/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Eamonn Weber (Architect), Address: 180 Rathgar Road, Rathgar,	
5. Applicant	Name: D. Rice & R. Campbell, Address: 97 St. Maelruans Park, Tallaght, Dublin 24.	
6. Decision	O.C.M. No. 0286 Date 07/02/2002	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 0477 Date 21/03/2002	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.

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Eamonn Weber (Architect),  
180 Rathgar Road,  
Rathgar,  
Dublin 6.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 0477	Date of Final Grant 21/03/2002
Decision Order Number 0286	Date of Decision 07/02/2002
Register Reference S01A/0827	Date 11/12/01

**Applicant** D. Rice & R. Campbell,

**Development** Detached dormer bungalow with access onto Allenton Drive at rear.

**Location** 11 Bohernabreena Cottages, Bohernabreena, Dublin 24.

**Floor Area** 191.64 Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (15) Conditions.

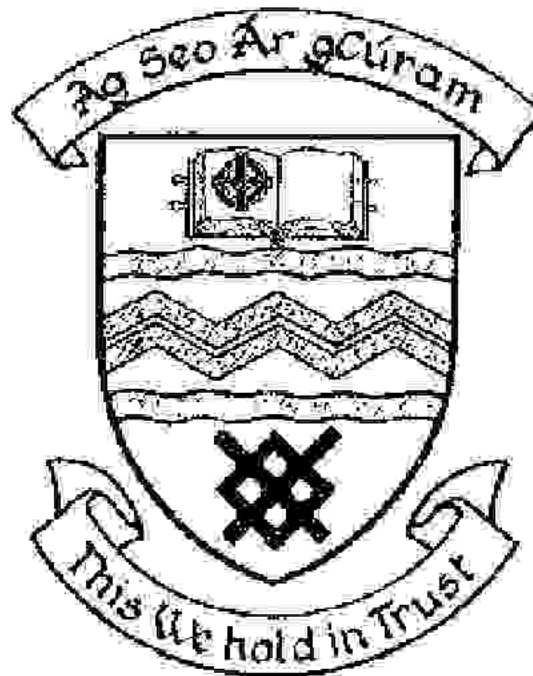


# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01170000 **COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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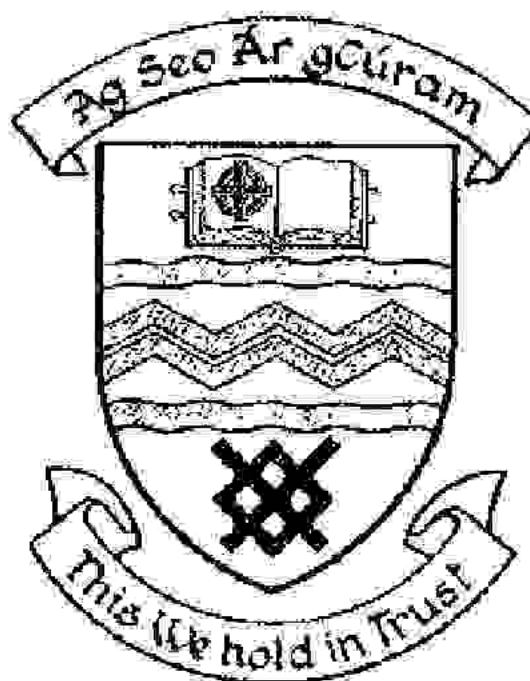
## Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 Two off-street car parking spaces shall be provided within the curtilage of the dwelling house.  
REASON:  
In the interest of public safety.
- 4 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority, prior to the commencement of development. This shall include details including drawings, of suitable screening to be provided to the rear of the dwelling, adjoining the rear garden of No. 10 Bohernabreena Cottages, in order to avoid overlooking from the ground floor windows of the proposed house.  
REASON:  
In the interest of visual amenity.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The following requirements of the Environmental Services Department shall be satisfied:
  - (i) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
  - (ii) The applicant shall ensure the full and complete separation of foul and surface water systems.
  - (iii) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
  - (iv) The property shall have its own individual service connection to the public watermain and 24 hour storage.

SOUTH DUBLIN COUNTY COUNCIL  
REG. REF. S01A70557  
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- (v) If the water service connection for the property crosses through adjoining properties then a letter of consent from owner of this property shall be submitted prior to the commencement of development.
- (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 the interests of public safety and in order to comply with the Sanitary Services Acts, 1878-1964.

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

REASON:

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

- 7 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.

- 8 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.

- 9 Prior to the commencement of development the applicant shall submit details of the proposed finishes for the external walls and roof of the dwelling for the written agreement of the Planning Authority.

REASON:

In the interest of visual amenity.

- 10 Prior to the commencement of development, the applicant shall submit a letter of agreement from the Development Department of South Dublin County Council for the construction of the proposed driveway across the open green area on Allenton Drive.

REASON:

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



# SOUTH DUBLIN COUNTY COUNCIL

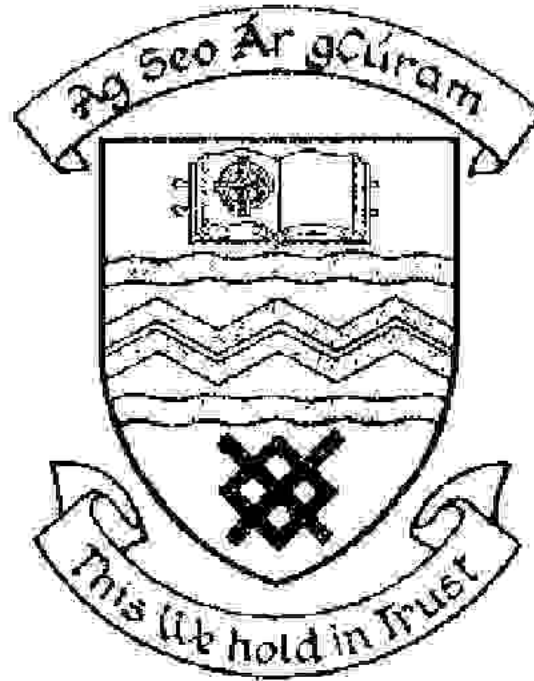
REG REF. S01270007

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- 11 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 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.

- 12 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.

- 13 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:

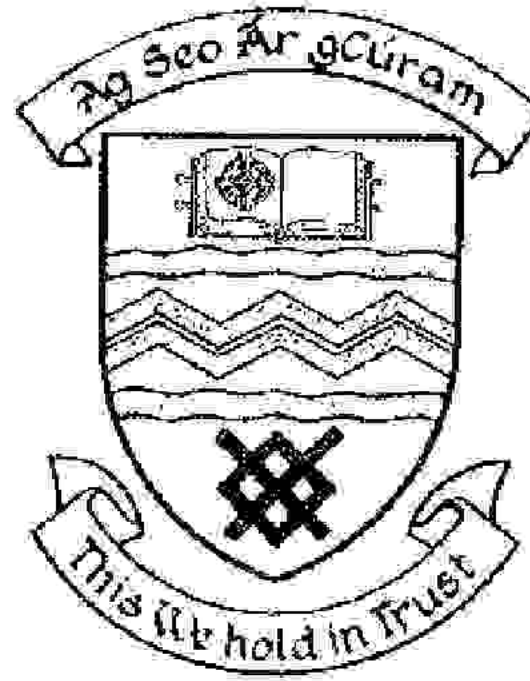
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 14 That a financial contribution in the sum of EUR 857 (eight hundred and fifty seven euro) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme 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.

SOUTH DUBLIN COUNTY COUNCIL  
REG. REF. S01A/0271 CHONTAE ÁTHA CLIATH THEAS



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- 15 That a financial contribution in the sum of EUR 1,451 (one thousand four hundred and fifty one 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.

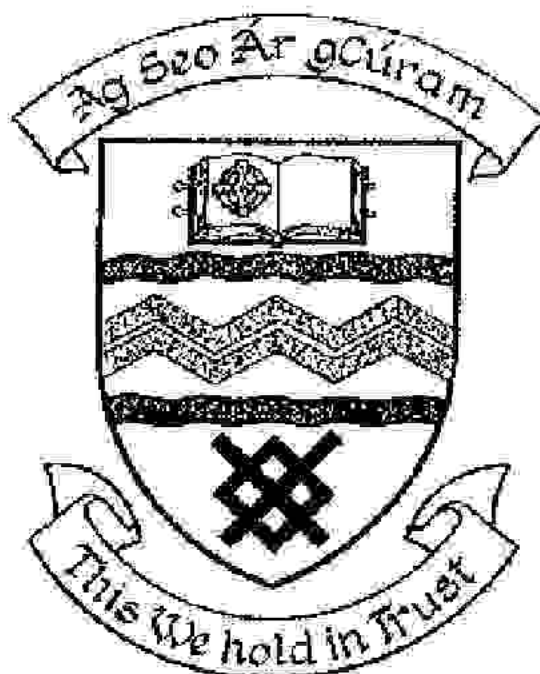
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

.....22/03/02  
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 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0286	Date of Decision 07/02/2002
Register Reference S01A/0827	Date: 11/12/01

Applicant U. Rice & R. Campbell,  
Development Detached dormer bungalow with access onto Allenton Drive at rear.  
Location 11 Bohernabreena Cottages, Bohernabreena, Dublin 24.  
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 GRANT PERMISSION in respect of the above proposal.

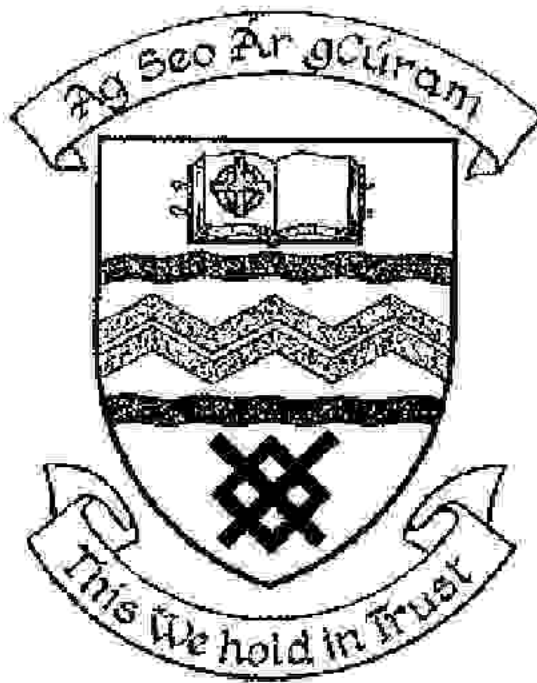
Subject to the conditions ( 15 ) on the attached Numbered Pages,  
Signed on behalf of the South Dublin County Council.

  
07/02/02  
for SENIOR ADMINISTRATIVE OFFICER

Eamonn Weber (Architect),  
180 Rathgar Road,  
Rathgar,  
Dublin 6.



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



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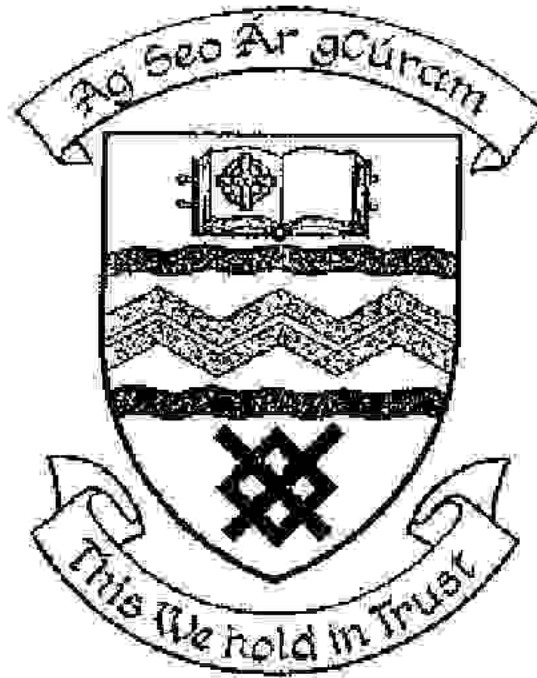
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REG REF. S01A/0827

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REG. REF. S01A/0827

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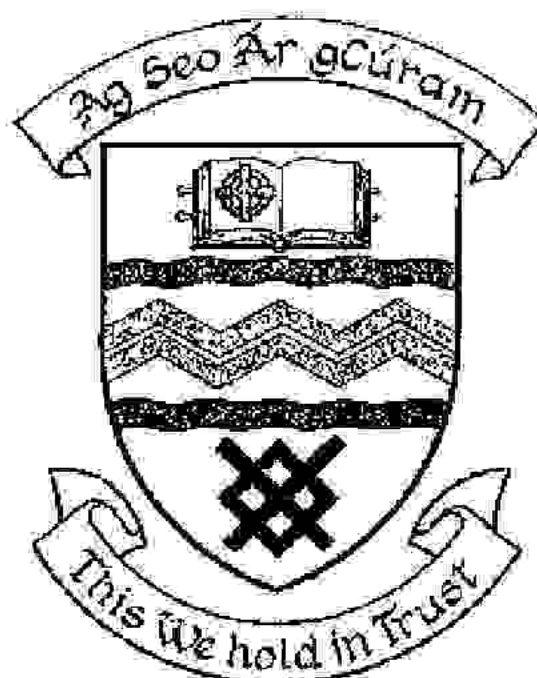
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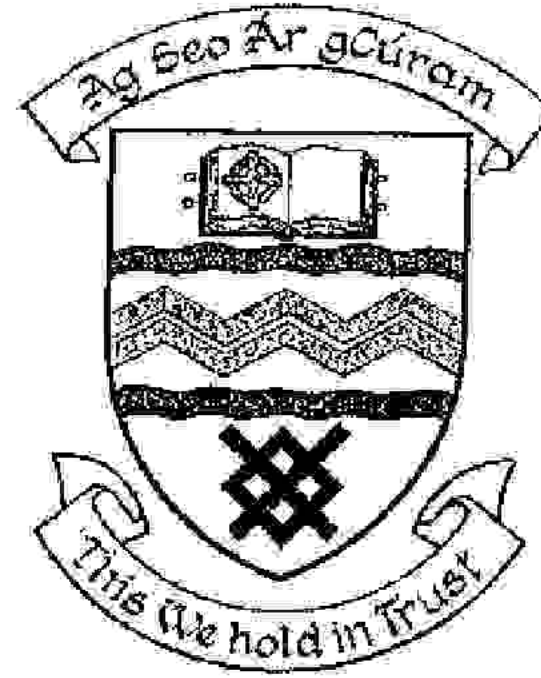
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