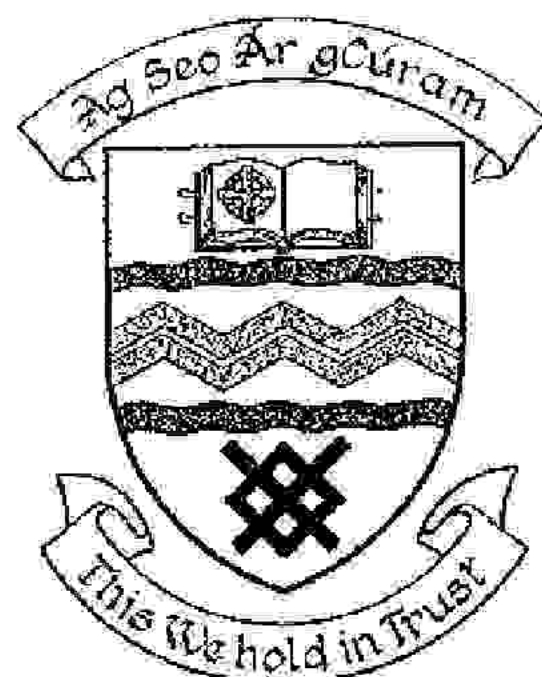


**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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**LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 - 1999
AND PLANNING & DEVELOPMENT ACT 2000**

Decision Order Number 0654	Date of Decision 27/03/2002
Register Reference S01A/0727	Date: 31/10/01

Applicant Eithne Clarke,
Development Dormer bungalow.

Location Woodtown Park, Stocking Lane, Rathfarnham, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 31/10/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

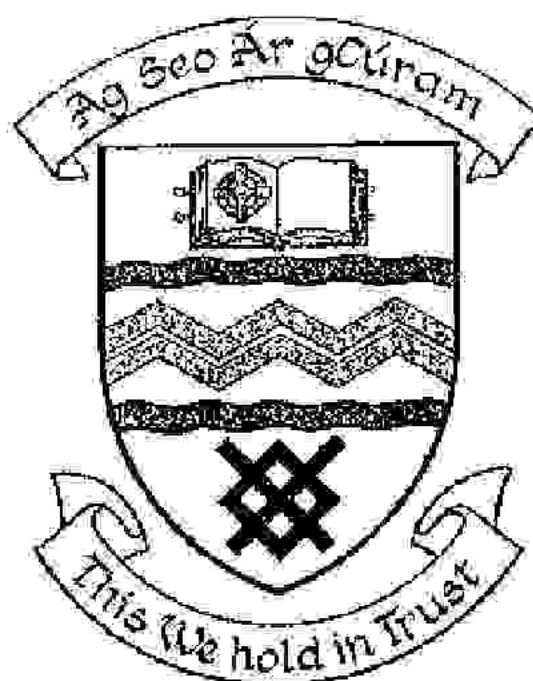
- 1 The site is located in an area zoned 'F' in the South Dublin County Development Plan, 1998, the objective for which is 'to preserve and provide for open space and recreational amenities'. Policy OS4 of the Development Plan, states that 'it is the policy of the Council to retain in open space use, lands with established recreational uses where practicable'. This policy continues by stating that 'it is the intention that such lands be retained in open space use and that their condition be managed in such a way as to be conducive to the maintenance or improvement of the amenity of the area in which they are situated' (Section 2.8.4.1). In light of this aforementioned policy, the applicant is requested to justify in detail the need for the proposed dwelling on these lands, and how the proposal would satisfy the zoning objective 'F', as set out above.

Mark Allen,
23 Avoca Hall,
Blackrock,
Co. Dublin.

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REG REF. S01A/0727

- 2 The applicant is requested to submit revised public notices (both site and newspaper notices) correctly indicating what is proposed on this site, as per the Local Government (Planning and Development) Regulations 1994, namely a dormer bungalow, septic tank, new entrance and demolition of part of existing cottage.
- 3 The applicant is requested to clarify whether the proposed site and its boundary wall is, or at any time was, within the curtilage of Woodtown Park House, a List 1 Protected Structure. If so, the applicant shall submit revised public notices indicating this.
- 4 The applicant is requested to submit a detailed Landscaping Plan showing full works specification, type of species of planting proposed, location of planting etc.
- 5 Roads Department requires 3m x 90m vision splays in both directions of the proposed entrance point. The applicant is requested to submit a revised Site Layout Plan indicating the road edge with a dashed line and showing the 3m x 90m vision splays. If this requires the removal of any trees, hedgerow shrubs or other boundary, this should be detailed and a replacement planting scheme and new boundary treatment should be proposed and detailed.
- 6 The applicant is requested to submit a revised Site Layout Plan showing the existing entrance onto the proposed site.
- 7 The applicant is requested to submit the following documentation required by the Environmental Health Officer:-
 - (i) A site characterisation report (including a visual assessment of the site).
 - (ii) A trial hole and percolation test results.

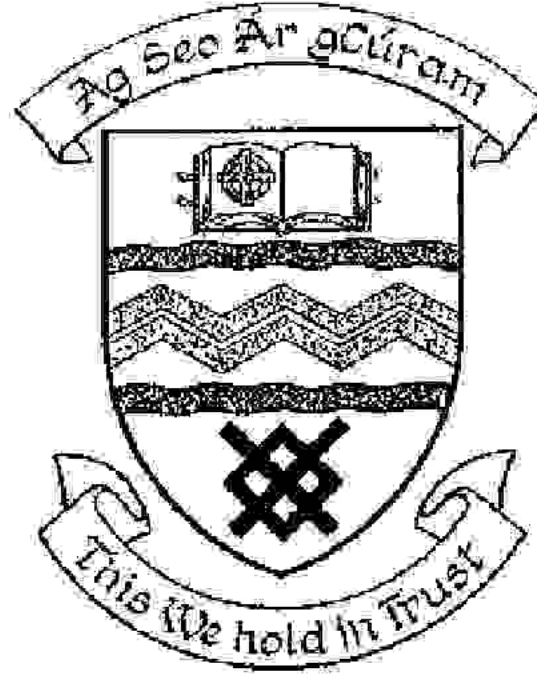
NOTE: The site characterisation form in Appendix A of the EPA Waste Water Treatment Manual on Treatment Systems for Single Houses should be used for this purpose.

- 8 The applicant is requested to submit a brochure photograph indicating the proposed colour and finish for the vertical wooden cladding on the exterior walls of the proposed house.

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Signed on behalf of South Dublin County Council


.....
for Senior Executive Officer

28/03/02