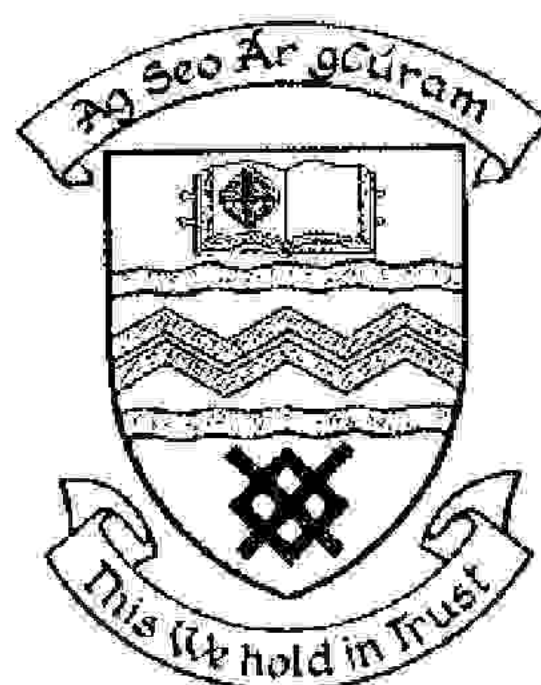


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0679	
1. Location	Killakee Road, Rathfarnham, Dublin 16.		
2. Development	1 number dormer style house.		
3. Date of Application	09/10/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/12/2001 2. 04/04/20	1. 06/02/2002 2. 16/05/20
4. Submitted by	Name: Terry O'Connor, Address: 1 Edwin Court, Albert Road,		
5. Applicant	Name: Frank John Doyle Address: St. Anns, Kilakee, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2496 Date 11/07/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2931 Date 22/08/2002	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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Terry O'Connor,
1 Edwin Court,
Albert Road,
Glenageary,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2931	Date of Final Grant 22/08/2002
Decision Order Number 2496	Date of Decision 11/07/2002
Register Reference S01A/0679	Date 16/05/02

Applicant Frank John Doyle

Development 1 number dormer style house.

Location Killakee Road, Rathfarnham, Dublin 16.

Floor Area 188.50 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 04/12/2001 /06/02/2002

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

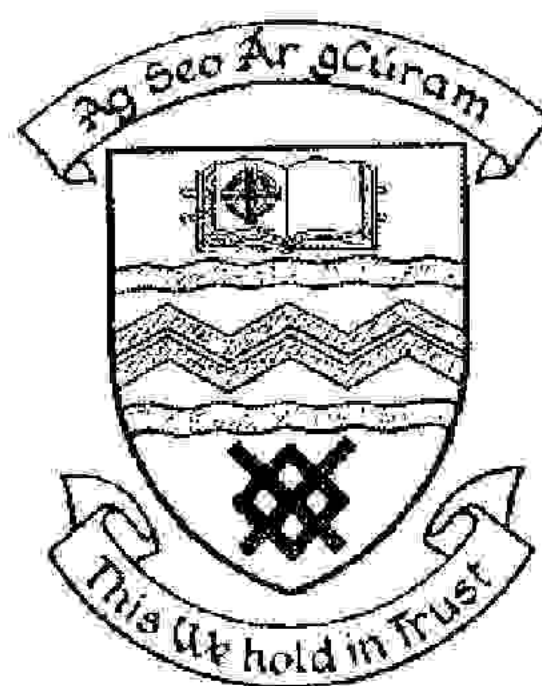
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REG REF. S01A/0678

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Conditions and Reasons

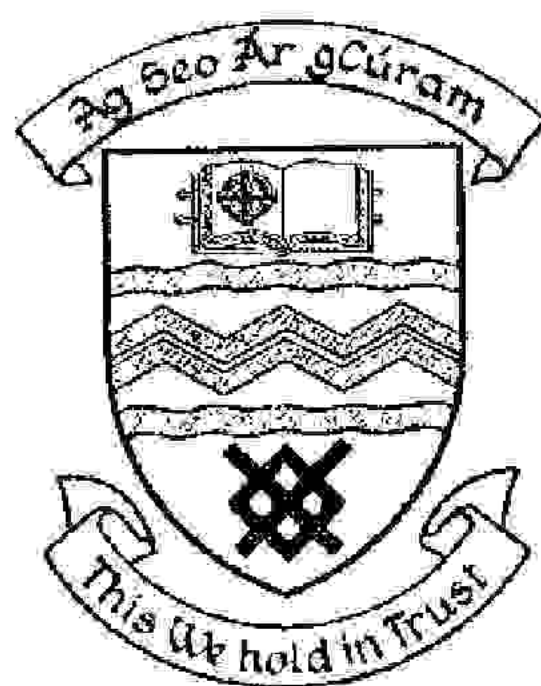
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and Additional Information received 06/02/02 and Clarification of Additional Information received 16/05/02, save as may be required by the other conditions attached 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 external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 That the following requirements of the Roads Department be satisfied:
 1. Provision of adequate visibility splays in both directions of the access point. This will involve relocations of the access point as close as possible to the south boundary and either
 - a. Removal of the existing front boundary wall and setting back of the new front boundary wall along line required to provide visibility from the site entrance,
 - b. Lowering of existing front boundary wall to height not greater than 0.9m above road level.
 2. The gradient of the access shall not exceed 3% over the last 6m of approach to the public road. Drawings indicating these changes shall be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.
REASON:
In the interests of public safety.
- 5 That the house, when completed, be first occupied by the applicant and/or members of his immediate family.
REASON:
In the interest of the proper planning and development of the area.

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REG. REF. S01A/0058 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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- 6 The following requirements of the South Western Health Board's Environmental Health Officer's Department shall be satisfied.

- (i) The Septic Tank/Effluent Treatment System and percolation/irrigation area are to be in accordance with S.R.6: 1991 and the requirements of the EPA's Wastewater Treatment Manual for Single Houses. Certification of compliance by an Engineer to the aforementioned standard must be submitted to South Dublin County Council.
- (ii) The Septic Tank/Effluent Treatment System and percolation/irrigation area shall meet the requirements of the Environmental Health Officer.
- (iii) The applicant shall ensure full and complete separation of foul and surface water systems.
- (iv) The septic tank shall be de-sludged at least once a year or more if necessary.
- (v) A potable water supply shall be provided.

REASON:

In the interest of public health and safety.

- 7 All storm water shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.

REASON:

In the interest of public safety.

- 8 Details of the proposed boundary treatment shall be submitted to and agreed to in writing by the Planning Authority prior to commencement of development on site.

REASON:

In the interest of amenity.

- 9 In the event of a connection to the public sewer, a further financial contribution in the sum of EUR 476 (four hundred and seventy six euro) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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.

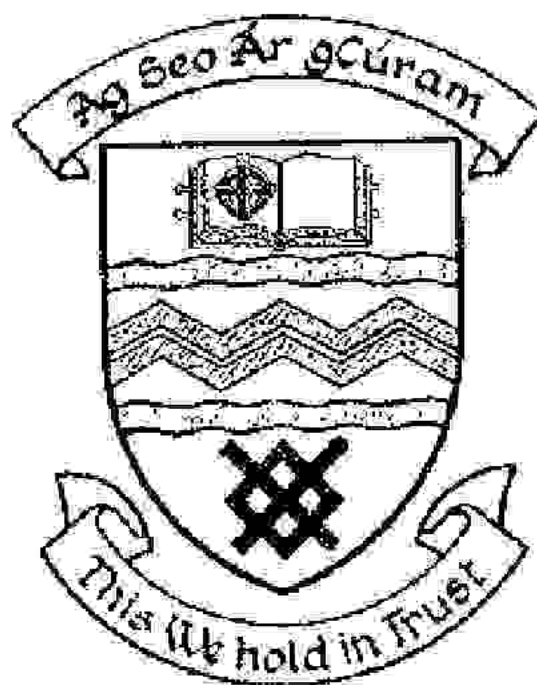
- 10 In the event of a connection to the water supply, a further financial contribution in the sum of EUR 476 (four hundred and seventy six euro) to be paid by the proposer to South Dublin County Council towards the cost of public water

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supply in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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.

- 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.

- (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.

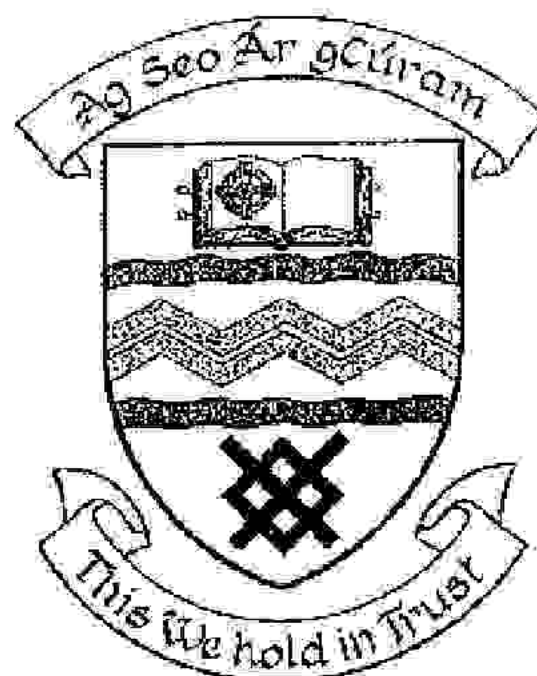
Signed on behalf of South Dublin County Council.

.....22/08/02
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2496	Date of Decision 11/07/2002
Register Reference S01A/0679	Date: 09/10/01

Applicant Frank John Doyle

Development 1 number dormer style house.

Location Killakee Road, Rathfarnham, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 04/12/2001 /06/02/2002

Clarification of Additional Information Requested/Received 04/04/2002 / 16/05/2002

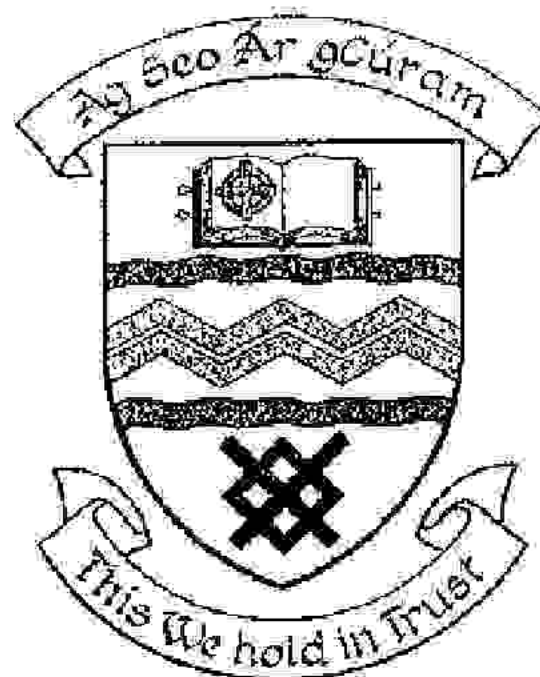
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County of South Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

 12/07/02
for SENIOR EXECUTIVE OFFICER

Terry O'Connor,
1 Edwin Court,
Albert Road,
Glenageary,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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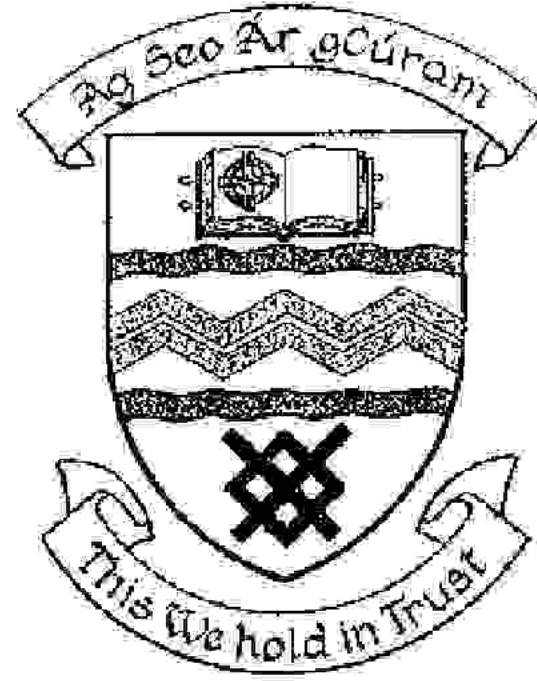
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Conditions and Reasons

- 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 06/02/02 and Clarification of Additional Information received 16/05/02, 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 external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 That the following requirements of the Roads Department be satisfied:
 1. Provision of adequate visibility splays in both directions of the access point. This will involve relocations of the access point as close as possible to the south boundary and either
 - a. Removal of the existing front boundary wall and setting back of the new front boundary wall along line required to provide visibility from the site entrance,
 - b. Lowering of existing front boundary wall to height not greater than 0.9m above road level.
 2. The gradient of the access shall not exceed 3% over the last 6m of approach to the public road. Drawings indicating these changes shall be submitted for the written agreement of the Planning Authority prior to the commencement of development on site.
REASON:
In the interests of public safety.

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REG. REF. S01A/0679

- 5 That the house, when completed, be first occupied by the applicant and/or members of his immediate family.

REASON:

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

- 6 The following requirements of the South Western Health Board's Environmental Health Officer's Department shall be satisfied.

- (i) The Septic Tank/Effluent Treatment System and percolation/irrigation area are to be in accordance with S.R.6: 1991 and the requirements of the EPA's Wastewater Treatment Manual for Single Houses. Certification of compliance by an Engineer to the aforementioned standard must be submitted to South Dublin County Council.
- (ii) The Septic Tank/Effluent Treatment System and percolation/irrigation area shall meet the requirements of the Environmental Health Officer.
- (iii) The applicant shall ensure full and complete separation of foul and surface water systems.
- (iv) The septic tank shall be de-sludged at least once a year or more if necessary.
- (v) A potable water supply shall be provided.

REASON:

In the interest of public health and safety.

- 7 All storm water shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.

REASON:

In the interest of public safety.

- 8 Details of the proposed boundary treatment shall be submitted to and agreed to in writing by the Planning Authority prior to commencement of development on site.

REASON:

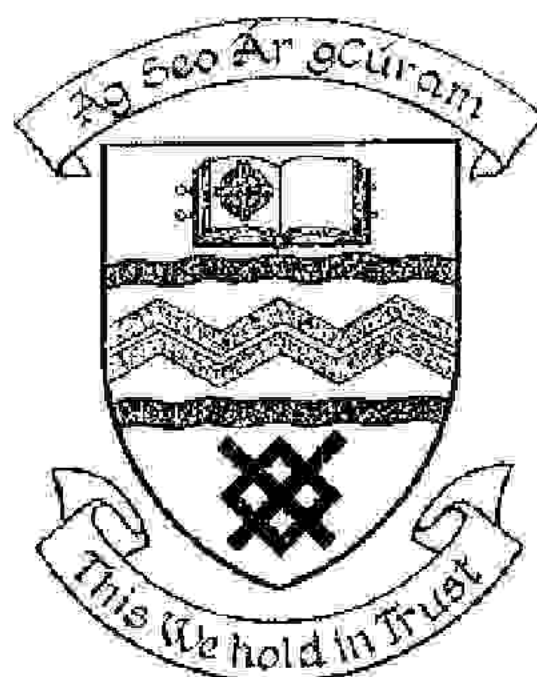
In the interest of amenity.

- 9 In the event of a connection to the public sewer, a further financial contribution in the sum of EUR 476 (four hundred and seventy six euro) to be paid by the proposer to South Dublin County Council towards the cost of provision of

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public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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.

- 10 In the event of a connection to the water supply, a further financial contribution in the sum of EUR 476 (four hundred and seventy six euro) to be paid by the proposer to South Dublin County Council towards the cost of public water supply in the area of the proposed development and which will facilitate the development.

REASON:

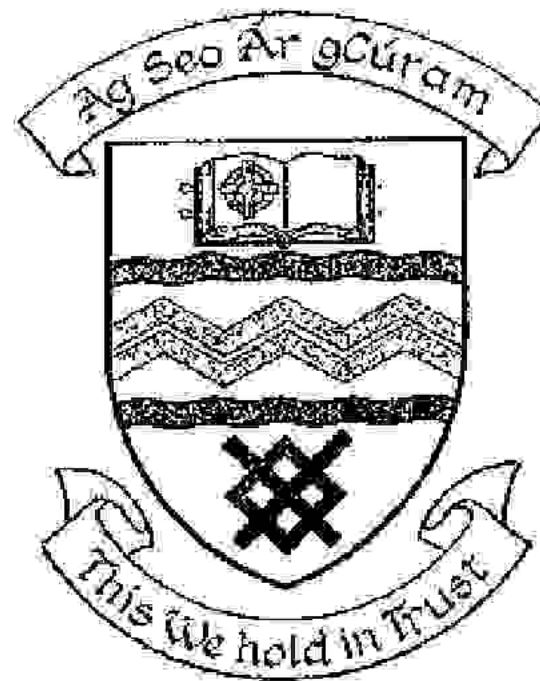
The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 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.

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

Decision Order Number 0699	Date of Decision 04/04/2002
Register Reference S01A/0679	Date 09/10/01

Applicant Frank John Doyle
App. Type Permission
Development 1. number dormer style house.

Location Killakee Road, Rathfarnham, Dublin 16.

Dear Sir / Madam,

With reference to your planning application, additional information received on 06/02/02 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1999 and Planning and Development Act 2000, the following Clarification of Additional Information must be submitted in quadruplicate:

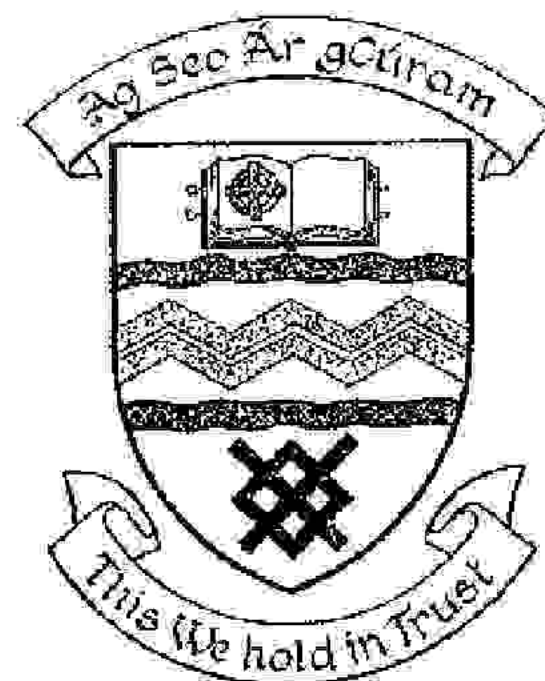
- 1 The applicant is advised that the visibility splay line on the right hand side of the site when exiting traverses land immediately north and west of the applicants landholding. The applicant is therefore requested to submit a letter of agreement from the owner of this land to the proposed lowering of the boundary wall and the trimming back of hedgerows where necessary.
- 2 The applicant is advised that the site plan and the revision of the vision lines does not provide the adequate vision splays of 3m x 130m on the left hand side when exiting. To satisfy this requirement will involve the retraction of the access point. The applicant is therefore requested to contact the Roads Department in this regard, and submit a

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proposal which will provide an adequate visibility splay on
the left hand side when exiting the site.

NOTE: In support of this, the applicant is advised to submit
elevations of the proposed road frontage boundary treatment.

- 3 The applicant is requested to submit a site layout plan
clearly showing the location of all existing trees, and to
clarify the impact the proposed development would have on
them.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the
Planning Reg Ref. No. given above.

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

04/04/02

C

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

Decision Order Number 3564	Date of Decision 04/12/2001
Register Reference S01A/0679	Date: 09/10/01

Applicant Frank John Doyle
Development 1 number dormer style house.

Location Killakee Road, Rathfarnham, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 09/10/01 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 applicant is advised that the Roads Department recommend refusal for the proposed development due to the inadequate visibility splays at the entrance to the site. The Roads Department requires 3m x 130m vision splays in both directions when exiting the site for traffic safety reasons.

The applicant is therefore requested to address this issue and to submit a revised proposal satisfying the Roads Department requirements. If the revised proposal involves altering the site in size, the applicant shall submit a revised site plan clearly outlining the revised site in red. The applicant is advised to consult the Roads Department in advance of re-submitting the proposal. If the revised proposal involves the loss of trees/hedgerows, the applicant is requested to submit details of replacement planting consisting of native species.

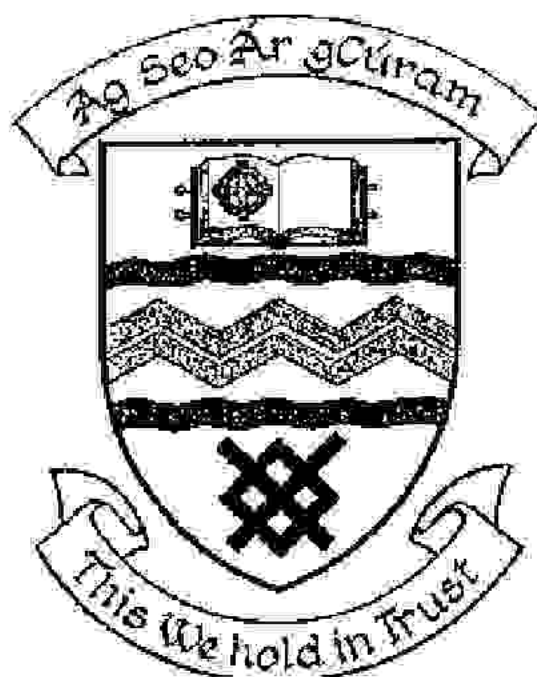
- 2 The applicant is requested to submit a Site Assessment report including trial hole and percolation test results.

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The site characterisation form in Appendix A of the EPA Wastewater Treatment Manual on Treatment Systems for Single Houses should be used.

- 3 The applicant is requested to submit a detailed site layout plan outlining the site in red and clearly indicating the location of the following:-
- (i) The proposed dwelling
 - (ii) The proposed septic tank and reed beds.
 - (iii) The proposed well.
 - (iv) Existing dwellings and adjacent dwellings.
- 4 The applicant is requested to submit a catalogue picture or sample of the proposed external finish of the timber clad dwelling.
- 5 The applicant is requested to submit a Landscape Plan for the proposed development, setting out details relating to proposed boundary treatments and screen planting. As stated at point 1 above, particular regard should be had to replacement planting along the front boundary (if necessary).

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

05/12/01