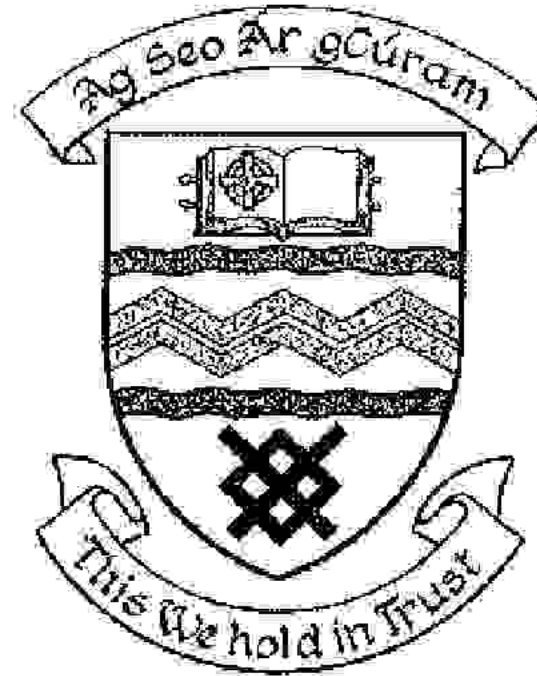


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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0523	Date of Decision 06/03/2002
Register Reference S01A/0638	Date: 27/09/01

Applicant M. & S. Prendergast

Development Construction of 4 apartments in a two-storey block with associated carparking and landscaping works and two-storey extension to existing dwelling.

Location 10 Woodlands, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 26/11/2001 /08/01/2002

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 (18) on the attached Numbered Pages,
Signed on behalf of the South Dublin County Council.

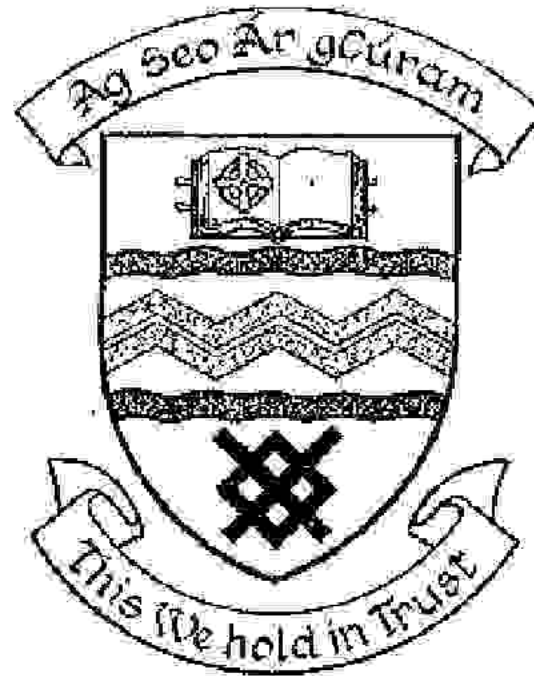

..... 06/03/02
for SENIOR ADMINISTRATIVE OFFICER

Paul Duignan & Associates,
Airfield House,
3 Rathgar Avenue,
Dublin 6.

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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 as amended by Additional Information received by the Planning Authority on 08/01/02 and Unsolicited Additional Information received on 19/10/01 and 30/10/01, 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 all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

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

- No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- Applicant to ensure full and complete separation of foul and surface water systems.
- All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 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.
- Each apartment shall have its own individual service connection to the public watermain and 24 hour storage.
- The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

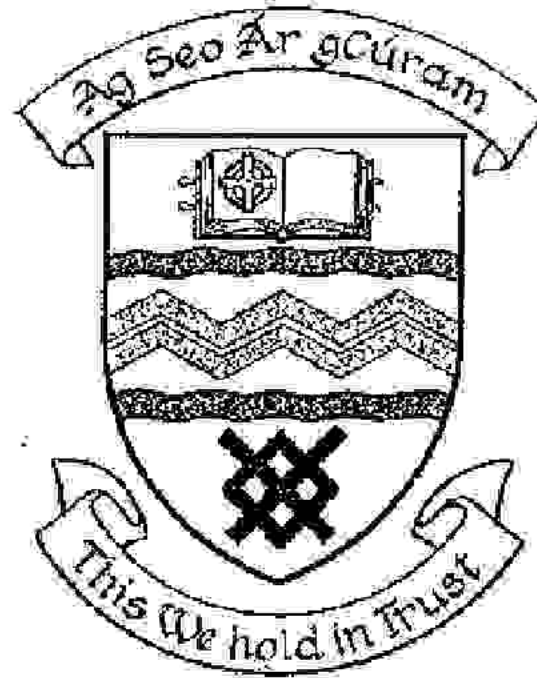
REASON:

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

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- 4 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.

- 5 The following are the requirements of the Roads Department:

- Footpath and kerb to be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
- Provision of 1. no. additional road drainage gully in vicinity of car space no. 1.

REASON:

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

- 6 That an acceptable apartment numbering scheme be submitted to and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

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

- 7 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.

- 8 Prior to the commencement of development, the applicant shall ascertain and comply with the requirements of the Parks and Landscape Services Department of South Dublin County Council.

REASON:

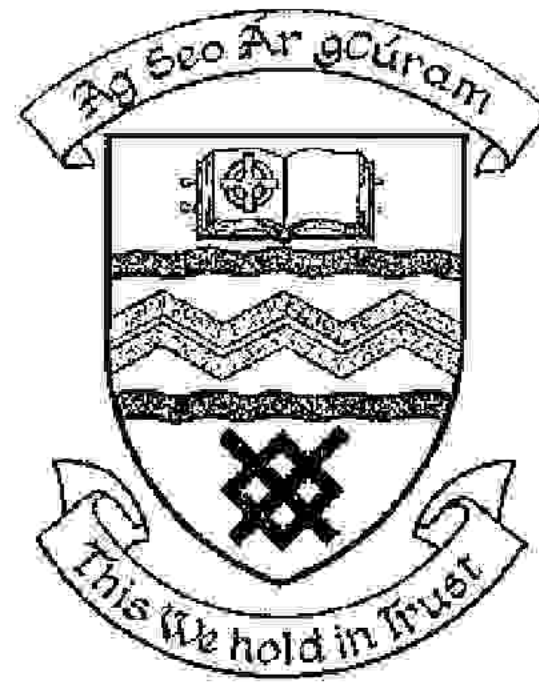
In the interests of visual amenity

- 9 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the Council.

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REASON:

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

- 10 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health...

- 11 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 12 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 garden area from public view. The specific locations and extent of walling must be fully discussed and agreed in writing with the Planning Authority prior to commencement of development. Timber fencing is not acceptable.

REASON:

In the interest of visual amenity.

- 13 That a financial contribution in the sum of EUR 3,808 (three thousand eight hundred and eight 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.

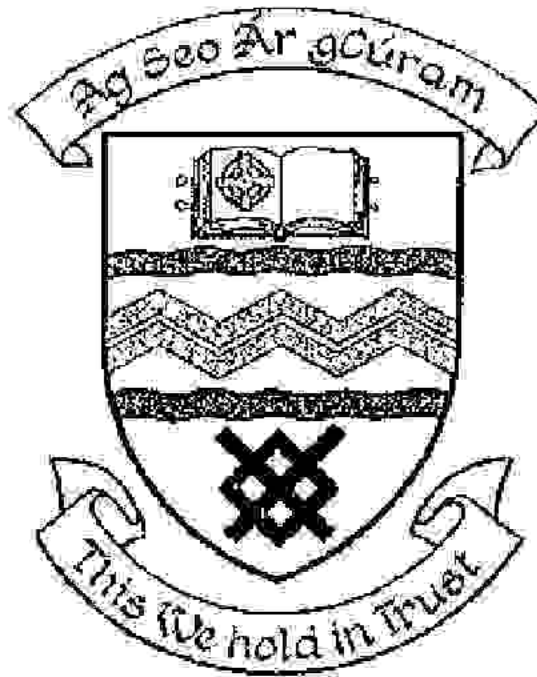
REASON:

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.

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- 14 That a financial contribution in the sum of EUR 10,664 (ten thousand six hundred and sixty four 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.

- 15 That a financial contribution in the sum of EUR 3,808 (three thousand eight hundred and eight 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.

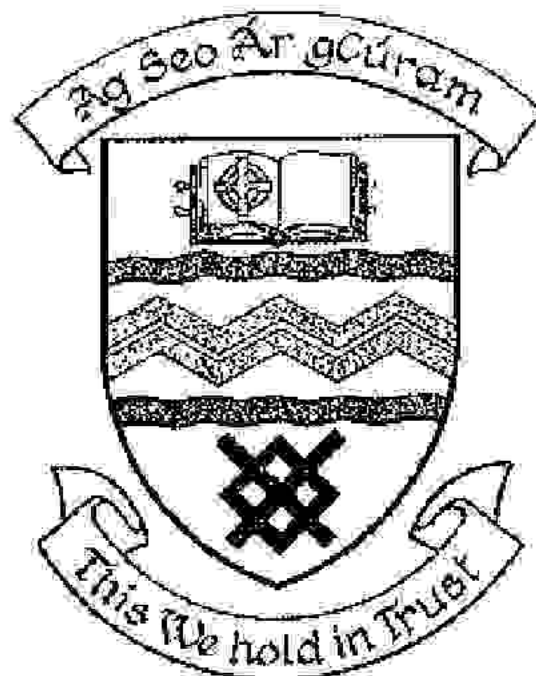
- 16 That a financial contribution in the sum of EUR 5,808 (five thousand eight hundred and eight euro) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which serves this development.

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.

- 17 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of EUR 5,080 (five thousand and eighty euro), a bond of an Insurance Company of EUR 7,616 (seven thousand six hundred

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and sixteen euro), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

- 18 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:

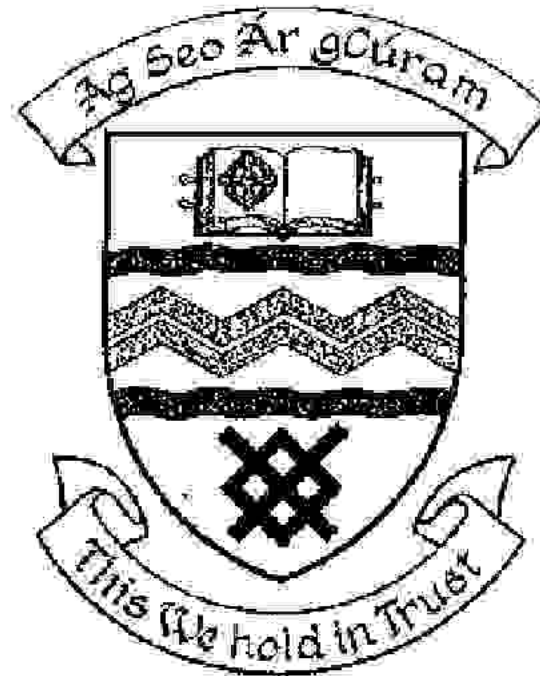
In the interest of the proper planning and development of the area.

C

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

Decision Order Number 3463	Date of Decision 26/11/2001
Register Reference S01A/0638	Date: 27/09/01

Applicant M. & S. Prendergast
Development Construction of 4 apartments in a two-storey block with associated carparking and landscaping works and two-storey extension to existing dwelling.

Location 10 Woodlands, Rathfarnham, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 27/09/01 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:

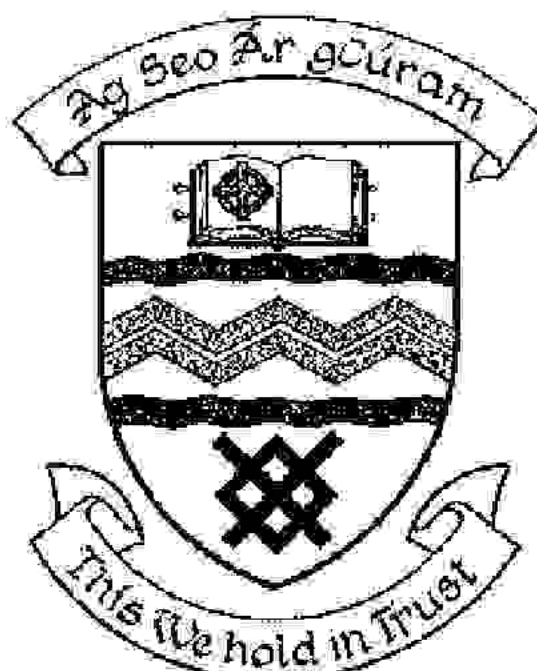
- 1 It appears that the spur road referred to in paragraph four of the letter submitted with the application may have been incorporated into the site of No. 10 at some time following completion of the housing estate. This would appear to raise a question as to the legal status of the applicants ownership of the site, and whether there is sufficient legal interest to carry out the development. It is noted that the nature of the applicants ownership has not been specified in section 7 of the completed planning application form submitted. The applicant is requested to submit written evidence of their legal interest in the site to clarify this question.
- 2 It is considered that the proposed development may be in conflict with the design of the original residential estate layout at this location with regard to the protection of the amenity of Rathfarnham Castle, which is a List 1 Recorded

Paul Duignan & Associates,
Airfield House,
3 Rathgar Avenue,
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Monument , protected under the National Monuments (Amendment) Act 1994, and included in List 1 of protected structures included within the South Dublin County Development Plan 1998. The applicants are requested to submit a detailed visual analysis of the impact of the proposed development on the protected structure and its environs, with respect to the original estate layout design, to show how it can be considered to be consistent with the provisions of the South Dublin County Development Plan, and the Draft Architectural Conservation Guidelines for Planning Authorities 2000, issued by Duchas the Heritage Service/ Dept. of Arts, Heritage, Gaeltacht and the Islands.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

26/11/01