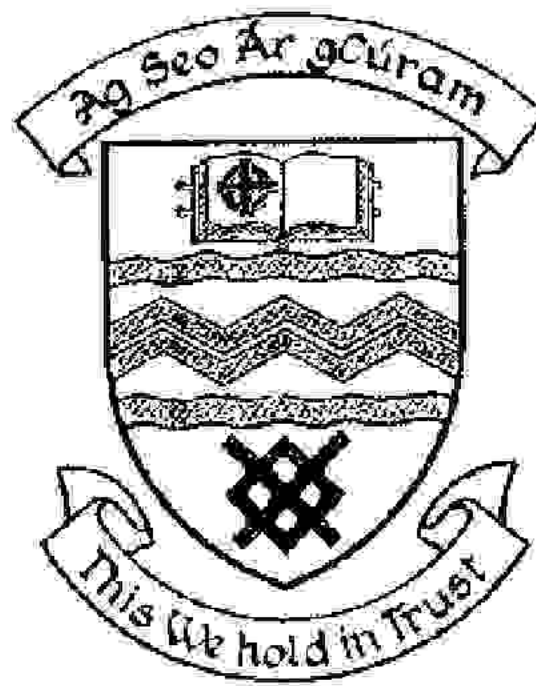


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 and Planning & Development Act 2000 and Planning Regulations Thereunder Planning Register (Part 1)		Plan Register No. S01A/0621
1. Location	'Capri', Whitechurch Road, Rathfarnham, Dublin 16.		
2. Development	Demolition of existing single storey detached dwelling with garage and construction of new two-storey detached dwelling with garage and three two-storey townhouses with parking along with relocation of site entrance.		
3. Date of Application	02-Aug-2002	Date of further particulars	
		(a) Requested	(b) Received
3a. Type of Application	Outline Permission	1. 22-Nov-2001, 2. 22-Nov-2001,	1. 2.
4. Submitted by	Name: Paul Joyce Architects, Address: 54 Main Street,, Rathfarnham,, Dublin 14.		
5. Applicant	Name: Mr. P. Hurley, Address: 'Capri', Whitechurch Road,, Rathfarnham,, Dublin 16.		
6. Decision	O.C.M. No.: 3245	Effect: GRANT OUTLINE PERMISSION	
	Date: 30-Sep-2002		
7. Grant	O.C.M. No.: 3657	Effect: GRANT OUTLINE PERMISSION	
	Date: 19-Nov-2002		
8. Appeal Lodged	Date:	Appeal Type	
9. Appeal Decision	Date:	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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Paul Joyce Architects,
54 Main Street,
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Dublin 14.

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

Final Grant Order No.:	3657	Date of Final Grant:	19-Nov-2002
Decision Order No.:	3245	Date of Decision:	30-Sep-2002
Register Reference:	S01A/0621	Date:	02-Aug-2002

Applicant: Mr. P. Hurley,

Development: Demolition of existing single storey detached dwelling with garage and construction of new two-storey detached dwelling with garage and three two-storey townhouses with parking along with relocation of site entrance.

Location: 'Capri', Whitechurch Road, Rathfarnham, Dublin 16.

Floor Area:

Time extension(s) up to and including
Additional Information Requested/Received 22-Nov-2001, /

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

Conditions and Reasons:

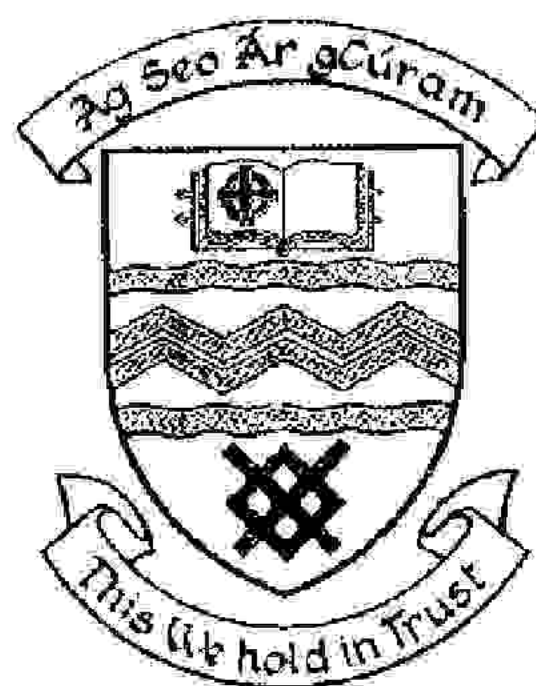
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto. REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Details relating to layout, height, design, external appearance and finishes of the proposed buildings shall be submitted to and approved by the Planning Authority at approval stage.

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REASON: In the interests of the proper planning and development of the area.

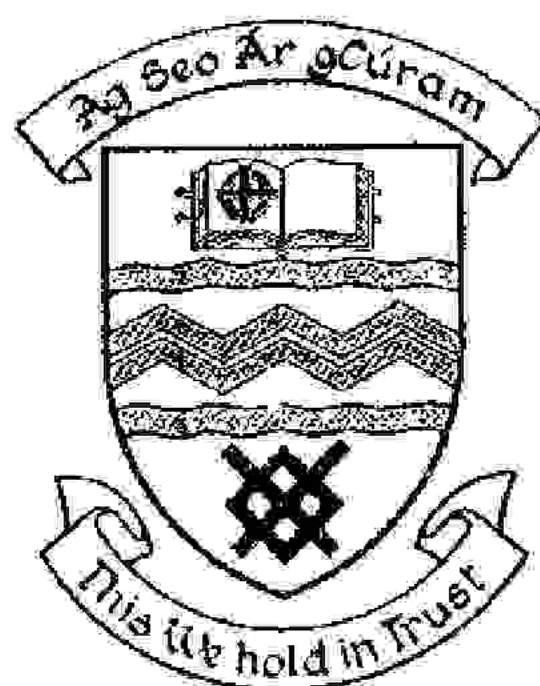
3. The detached residence to the south of the site shall be single storey in height. REASON: To protect the amenities of neighbouring properties.
4. Each dwelling shall be used as a single dwelling unit. REASON: In the interests of the proper planning and development of the area.
5. All first floor rear windows shall be of obscured glazing. REASON: In the interests of protecting residential amenity.
6. The water supply and drainage arrangements, including the disposal of surface water, shall be in accordance with the requirements of the County Council. The following requirements of the Environmental Services Department shall also 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, 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.REASON: In the interests of public safety and in order to comply with the Sanitary Services Acts, 1878-1964.
7. At approval stage, the applicant shall supply full details of the proposed foul drainage, surface water drainage and watermain layout clearly showing pipe sizes, gradients, cover and invert levels, up to and including connection to public sewers and mains. This shall include layouts and details of all sewers, mains, drains, gullies, interceptors, manholes and AJs, as well as a longitudinal section. Full design details of any sewers crossing the river shall also be included. REASON: In the interest of public health
8. Any proposed culverting of the Whitechurch Stream to facilitate a new access road will be carried out in accordance with the requirements of South Dublin County Council. In this regard full details of any proposed culverting shall be submitted at approval stage. These details shall include all levels, plans and cross-sections of any proposed work. Full design calculations for the culvert shall be included. These will clearly show that flow in the stream will not be constricted or reduced during any major storm event. The applicant shall also note that only single span culverts will be acceptable and shall be a minimum of 1.5m in height. REASON: In the interests of public health.
9. The finished ground floor level of all buildings on site are to be at least 0.5m above the recorded flood level. REASON: In the interests of the proper planning and development of the

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area.

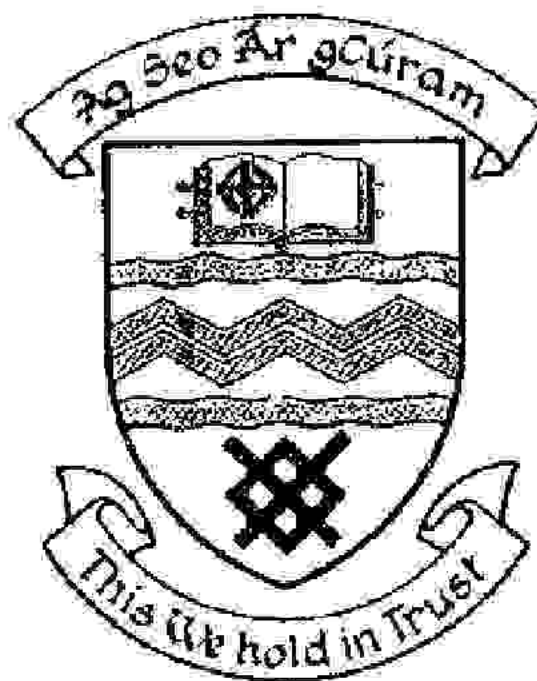
10. All surface water runoff from vehicle parking marshalling areas shall be routed via a petrol/oil/diesel interceptor before discharging to the public sewer.
Full details of any surface water outfall to the stream shall be submitted at approval stage. The following points shall be noted:
 1. There shall be one surface water outfall part to the stream.
 2. The invert level of the outfall should be 200mm above the 1-year peak flow water level.
 3. The outfall should be so formed as to avoid, or provide against, local erosion and should be so angled as to discharge in the direction of flow of the watercourse. Outfall details must include headwall, wing walls and aprons.

REASON:
In the interests of public health.
11. Details of landscaping and all boundary treatments shall be submitted to and approved by the Planning Authority at approval stage. **REASON:** In the interests of amenity.
12. Prior to the commencement of construction, the applicant shall submit for the written agreement of the Planning Authority, a schedule of the methods to be used during construction to protect the water quality of the stream from erosion, sedimentation, contaminated run off and accidental spills.
REASON:
To protect the natural water course from erosion and contamination of its water quality during construction.
13. That an acceptable street naming and house numbering scheme 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.
14. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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.
15. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this contribution to be paid before the commencement of development on site.

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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.

16. That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed 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.

17. 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 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.

18. That an amount to be determined 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.

19. That security to be determined by the Planning Authority on submission of detailed plans for approval be lodged by the applicant to South Dublin County Council; arrangements to be made prior to the commencement of development on the site.

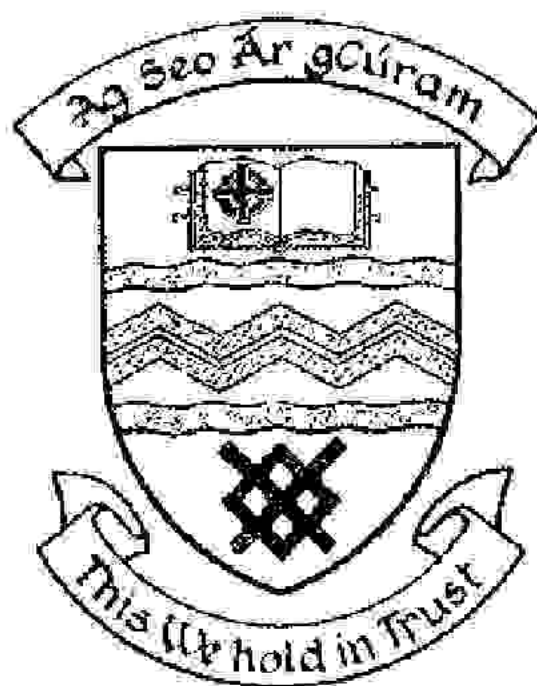
REASON: To ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- (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.

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- (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 reinforced 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-Nov-2002

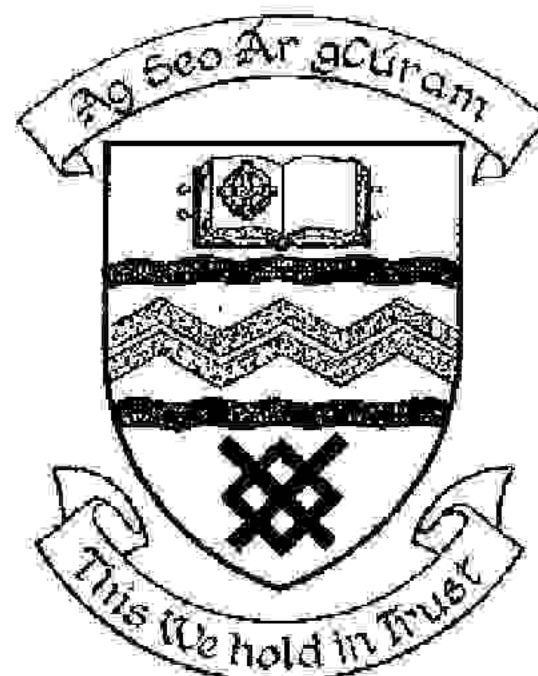
for SENIOR EXECUTIVE OFFICER.

C

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

Decision Order Number 3442	Date of Decision 22/11/2001
Register Reference S01A/0621	Date: 24/09/01

Applicant Mr. P. Hurley,
Development Demolition of existing single storey detached dwelling
 with garage and construction of new two-storey detached
 dwelling with garage and three two-storey townhouses
 with parking along with relocation of site entrance.

Location "Capri", Whitechurch Road, Rathfarnham, Dublin 16.

App. Type Outline Permission

Dear Sir/Madam,

With reference to your planning application, received on 24/09/01 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:

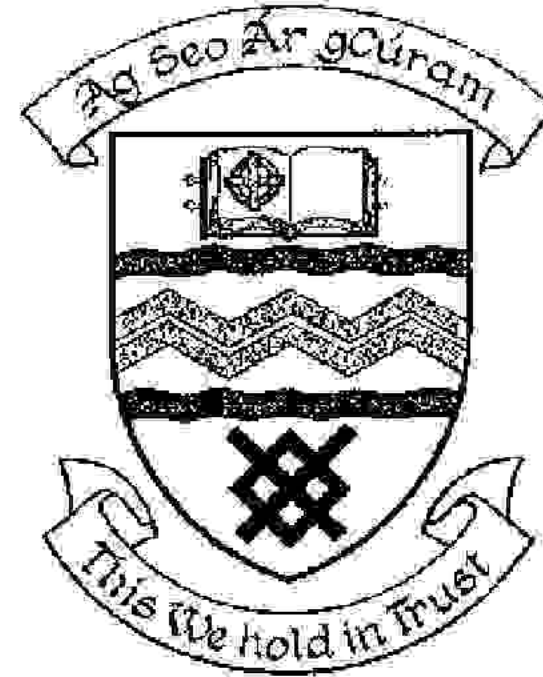
- 1 The applicant is requested to submit a revised scheme for the subject site satisfying the following requirements:
 - (i) No part of the proposed houses shall lie within 5 metres of the Whitechurch Stream. The distance from the houses to the stream shall clearly be shown on the revised drawings.
 - (ii) The allocation of private open space to the rear of the existing properties shall be increased preferably to a minimum of 60sq. metres.
 - (iii) The distance between opposing first floor windows shall be increased, preferably to a minimum of 22m.
 - (iv) The public open space is unsatisfactory in that it is located beside the detached house. A revised layout shall be submitted providing for public open space that is more accessible to the townhouses.

Paul Joyce Architects,
54 Main Street,
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Dublin 14.

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REG REF. S01A/0621

- 2 The applicant shall submit a revised site plan, to a scale of 1:200, clearly indicating the relationship between the revised proposed development and the properties immediately to the rear.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

22/11/01