

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0483	
1. Location	26 Whitechurch Park, Rathfarham, Dublin 16.		
2. Development	Build a dwelling on site		
3. Date of Application	23/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Rosemary Sharpe Address: 26 Whitechurch Park, Rathfarnham,		
5. Applicant	Name: Rosemary Sharpe Address: 26 Whitechurch Park, Rathfarham, Dublin 16.		
6. Decision	O.C.M. No. 2970 Date 21/09/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 3325 Date 05/11/2001	Effect AO GRANT OUTLINE 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.	

SOUTH DUBLIN COUNTY COUNCIL
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Rosemary Sharpe
26 Whitechurch Park,
Rathfarnham,
Dublin 16.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 3325	Date of Final Grant 05/11/2001
Decision Order Number 2970	Date of Decision 21/09/2001
Register Reference S01A/0483	Date 23/07/01

Applicant Rosemary Sharpe

Development Build a dwelling on site

Location 26 Whitechurch Park, Rathfarnham, Dublin 16.

Floor Area 0.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

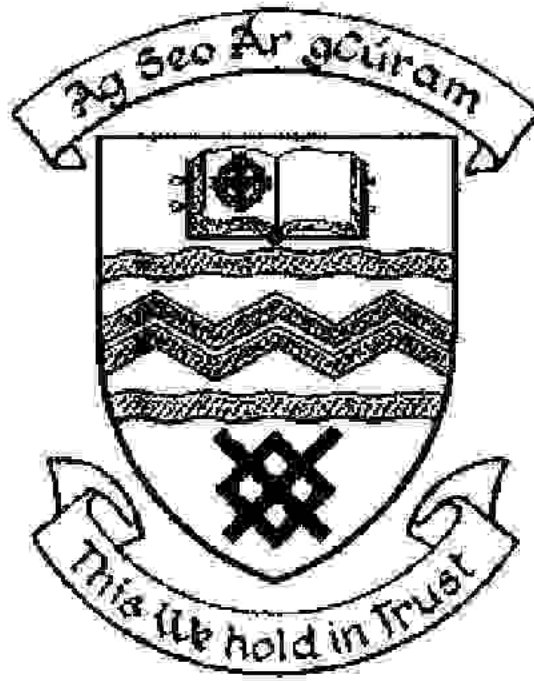
A Outline Permission has been granted for the development described above,
subject to the following (14) Conditions.

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Conditions and Reasons

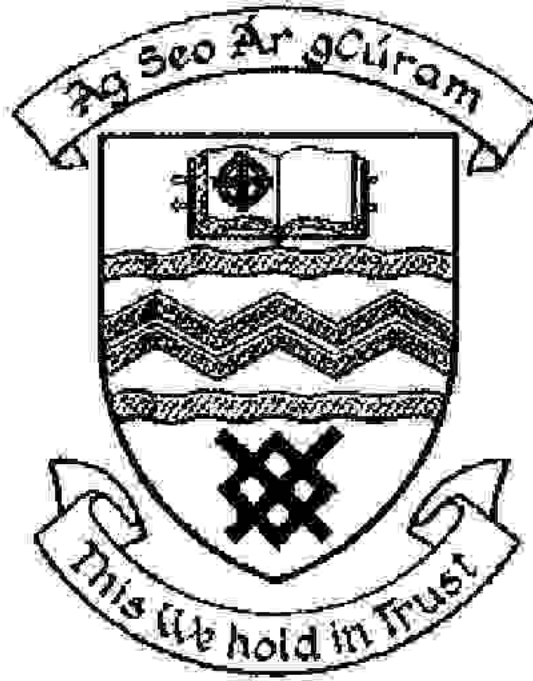
- 1 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.
REASON:
In the interest of the proper planning and development of the area.
- 2 The proposed house shall be attached to the existing dwelling on site.
REASON:
In the interest of the proper planning and development of the area.
- 3 The applicant shall satisfy the following requirements of the Roads Department.
 - (i) 2 no.off street parking spaces shall be provided at the proposed house.
 - (ii) The footpath and kerb shall be dished and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance.
 - (iii) The footpath and kerb shall be dished and the new driveway constructed for proposed house to the satisfaction of the Area Engineer, Roads Maintenance.REASON:
In the interest of public safety.
- 4 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 interest of public safety and in order to comply with the Sanitary Services Acts, 1878-1964.

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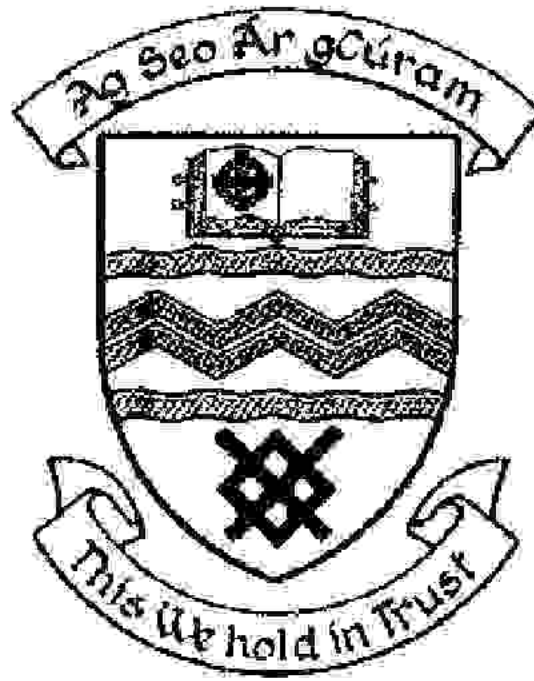
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- 5 A house number shall be submitted at approval stage for the proposed dwelling.
REASON:
In the interest of the proper planning and development of the area.
- 6 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 7 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 8 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.
- 9 A minimum requirement of 60 sq.metres private open space must be provided to the rear of the front building line for both the existing and proposed dwellings.
REASON:
To ensure and provide residential amenity.
- 10 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.
- 11 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

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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.

- 12 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.

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 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 the Boherboy Water Supply Scheme 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 provision of services in the area which will facilitate the proposed development.

- 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 and development of the Dodder Valley Catchment Drainage Improvement Works 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

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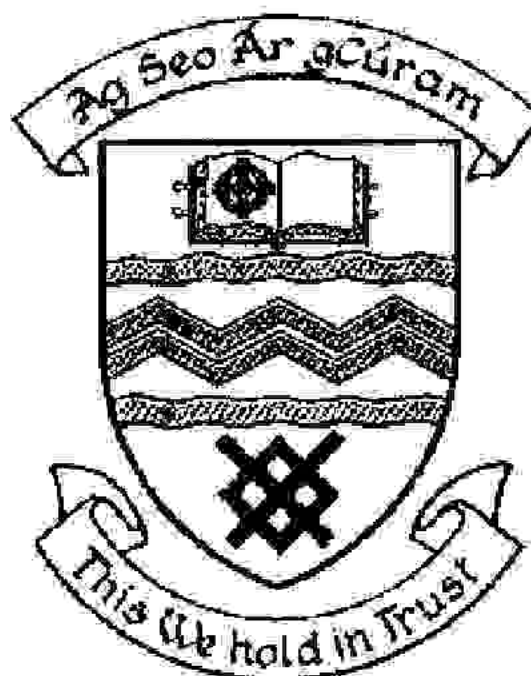
REG. REF. S01A/04M

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provision of services in the area which will facilitate 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.

.....*AK*.....07/11/01
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0483	
1. Location	26 Whitechurch Park, Rathfarham, Dublin 16.		
2. Development	Build a dwelling on site		
3. Date of Application	23/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 2.	1. 2.
4. Submitted by	Name: Rosemary Sharpe Address: 26 Whitechurch Park, Rathfarnham,		
5. Applicant	Name: Rosemary Sharpe Address: 26 Whitechurch Park, Rathfarham, Dublin 16.		
6. Decision	O.C.M. No. 2970 Date 21/09/2001	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE 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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**NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000**

Decision Order Number 2970	Date of Decision 21/09/2001
Register Reference S01A/0483	Date: 23/07/01

Applicant Rosemary Sharpe

Development Build a dwelling on site

Location 26 Whitechurch Park, Rathfarham, Dublin 16.

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 OUTLINE PERMISSION in respect of the above proposal.

Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

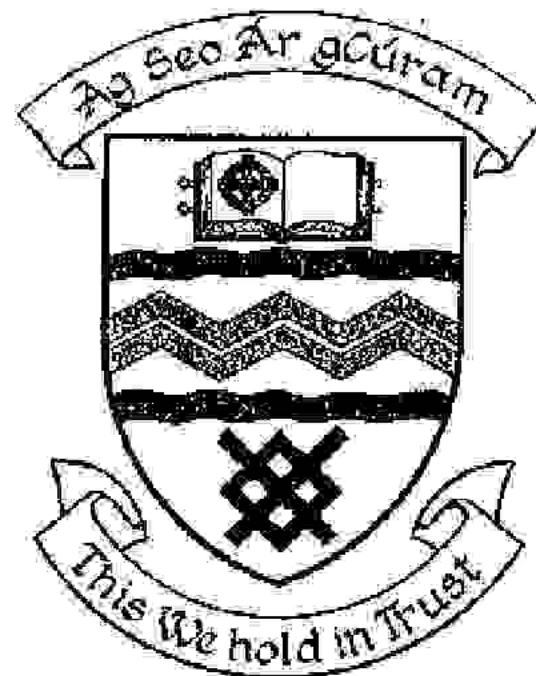
 21/09/01
for SENIOR ADMINISTRATIVE OFFICER

Rosemary Sharpe
26 Whitechurch Park,
Rathfarnham,
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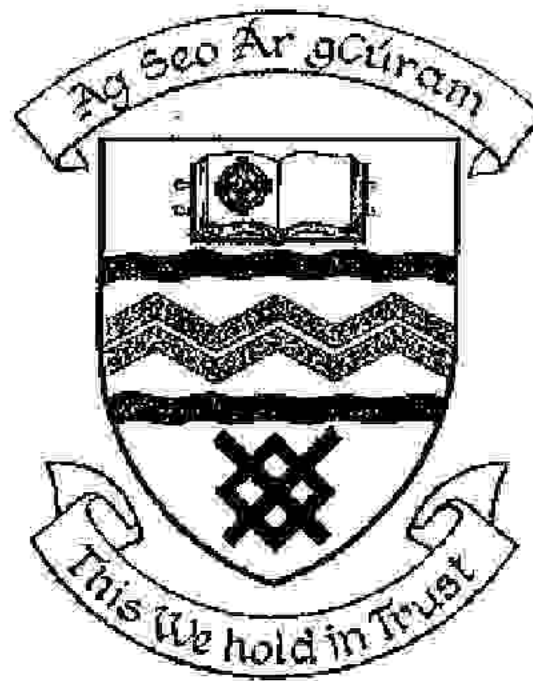
Conditions and Reasons

- 1 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.
REASON:
In the interest of the proper planning and development of the area.
- 2 The proposed house shall be attached to the existing dwelling on site.
REASON:
In the interest of the proper planning and development of the area.
- 3 The applicant shall satisfy the following requirements of the Roads Department.
(i) 2 no.off street parking spaces shall be provided at the proposed house.
(ii) The footpath and kerb shall be dishd and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance.
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REASON:
In the interest of public safety.
- 4 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.
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(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,

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REG. REF. S01A/0483

pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

In the interest of public safety and in order to comply with the Sanitary Services Acts, 1878-1964.

- 5 A house number shall be submitted at approval stage for the proposed dwelling.

REASON:

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

- 6 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 7 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 8 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.

- 9 A minimum requirement of 60 sq.metres private open space must be provided to the rear of the front building line for both the existing and proposed dwellings.

REASON:

To ensure and provide residential amenity.

- 10 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.

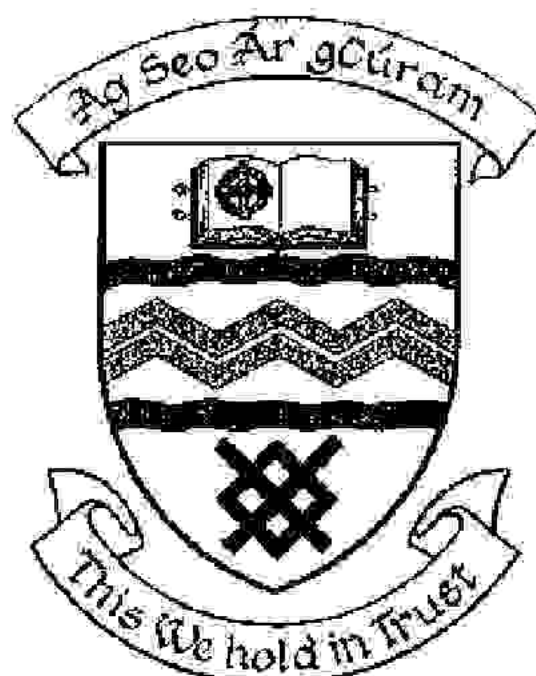
REASON:

The provision of such services in the area by the Council will facilitate the proposed development. It is considered

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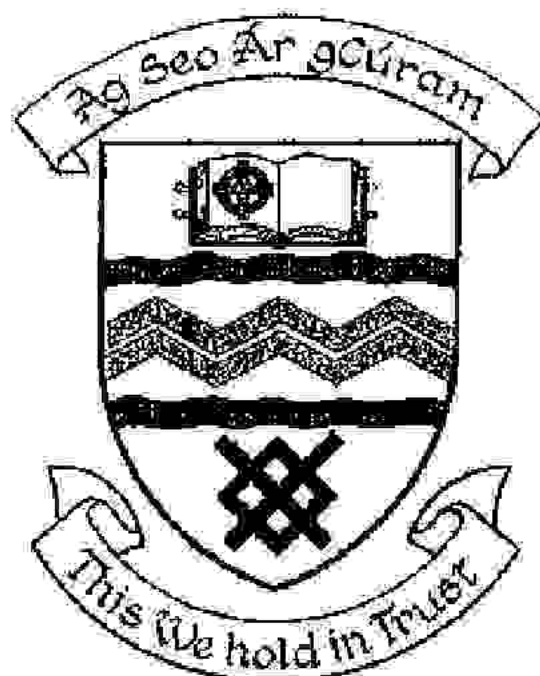
reasonable that the developer should contribute towards the cost of providing the services.

- 11 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.
- 12 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.
- 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 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 the Boherboy Water Supply Scheme 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 the provision of services in the area which will facilitate the proposed development.

- 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 and development of the Dodder Valley Catchment Drainage Improvement Works 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 provision of services in the area which will facilitate the proposed development.