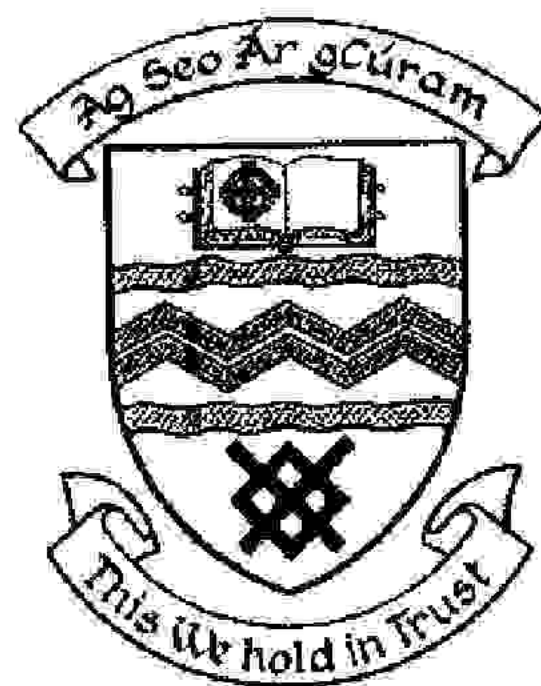


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0451	
1. Location	28 Palmer Park, Ballyboden, Rathfarnham, Dublin 16.		
2. Development	2 storey detached house (approx floor area 99 sq.m) on lands to the side of		
3. Date of Application	13/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Dan Gallery Architects Address: 28-30 Rathmines Park, Rathmines,		
5. Applicant	Name: M & T Byrne Address: 28 Palmer Park, Ballyboden, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2895 Date 10/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3249 Date 25/10/2001	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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24

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Dublin 24

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Dan Gallery Architects
28-30 Rathmines Park,
Rathmines,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3249	Date of Final Grant 25/10/2001
Decision Order Number 2895	Date of Decision 10/09/2001
Register Reference S01A/0451	Date 13/07/01

Applicant M & T Byrne

Development 2 storey detached house (approx floor area 99 sq.m) on lands to the side of

Location 28 Palmer Park, Ballyboden, Rathfarnham, Dublin 16.

Floor Area 99.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (12) Conditions.

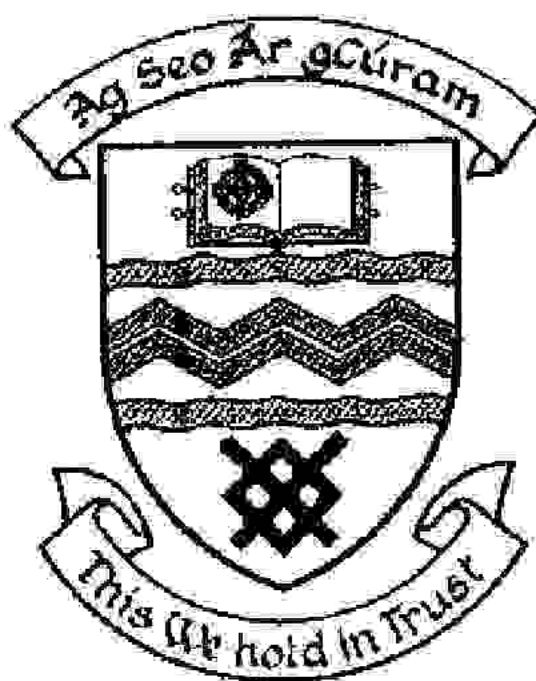
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 The proposed first floor windows in the north west side elevation shall be obscure glazed.

REASON:

To prevent overlooking into neighbouring properties, and to protect residential amenity.

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

REASON:

To prevent unauthorised development.

- 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.
- (iv) The property shall have its own individual service connection to the public watermain and 24 hour water storage facilities.
- (v) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicants prior expense.

REASON:

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

- 5 With regard to the proposed surface water outfalls to the stream, the following requirements of the Environmental Services Department shall be satisfied:

SOUTH DUBLIN COUNTY COUNCIL

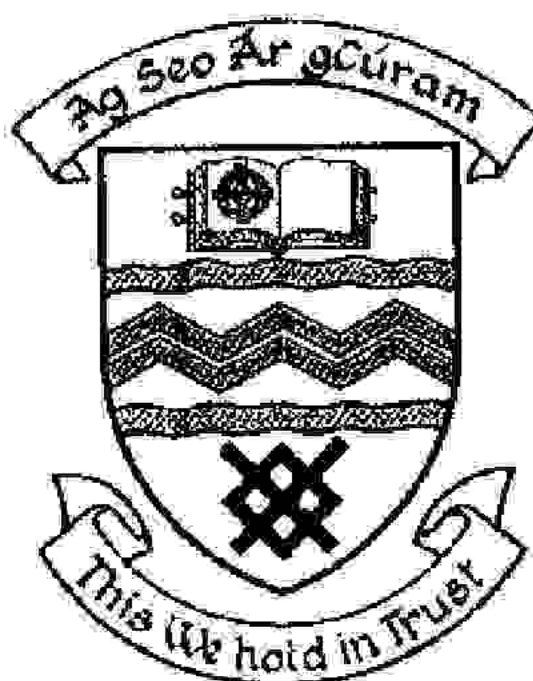
REG. REF. S01A7

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- (i) The invert level of the outfall should be 200mm above the normal water levels.
- (ii) If backflooding is likely a non-return valve should be fitted. South Dublin County Council shall not be liable for any such backflooding in the event of high water levels in the stream.
- (iii) The surface water outfall should be so formed so as to avoid, or provide against, local erosion and should be so angled as to discharge in the direction of flow of the watercourse.

REASON:

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

- 6 The following requirements of the Roads Department shall be satisfied:

- (i) Two off-street car parking spaces shall be provided for the proposed dwelling unit.
- (ii) The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
- (iii) The relocation of the public lighting pole shall be at the applicants own expense if necessary.
- (iv) Alterations to the Environmental Services manhole/surface covers shall be at the applicant's own expense if necessary.

REASON:

In the interest of public safety.

- 7 That an acceptable name/house number be submitted 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.

- 8 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) 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

SOUTH DUBLIN COUNTY COUNCIL

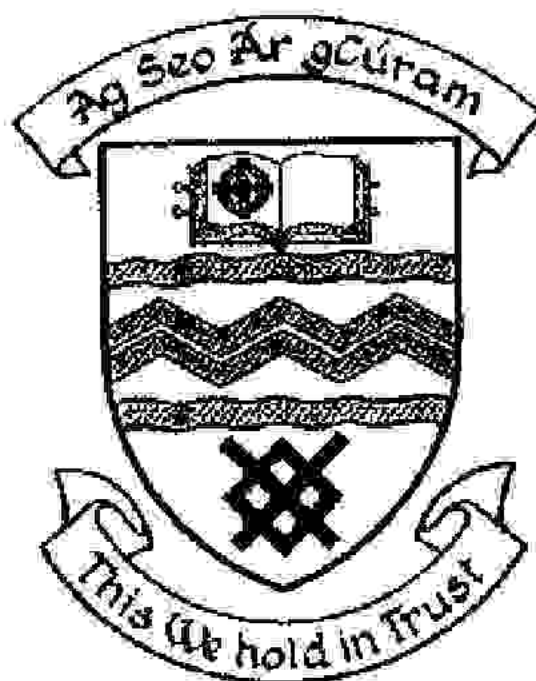
REG REF. S01A7001

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

- 9 That a financial contribution in the sum of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) 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.

- 10 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) 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.

- 11 That a financial contribution in the sum of £675 (Six Hundred and Seventy Five Pounds) EUR 857 (Eight Hundred and Fifty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme 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.

- 12 That a financial contribution in the sum of £1,143 (One Thousand One Hundred and Forty Three Pounds) EUR 1,451 (One Thousand Four Hundred and Fifty One Euros) be paid by the proposer to South Dublin County Council towards the cost of the Dodder Valley Catchment Drainage Improvement Works which

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REG. REF. S01A/01

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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.

- (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.

.....
for SENIOR ADMINISTRATIVE OFFICER

26/10/01

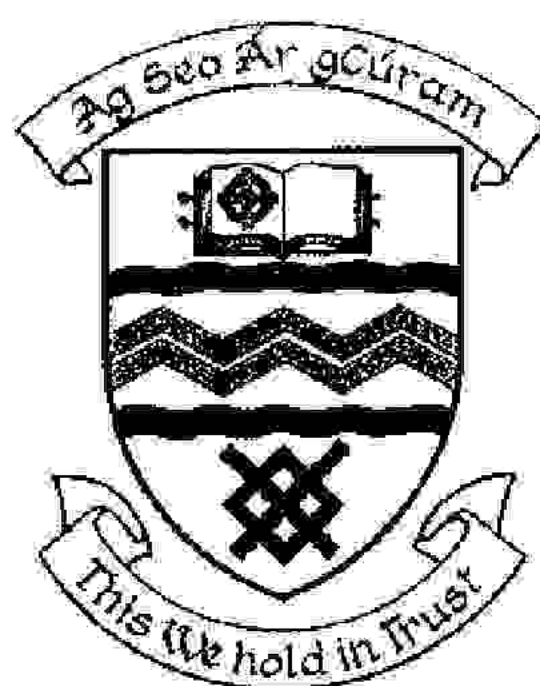
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0451	
1. Location	28 Palmer Park, Ballyboden, Rathfarnham, Dublin 16.		
2. Development	2 storey detached house (approx floor area 99 sq.m) on lands to the side of		
3. Date of Application	13/07/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Dan Gallery Architects Address: 28-30 Rathmines Park, Rathmines,		
5. Applicant	Name: M & T Byrne Address: 28 Palmer Park, Ballyboden, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2895 Date 10/09/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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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 PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2895	Date of Decision 10/09/2001
Register Reference S01A/0451	Date: 13/07/01

Applicant M & T Byrne

Development 2 storey detached house (approx floor area 99 sq.m) on lands to the side of

Location 28 Palmer Park, Ballyboden, Rathfarnham, 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 PERMISSION in respect of the above proposal.

Subject to the conditions (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

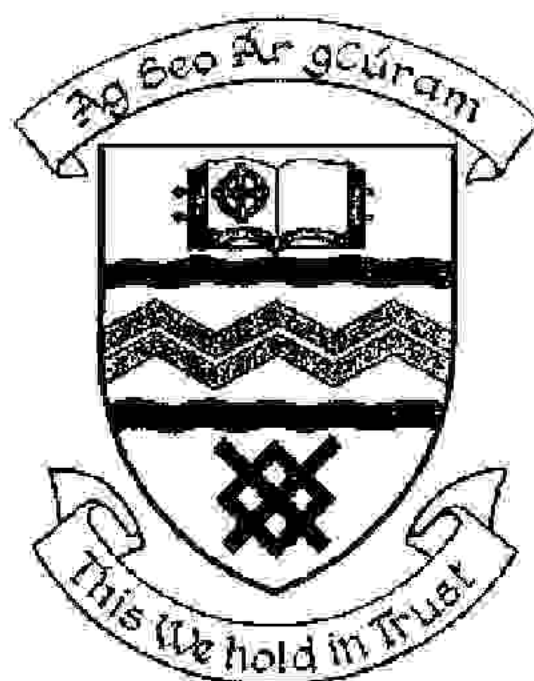
M7
..... 11/09/01
for SENIOR ADMINISTRATIVE OFFICER

Dan Gallery Architects
28-30 Rathmines Park,
Rathmines,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S01A/0451

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 The proposed first floor windows in the north west side elevation shall be obscure glazed.

REASON:

To prevent overlooking into neighbouring properties, and to protect residential amenity.

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

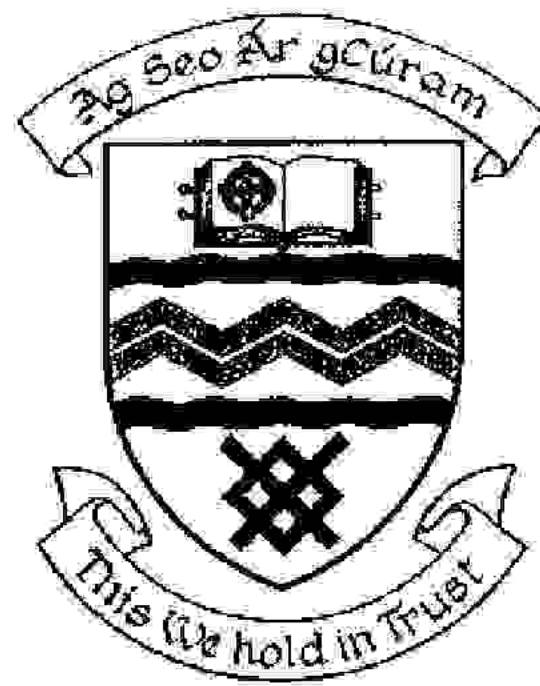
REASON:

To prevent unauthorised development.

- 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.
- (iv) The property shall have its own individual service connection to the public watermain and 24 hour water storage facilities.
- (v) The connection to and tapping of public watermains shall be carried out by South Dublin County Council personnel at the applicants prior expense.

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REG. REF. S01A/0451

REASON:

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

- 5 With regard to the proposed surface water outfalls to the stream, the following requirements of the Environmental Services Department shall be satisfied:
- (i) The invert level of the outfall should be 200mm above the normal water levels.
 - (ii) If backflooding is likely a non-return valve should be fitted. South Dublin County Council shall not be liable for any such backflooding in the event of high water levels in the stream.
 - (iii) The surface water outfall should be so formed so as to avoid, or provide against, local erosion and should be so angled as to discharge in the direction of flow of the watercourse.

REASON:

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

- 6 The following requirements of the Roads Department shall be satisfied:
- (i) Two off-street car parking spaces shall be provided for the proposed dwelling unit.
 - (ii) The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
 - (iii) The relocation of the public lighting pole shall be at the applicants own expense if necessary.
 - (iv) Alterations to the Environmental Services manhole/surface covers shall be at the applicant's own expense if necessary.

REASON:

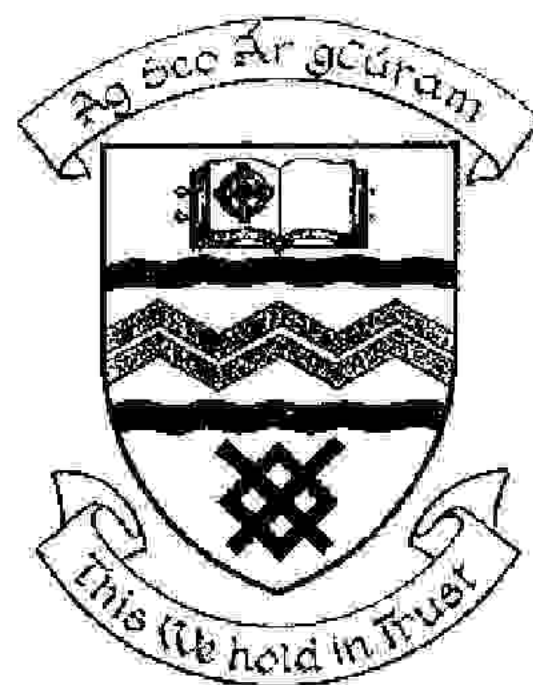
In the interest of public safety.

- 7 That an acceptable name/house number be submitted 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.

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- 8 That a financial contribution in the sum of £750 (Seven Hundred and Fifty Pounds) EUR 952 (Nine Hundred and Fifty Two Euros) 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.

- 9 That a financial contribution in the sum of £2,100 (Two Thousand One Hundred Pounds) EUR 2,666 (Two Thousand Six Hundred and Sixty Six Euros) 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.

- 10 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) 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.

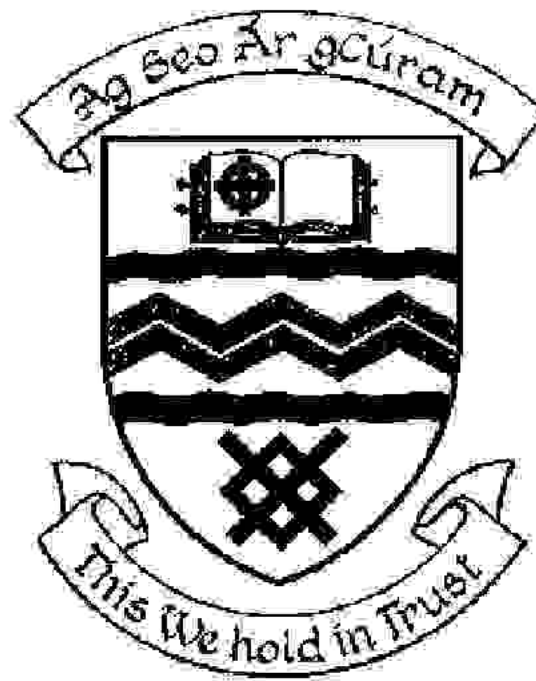
REASON:

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.

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REG. REF. S01A/0451

- 11 That a financial contribution in the sum of £675 (Six Hundred and Seventy Five Pounds) EUR 857 (Eight Hundred and Fifty Seven Euros) be paid by the proposer to South Dublin County Council towards the cost of the Boherboy Water Supply Scheme 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.

- 12 That a financial contribution in the sum of £1,143 (One Thousand One Hundred and Forty Three Pounds) EUR 1,451 (One Thousand Four Hundred and Fifty One Euros) 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.