

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 and Planning & Development Act 2000 and Planning Regulations Thereunder Planning Register (Part I)		Plan Register No. S01A/0398
1. Location	Washington Lane, Rathfarnham, Dublin 14.		
2. Development	Change the design of house type only on already approved site (PA Reg. Ref. S97A/0043), site layout, access and all other works in accordance with the approved plans.		
3. Date of Application	23-Oct-2001	Date of further particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24-Aug-2001, 2. 24-Aug-2001,	1. 2.
4. Submitted by	Name: B.G.D.A. Architects Address: Amberwood, Washington Lane, Rathfarnham, Dublin 14.		
5. Applicant	Name: Mr & Mrs L Borza Address: 11 Braemor Road, Churchtown, Dublin 14.		
6. Decision	O.C.M. No.: 3016 Date: 03-Sep-2002	Effect: GRANT PERMISSION	
7. Grant	O.C.M. No.: 3404 Date: 17-Oct-2002	Effect: GRANT PERMISSION	
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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Final Grant Order No.:	3404	Date of Final Grant:	17-Oct-2002
Decision Order No.:	3016	Date of Decision:	03-Sep-2002
Register Reference:	S01A/0398	Date:	23-Oct-2001

Applicant: Mr & Mrs L Borza

Development: Change the design of house type only on already approved site (PA Reg. Ref. S97A/0043), site layout, access and all other works in accordance with the approved plans.

Location: Washington Lane, Rathfarnham, Dublin 14.

Floor Area:

Time extension(s) up to and including 04-Sep-2002
Additional Information Requested/Received 24-Aug-2001, /

A Permission has been granted for the development described above, subject to the following (10) conditions.

Conditions and Reasons:

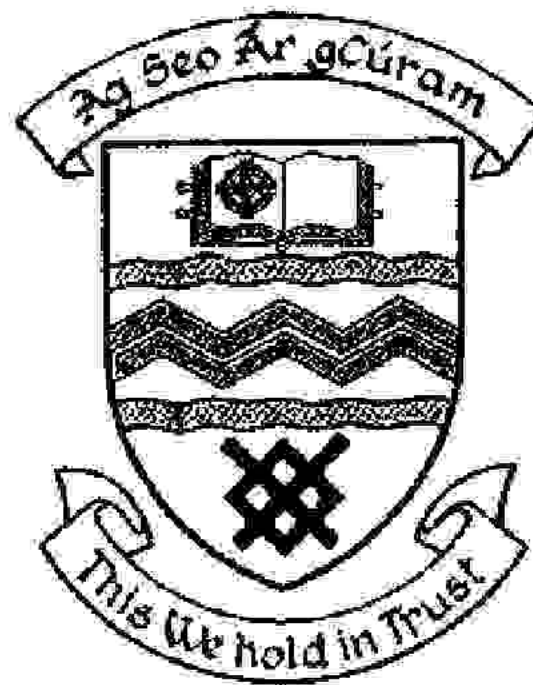
1. The development be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, additional information received on 23/10/01 and unsolicited additional information received on 01/08/02, save as may be required by other conditions attached hereto. Reason: To ensure that the development shall be in accordance with the permission and that effective control is maintained.

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2. Prior to the first occupation of the dwelling the front and rear garden areas shall be leveled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow. Reason: In the interest of proper planning and development of the area.
3. 9) The following requirement of the Roads Department shall be satisfied: The following requirement of the Roads Department shall be satisfied: a) The footpath and kerb to be dished and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance. Reason: In the interests of public safety.
4. That the entire premises be used as a single dwelling unit. REASON: To prevent unauthorised development.
5. 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.
6. 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.
7. That the dwellinghouse not be occupied until all the services have been connected thereto and are operational. REASON: In the interest of the proper planning and development of the area.
8. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect: i) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge. ii) Applicant shall ensure 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 storage. v) The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense. Reason: In the interests of public health and in order to comply with the Sanitary Services Acts, 1878-1964.
9. That an acceptable house number 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.
10. That arrangements be made with regard to the payment of financial contributions in respect of

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the overall development, as required by Condition No 5 of Register Reference S97A/0043 (An Bord Pleanála 06S.104881, arrangements to be made prior to commencement of 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 providing these services.

- (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 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.

21-Oct-2002

for SENIOR EXECUTIVE OFFICER.

C

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

Decision Order Number 0827	Date of Decision 17/04/2002
Register Reference S01A/0398	Date 25/06/01

Applicant Mr & Mrs L Borza
App. Type Permission
Development Change the design of house type only on already approved site (PA Reg. Ref. S97A/0043), site layout, access and all other works in accordance with the approved plans.
Location Washington Lane, Rathfarnham, Dublin 14.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 20/06/2002

Yours faithfully

...*ML*... 24/04/02
for SENIOR ADMINISTRATIVE OFFICER

B.G.D.A. Architects
Amberwood,
Washington Lane,
Rathfarnham,
Dublin 14.

C

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

Decision Order Number 0156	Date of Decision 18/01/2002
Register Reference S01A/0398	Date 25/06/01

Applicant Mr & Mrs L Borza
App. Type Permission
Development Change the design of house type only on already approved
 site (PA Reg. Ref. S97A/0043), site layout, access and all
 other works in accordance with the approved plans.

Location Washington Lane, Rathfarnham, Dublin 14.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 20/02/2002

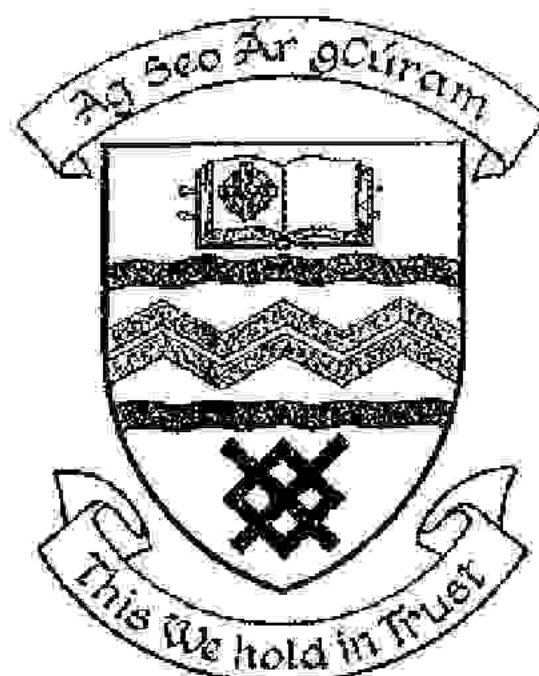
Yours faithfully

..... 21/01/02
for SENIOR ADMINISTRATIVE OFFICER

B.G.D.A. Architects
Amberwood,
Washington Lane,
Rathfarnham,
Dublin 14.

	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/0398	
1. Location	Washington Lane, Rathfarnham, Dublin 14.		
2. Development	Change the design of house type only on already approved site (PA Reg. Ref. S97A/0043), site layout, access and all other works in accordance with the approved plans.		
3. Date of Application	25/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/08/2001 2.	1. 2.
4. Submitted by	Name: B.G.D.A. Architects Address: Amberwood, Washington Lane,		
5. Applicant	Name: Mr & Mrs L Borza Address: 11 Braemor Road, Churchtown, Dublin 14.		
6. Decision	O.C.M. No. 2756 Date 24/08/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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 PERMISSION
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING & DEVELOPMENT ACT 2000

Decision Order Number 3016	Date of Decision 03/09/2002
Register Reference S01A/0398	Date: 25/06/01

Applicant Mr & Mrs L Borza

Development Change the design of house type only on already approved site (PA Reg. Ref. S97A/0043), site layout, access and all other works in accordance with the approved plans.

Location Washington Lane, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including 04/09/2002

Additional Information Requested/Received 24/08/2001 /23/10/2001

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

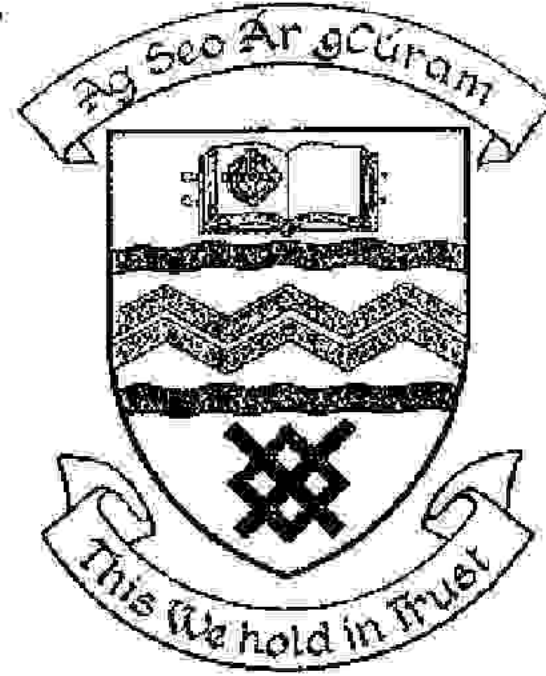
..... 03/09/02
for SENIOR PLANNER

B.G.D.A. Architects
Amberwood,
Washington Lane,
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Dublin 14.

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REG REF. S01A/0398

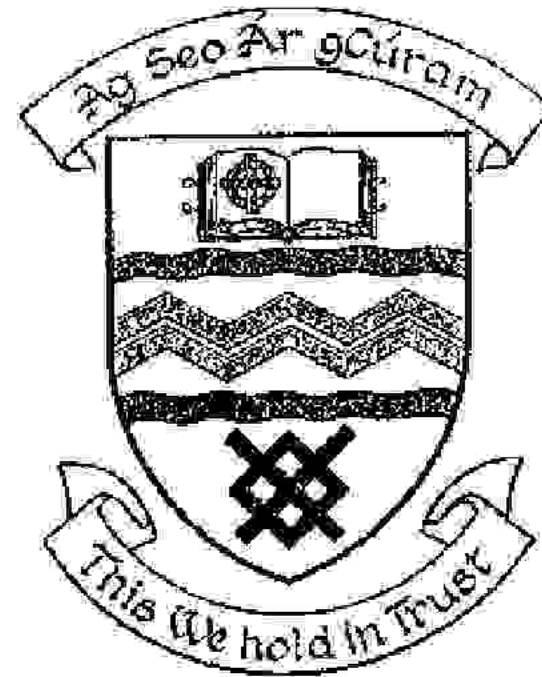
Conditions and Reasons

- 1 The development be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, additional information received on 23/10/01 and unsolicited additional information received on 01/08/02, save as may be required by other conditions attached hereto.
Reason:
To ensure that the development shall be in accordance with the permission and that effective control is maintained.
- 2 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In that respect:
i) No buildings shall be erected within 5-metres of a public sewer or any sewer with the potential to be taken in charge.
ii) Applicant shall ensure 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 storage.
v) 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 the interests of public health and in order to comply with the Sanitary Services Acts, 1878-1964.

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REG. REF. S01A/0398

- 5 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.

- 6 That the dwellinghouse not be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 7 That an acceptable house number 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.

- 8 Prior to the first occupation of the dwelling the front and rear garden areas shall be leveled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

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

- 9) The following requirement of the Roads Department shall be satisfied:

The following requirement of the Roads Department shall be satisfied:

a) The footpath and kerb to be dishd and the new driveway constructed for existing house to the satisfaction of the Area Engineer, Roads Maintenance.

Reason: In the interests of public safety.

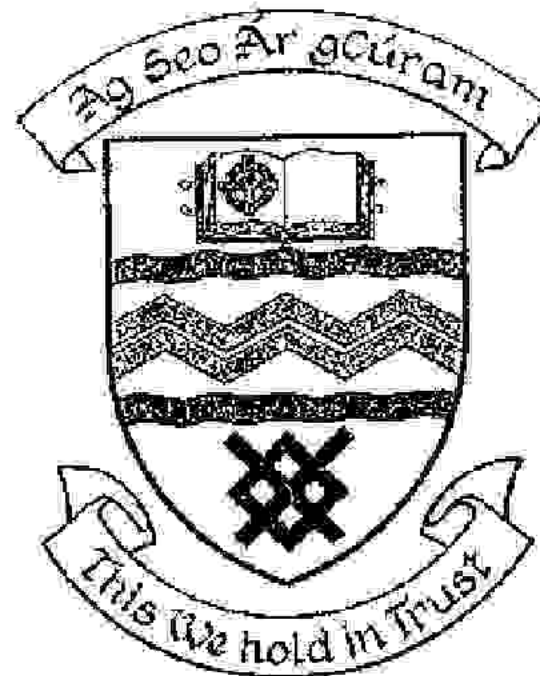
- 10 That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition No 5 of Register Reference S97A/0043 (An Bord Pleanála 06S.104881, arrangements to be made prior to commencement of development.

REASON:

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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 these services.

C

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

Decision Order Number 0409	Date of Decision 19/02/2002
Register Reference S01A/0398	Date 25/06/01

Applicant Mr & Mrs L Borza
App. Type Permission
Development Change the design of house type only on already approved
 site (PA Reg. Ref. S97A/0043), site layout, access and all
 other works in accordance with the approved plans.

Location Washington Lane, Rathfarnham, Dublin 14.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 20/03/2002

Yours faithfully

..... 21/02/02
for SENIOR ADMINISTRATIVE OFFICER

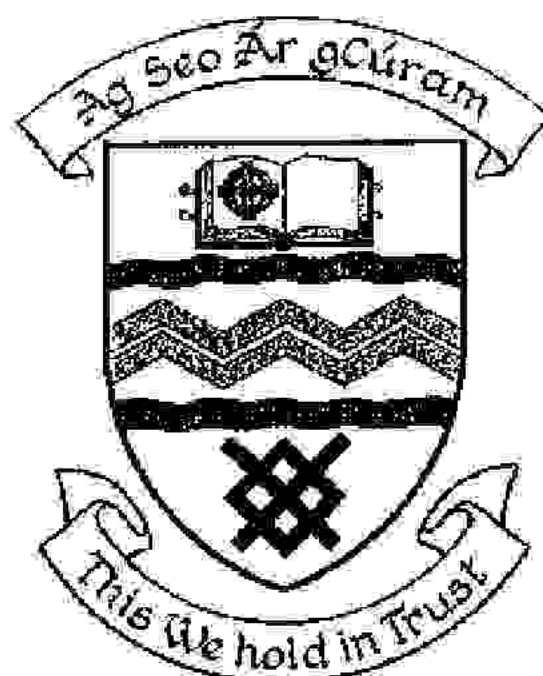
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2756	Date of Decision 24/08/2001
Register Reference S01A/0398	Date: 25/06/01

Applicant Mr & Mrs L Borza
Development Change the design of house type only on already approved site (PA Reg. Ref. S97A/0043), site layout, access and all other works in accordance with the approved plans.

Location Washington Lane, Rathfarnham, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 25/06/01 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 proposed development, by reason of its two storey height and its siting in close proximity to Orchardstown House, would seriously detract from the immediate setting of a Protected Structure. In addition, the development by reason of its siting and proximity to adjoining residential properties would result in a cramped form of development and would seriously injure the amenity of property in the vicinity. The applicants should indicate how they propose to rectify these matters. It would appear that given the setting of the Protected Structure and the proximity to adjoining properties a more appropriate form of development would be a single storey bungalow only.
- 2 The applicants are advised that the public notices are inaccurate in the following respects:
 - (i) The description 'change the design of house type' is inadequate to describe the revision from a dormer to

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REG REF. S01A/0398

a two storey house and the amended location of the new house.

- (ii) No reference is made to the fact that the proposed house would be located within the curtilage of a protected structure. The applicants are requested to amend the site and newspaper notices accordingly and publish and erect new notices and submit copies of these to the Planning Authority.

- 3 The applicants are requested to indicate whether Orchardstown House and number 2 Orchardstown will still use the access to the proposed house. If not how will access to these two residences be gained from the public road system.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

24/08/01