

	<p style="text-align: center;">South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)</p>	<p style="text-align: center;">Plan Register No. S01A/0341</p>	
1. Location	The Piers, Rockbrook, Rathfarnham, Dublin 16.		
2. Development	Replacement of existing dwelling with building of dormer bungalow, biocycle drainage and associated works.		
3. Date of Application	08/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/08/2001 2.	1. 15/10/2001 2.
4. Submitted by 5. Applicant	<p>Name: Lucy Gregan & Eoghan Mulholland Address: The Piers, Rockbrook, Name: Lucy Gregan and Eoghan Mulholland Address: The Piers, Rockbrook, Rathfarnham, Dublin 16.</p>		
6. Decision	<p>O.C.M. No. 3580 Date 06/12/2001</p>	<p>Effect AP GRANT PERMISSION</p>	
7. Grant	<p>O.C.M. No. 0246 Date 30/01/2002</p>	<p>Effect AP GRANT PERMISSION</p>	
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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Lucy Gregan & Eoghan Mulholland
The Piers,
Rockbrook,
Rathfarnham,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0246	Date of Final Grant 30/01/2002
Decision Order Number 3580	Date of Decision 06/12/2001
Register Reference S01A/0341	Date 15/10/01

Applicant Lucy Gregan and Eoghan Mulholland

Development Replacement of existing dwelling with building of dormer bungalow, biocycle drainage and associated works.

Location The Piers, Rockbrook, Rathfarnham, Dublin 16.

Floor Area 141.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/08/2001 /15/10/2001

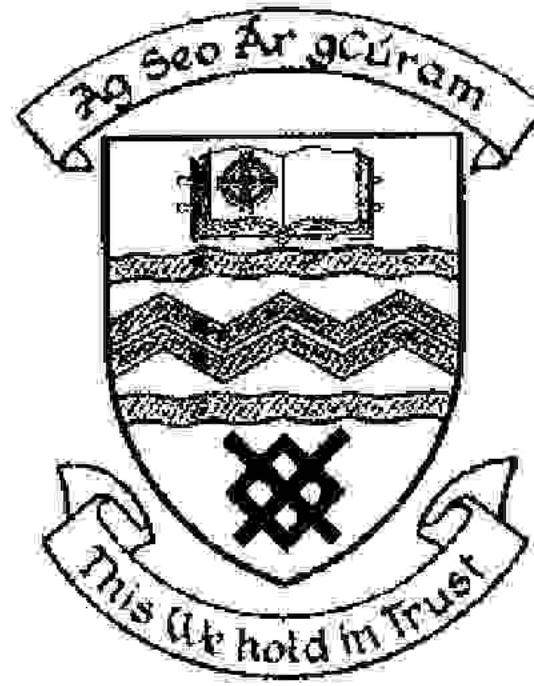
A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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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 as amended by Additional Information received by the Planning Authority on 15/10/01, 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 Prior to the commencement of development, the applicant shall carry out an Archaeological Assessment of the site and submit it to the Planning Authority and Duchas, the Heritage Service (Archaeological Division). This shall be carried out by a qualified archaeologist and should outline the archaeological implications of the proposed development. The applicant is advised that this is necessary due to the proximity of the site to a Recorded Monument.
REASON:
In the interest of recording and protecting any items of archaeological interest on the proposed development site.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 The roof tiles shall be of natural slate and the external walls finished in a render finish and natural stone where shown on drawing no. 0102/302. The boundary wall shall also be of natural stone. The applicant is advised that reconstituted stone is not acceptable.
REASON:
In the interest of visual amenity.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 6 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.

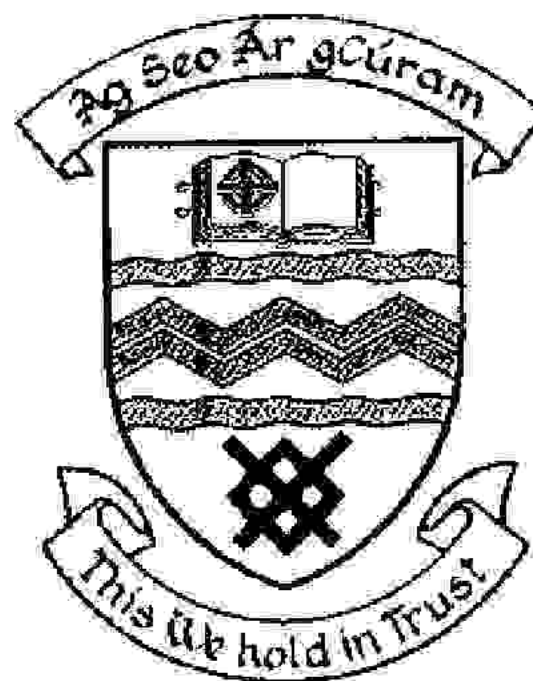
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REG. REF. S014/074

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- 7 The proposed entrance shall be constructed as per revised drawings submitted as Additional Information on 15/10/01. The new stone wall shall not exceed a height of 2 metres.
REASON:
In the interest of visual amenity.
- 8 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority. This shall include detailed plans and elevations of the proposed boundary wall and entrance gates, and details of location, type and number of trees/shrubs proposed.
REASON:
In the interest of amenity.
- 9 The applicant shall satisfy the following requirements of the Roads Department:-
(i) All storm water shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road. In this respect, the applicant shall meet the requirements of the Environmental Services Department and the Environmental Health Officer.
(ii) The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.
REASON:
In the interest of public safety.
- 10 The applicant shall satisfy the following requirements of the Environmental Health Officer:
(i) The applicant shall enter into a maintenance contract with Puraflo for the lifetime of the system.
(ii) The treatment system shall be installed in accordance with the Irish Agreement Certificate 99/0060.
REASON:
In the interests of public health.
- 11 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.
- 12 That the house, when completed, be first occupied by the applicant and/or members of her immediate family for a period of not less than one year.

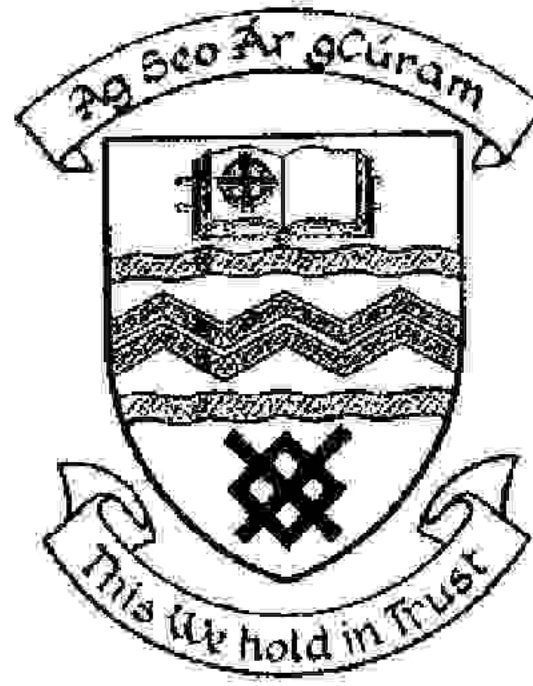
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REG REF. S01A/07/1

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REASON:

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

- 13 That an acceptable house name/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.

- 14 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) 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.

- 15 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development, and which will facilitate the development.

REASON:

The provision of such service 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 service.

- 16 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

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REG. REF. S014/05/01

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improvement works and traffic management schemes
facilitating the proposed development.

- 17 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.

- (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.

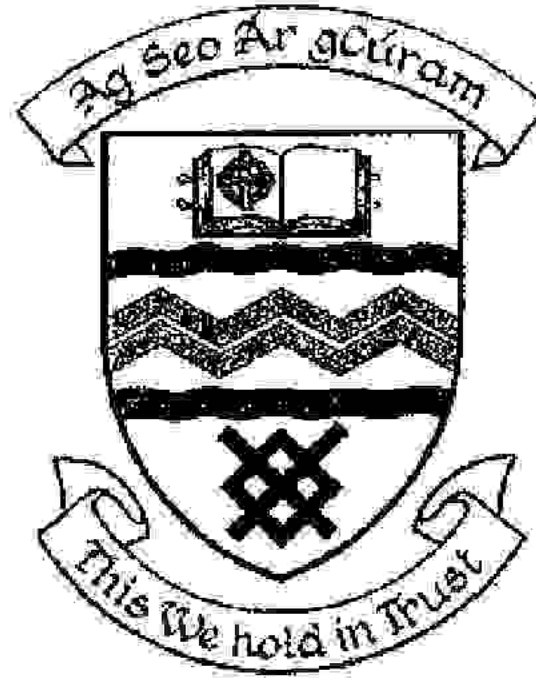

.....01/02/02
for SENIOR ADMINISTRATIVE OFFICER

C

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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 3580	Date of Decision 06/12/2001
Register Reference S01A/0341	Date: 08/06/01

Applicant Lucy Gregan and Eoghan Mulholland

Development Replacement of existing dwelling with building of dormer bungalow, biocycle drainage and associated works.

Location The Piers, Rockbrook, Rathfarnham, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/08/2001 /15/10/2001

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

..... 06/12/01
for SENIOR ADMINISTRATIVE OFFICER

Lucy Gregan & Eoghan Mulholland
The Piers,
Rockbrook,
Rathfarnham,
Dublin 16.

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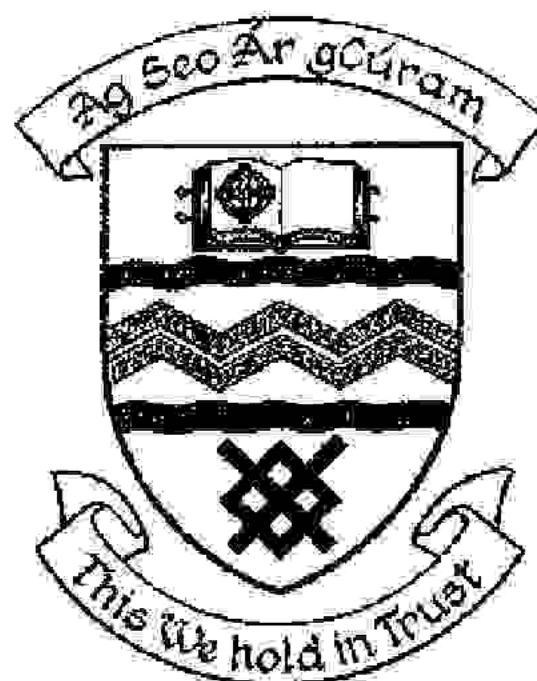
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REG REF. S01A/0341

Conditions and Reasons

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REASON:
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- 2 Prior to the commencement of development, the applicant shall carry out an Archaeological Assessment of the site and submit it to the Planning Authority and Duchas, the Heritage Service (Archaeological Division). This shall be carried out by a qualified archaeologist and should outline the archaeological implications of the proposed development. The applicant is advised that this is necessary due to the proximity of the site to a Recorded Monument.
REASON:
In the interest of recording and protecting any items of archaeological interest on the proposed development site.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 The roof tiles shall be of natural slate and the external walls finished in a render finish and natural stone where shown on drawing no. 0102/302. The boundary wall shall also be of natural stone. The applicant is advised that reconstituted stone is not acceptable.
REASON:
In the interest of visual amenity.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.

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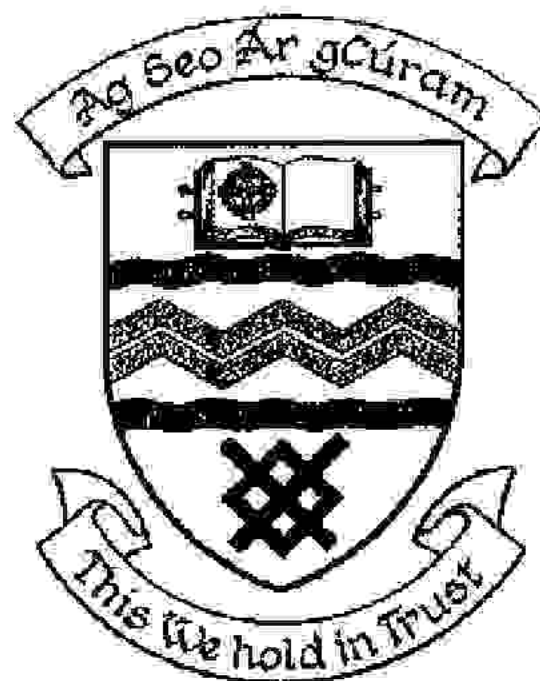
REG. REF. S01A/0341

- 6 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:
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- 7 The proposed entrance shall be constructed as per revised drawings submitted as Additional Information on 15/10/01. The new stone wall shall not exceed a height of 2 metres.
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REASON:

In the interests of public health.

- 11 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.

- 12 That the house, when completed, be first occupied by the applicant and/or members of her immediate family for a period of not less than one year.

REASON:

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

- 13 That an acceptable house name/number be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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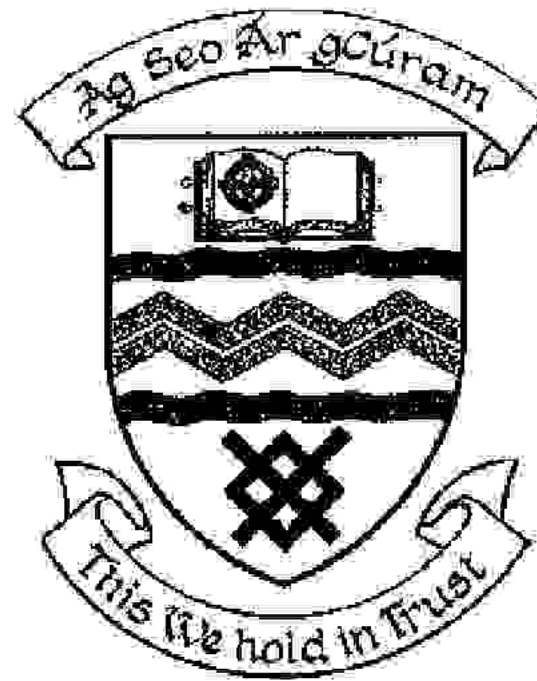
- 14 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate 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.

- 15 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) EUR 476 (four hundred and seventy six euros) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which

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will facilitate the development.

REASON:

The provision of such service 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 service.

- 16 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.

- 17 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.

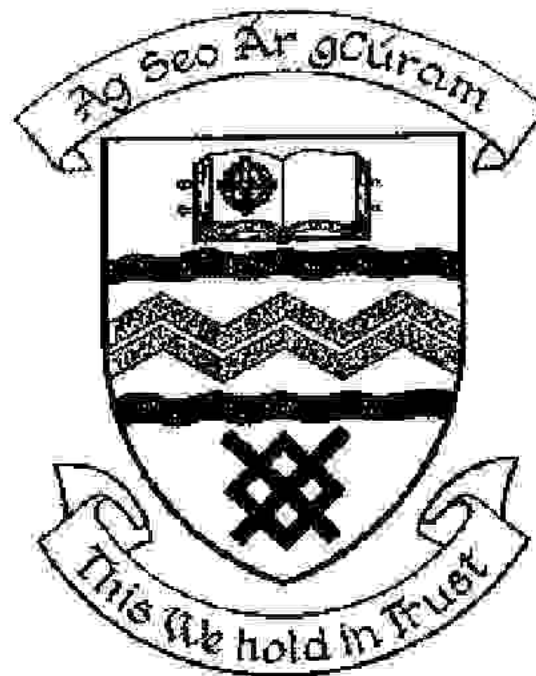
	<p style="text-align: center;">South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)</p>	<p style="text-align: center;">Plan Register No. S01A/0341</p>	
1. Location	The Piers, Rockbrook, Rathfarnham, Dublin 16.		
2. Development	Replacement of existing dwelling with building of dormer bungalow, biocycle drainage and associated works.		
3. Date of Application	08/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Lucy Gregan & Eoghan Mulholland Address: The Piers, Rockbrook,		
5. Applicant	Name: Lucy Gregan and Eoghan Mulholland Address: The Piers, Rockbrook, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2585 Date 03/08/2001	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.

C

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

Decision Order Number 2585	Date of Decision 03/08/2001
Register Reference S01A/0341	Date: 08/06/01

Applicant Lucy Gregan and Eoghan Mulholland
Development Replacement of existing dwelling with building of dormer bungalow, biocycle drainage and associated works.
Location The Piers, Rockbrook, Rathfarnham, Dublin 16.
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 08/06/01 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:

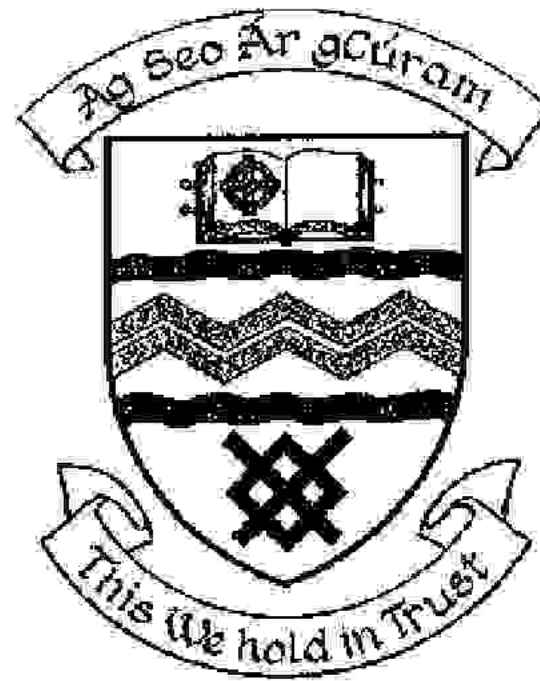
- 1 It is considered that the existing cottage is of considerable amenity value and should therefore be retained. The applicant is requested to submit revised drawings providing for its retention and relocating the proposed house on the site in order to accommodate this.
- 2 The applicant is requested to submit a revised site layout plan to show:
 - (i) A minimum setback of 7.5m between road boundary and façade/gable end of house.
 - (ii) Access relocated to approx. midway along road frontage to show 3m x 90m vision splays in both directions of access point (the 3m setback is measured from near side tarmacadam edge of the roadway).In the case of the vision splay on the right hand side of the access point (when exiting) this will involve removal of 30/40m of road boundary wall on the adjacent property and setting back the new boundary wall along the line required

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REG REF. S01A/0341

for visibility. Accordingly, the applicant is requested to submit a letter of agreement from the adjacent property owner to carry out the said works.

- 3 The applicant is requested to submit details of proposed boundary treatment including any fence, wall or gates. Details of boundary landscaping should also be submitted, incorporating native hedgerow species in view of the fact that the existing hedgerow would have to be removed to accommodate vision splays.
- 4 With respect to the proposed Biocycle treatment unit, the applicant is requested to submit a site assessment report and percolation test results.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

03/08/01