

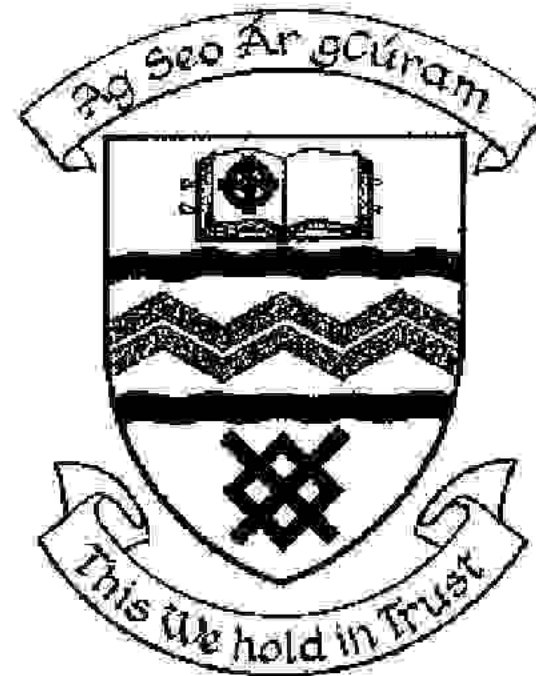
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0218	
1. Location	"Snug Boro", 17A Convent Lane, Rathfarnham, Dublin 14.		
2. Development	Two-storey dwelling house of 144 sq.m. and garage of 21 sq.m., replacing existing garage.		
3. Date of Application	17/04/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 18/07/2001 2.	1. 2.
4. Submitted by	Name: Joseph Miller, Dip. Arch. M.R.I.A.I., Address: 13 Eaton Square, Terenure, Dublin 6W.		
5. Applicant	Name: Mr. Rory O'Donoghue, Address: "Snug Boro", 17A Convent Lane, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2429 Date 18/07/2001	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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2429	Date of Decision 18/07/2001
Register Reference S01A/0218	Date: 17/04/01

Applicant Mr. Rory O'Donoghue,
Development Two-storey dwelling house of 144 sq.m. and garage of 21 sq.m., replacing existing garage.

Location "Snug Boro", 17A Convent Lane, Rathfarnham, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/04/01 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 There are two watermain (75mm and 350mm in diameter respectively) running adjacent to the subject site. The Council's Environmental Services Department require that all development should be set back at least 5m from a 75mm watermain and at least 8m from a 350mm watermain. However, the proposed development would lie within 1m of the former and 5m of the latter, which is unacceptable. The applicant is requested to submit revised drawings showing the required setbacks. This would entail deleting the conservatory element of the proposal. The proposed rebuilding of the garage is only acceptable if the existing foundations are to be used. The applicant is also requested to clarify this matter.
- 2 The applicant is requested to indicate in colour on a site layout plan to scale 1:200 open space provision and car parking provision for (a) the existing house and (b) the proposed house. It should be endeavoured to provide 2 no.

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car parking spaces and at least 60 sq m of open space for each house, in accordance with Development Plan standards. The applicant should note that open space does not include parking areas.

- 3 The applicant is requested to submit details of proposed boundary treatment for the site. In particular, measures to prevent overlooking of the existing house from the west elevation of the proposed house should be proposed.
- 4 In the interest of clarity, the applicant is requested to submit revised drawings correctly labelling the following: On drawing no. RO'D.03 2001, the 'Proposed East Elevation' should read 'Proposed West Elevation' and on drawing no. RO'D.05 2001, the 'Proposed South Elevation' should read 'Proposed North Elevation'

Signed on behalf of South Dublin County Council

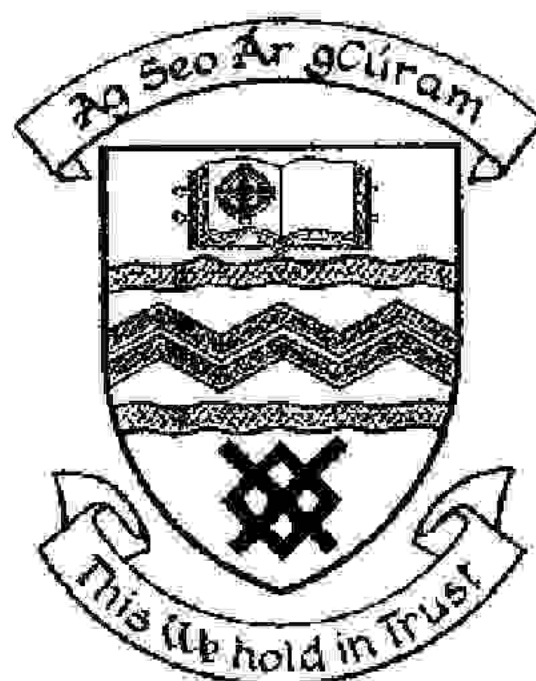

.....
for Senior Administrative Officer

19/07/01

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NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0538	Date of Final Grant 07/03/2002
Decision Order Number 0161	Date of Decision 22/01/2002
Register Reference S01A/0218	Date 23/11/01

Applicant Mr. Rory O'Donoghue,

Development Two-storey dwelling house of 144 sq.m. and garage of 21 sq.m., replacing existing garage.

Location "Snug Boro", 17A Convent Lane, Rathfarnham, Dublin 14.

Floor Area 165.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/07/2001 /23/11/2001

A Permission has been granted for the development described above,
subject to the following (9) 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 23/11/01 and Unsolicited Additional Information received by the Planning Authority on 26/11/01 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 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 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.
- 5 . No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 . Applicant to ensure full and complete separation of foul and surface water systems.
 . Special Levy: Dodder Valley Catchment Drainage Improvements Works: €1,143 per house.
REASON:
In the interest of the proper planning and development of the area.
- 6 That a financial contribution in the sum of EUR 952 (nine hundred and fifty two euro) 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

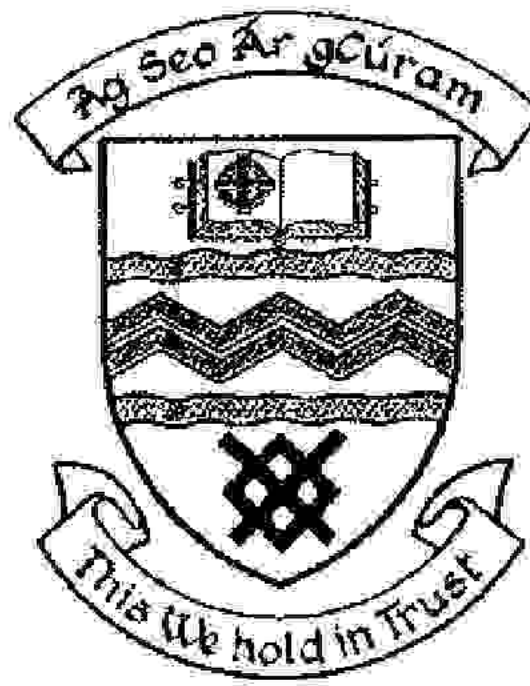
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REG. REF. S014/07/07

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 7 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) 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.

- 8 That a financial contribution in the sum of EUR 1,270 (one thousand two hundred and seventy euro) 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.

- 9 That a financial contribution in the sum of EUR 1,451 (one thousand four hundred and fifty one euro) 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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.

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REG REF.

S0149/0178

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- (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.

.....07/03/02
for SENIOR ADMINISTRATIVE OFFICER

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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 0161	Date of Decision 22/01/2002
Register Reference S01A/0218	Date: 17/04/01

Applicant Mr. Rory O'Donoghue,

Development Two-storey dwelling house of 144 sq.m. and garage of 21 sq.m., replacing existing garage.

Location "Snug Boro", 17A Convent Lane, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 18/07/2001 /23/11/2001

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


..... 22/01/02
for SENIOR ADMINISTRATIVE OFFICER

Joseph Miller, Dip. Arch. M.R.I.A.I.,
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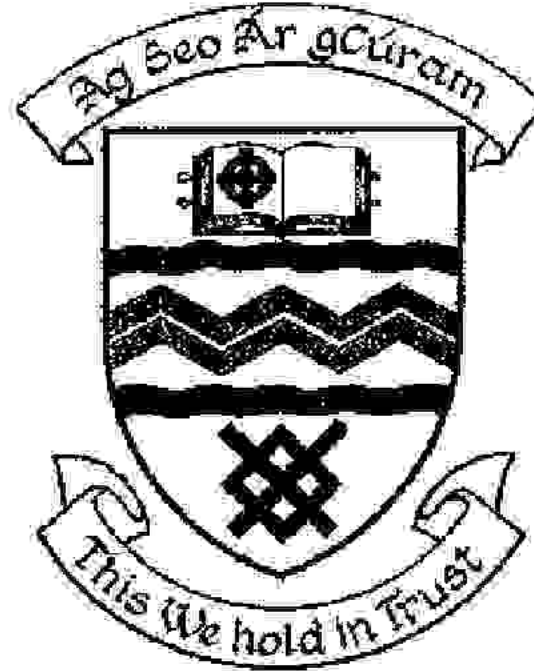
Conditions and Reasons

- 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 23/11/01 and Unsolicited Additional Information received by the Planning Authority on 26/11/01 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 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 4 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.
- 5 . No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 . Applicant to ensure full and complete separation of foul and surface water systems.
 . Special Levy: Dodder Valley Catchment Drainage Improvements Works: £1,143 per house.
REASON:
In the interest of the proper planning and development of the area.

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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.

- 7 That a financial contribution in the sum of EUR 2,666 (two thousand six hundred and sixty six euro) 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.

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- 9 That a financial contribution in the sum of EUR 1,451 (one thousand four hundred and fifty one euro) be paid by the proposer to South Dublin County Council towards the cost of

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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.