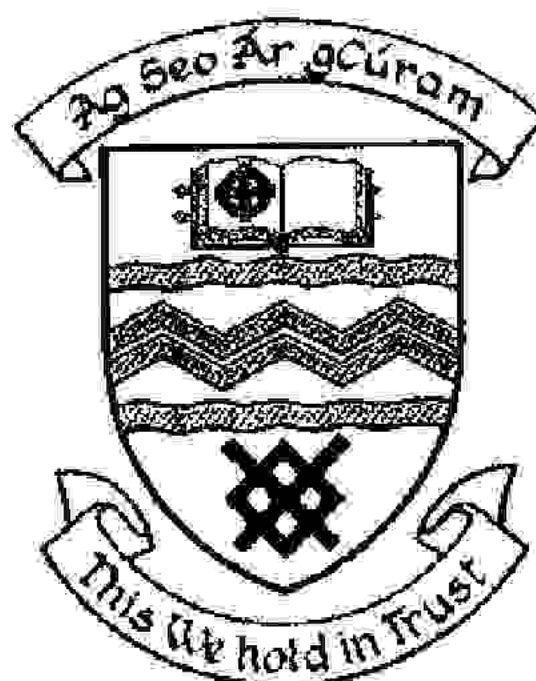


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S01A/0151
1. Location	Rear of 8 Whitechurch Road, Rathfarnham, Dublin 14.	
2. Development	Two-storey detached house at rear with access onto Tara Hill	
3. Date of Application	15/03/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Approval	1. 11/05/2001    1. 31/08/2001 2.                    2.
4. Submitted by	Name: Eamonn Weber Architect Address: 180 Rathgar Road, Dublin 6.	
5. Applicant	Name: S McGann Address: 8 Whitechurch Road, Rathfarnham, Dublin 14.	
6. Decision	O.C.M. No. 3257  Date 26/10/2001	Effect AA GRANT APPROVAL
7. Grant	O.C.M. No. 3717  Date 17/12/2001	Effect AA GRANT APPROVAL
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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Eamonn Weber Architect  
180 Rathgar Road,  
Dublin 6.

**NOTIFICATION OF GRANT OF Approval**

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

Final Grant Order Number 3717	Date of Final Grant 17/12/2001
Decision Order Number 3257	Date of Decision 26/10/2001
Register Reference S01A/0151	Date 31/08/01

**Applicant** S McGann

**Development** Two-storey detached house at rear with access onto Tara Hill

**Location** Rear of 8 Whitechurch Road, Rathfarnham, Dublin 14.

**Floor Area** 638.37 Sq Metres

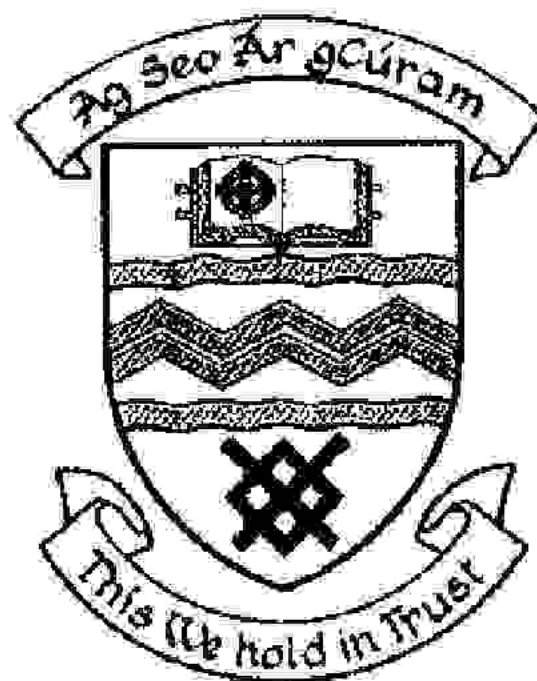
**Time extension(s) up to and including**

**Additional Information Requested/Received** 11/05/2001 /31/08/2001

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

# SOUTH DUBLIN COUNTY COUNCIL

REG REF. S01A73 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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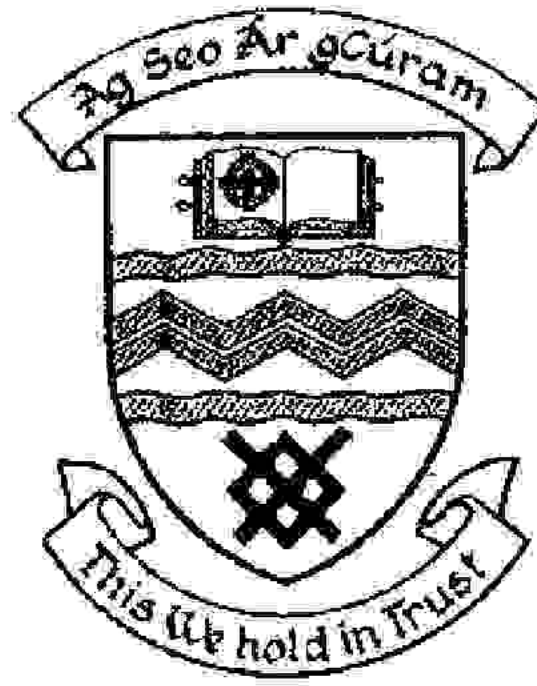
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## Conditions and Reasons

- 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 31/08/2001 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 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 foul sewer.
  - ii) No more than 8 houses shall be served by the same common foul drain.
  - iii) Applicant to ensure full and complete separation of foul and surface water systems.
  - iv) 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.
  - v) Before any work begins on site the applicant shall liaise with the Drainage Area Engineer (Deansrath Depot: 457 0784) to carry out a detailed survey, including a CCTV survey, to establish the exact location, depth and condition of the piped stream. The house shall be no closer to the pipe than the 1m indicated in the applicant's drawings.
  - vi) Prior to the commencement of development the applicant shall submit, for written approval, a detailed method statement for the construction of the house including full details of how it is proposed to protect the piped stream from damage during construction. These shall include constructing the foundations beneath the invert level of the sewer. The applicant shall be liable for any damage caused during construction.
  - vii) Any works on the piped stream, including the survey and the construction of the new manhole, shall be carried by South Dublin County Council at the applicant's prior expense.
  - viii) The property shall have its own individual service connection to the public watermain and 24hour storage.

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ix) 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 order to comply with the Sanitary Services Acts, 1878-1964.

- 4 All windows at first floor level on the rear (west) elevation shall be glazed with obscure glass only.

REASON:

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

- 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 a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two 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.

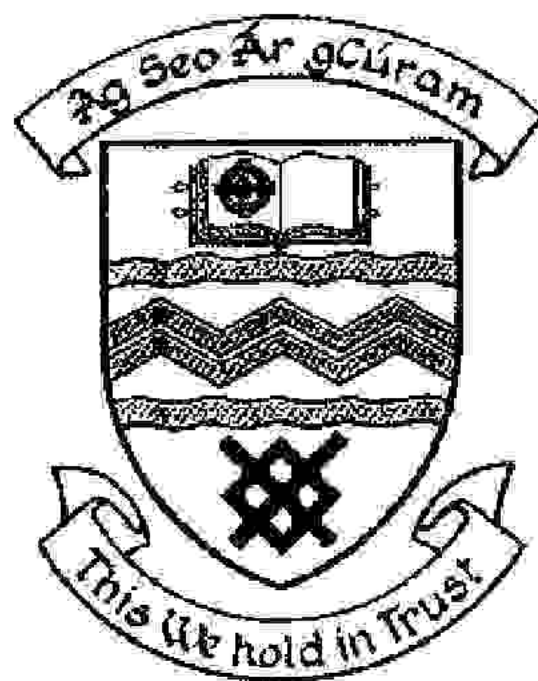
- 7 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management in the area of the proposed development 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.

# SOUTH DUBLIN COUNTY COUNCIL

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- 8 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.

- 9 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.

- 10 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.

- 11 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.

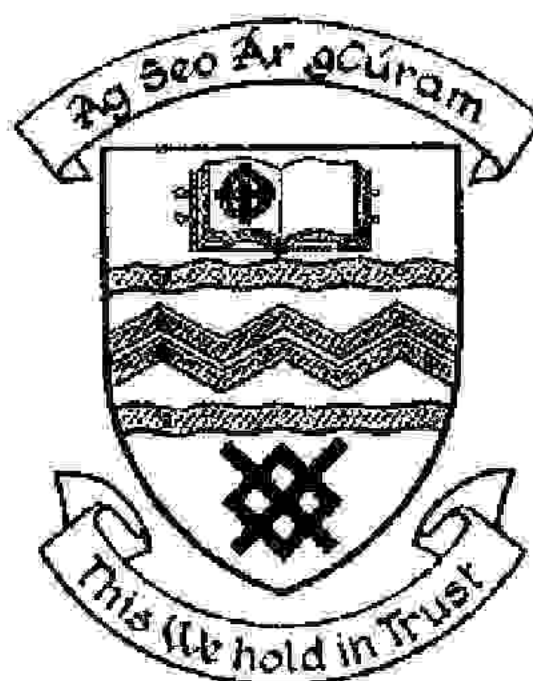
REASON:

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.

- 12 That all public services to the proposed development, including electrical, telephone cables and equipment be

SOUTH DUBLIN COUNTY COUNCIL

REG. REF. S01A/01 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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located underground throughout the entire site.

REASON:

In the interest of amenity.

- (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.

.....*gk*.....18/12/01  
for SENIOR ADMINISTRATIVE OFFICER