

	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/0136	
1. Location	Old School House, (Protected Structure) Willbrook Road, Rathfarnham, Dublin 14.		
2. Development	Upgrading of facilities for Community use including pitched roof to rear building and disabled access, together with associated works including landscaping and lighting.		
3. Date of Application	09/03/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/05/2001 2.	1. 15/06/2001 2.
4. Submitted by	Name: John O'Keeffe & Associates, Address: Mountainview House, Beaumont Avenue,		
5. Applicant	Name: Rev.Hanlon P.P. Re:Parish of Rathfarnham Address: St. Mary's Presbytery, Willbrook Road, Rathfarnham, D 14.		
6. Decision	O.C.M. No. 2648  Date 13/08/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3009  Date 26/09/2001	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			

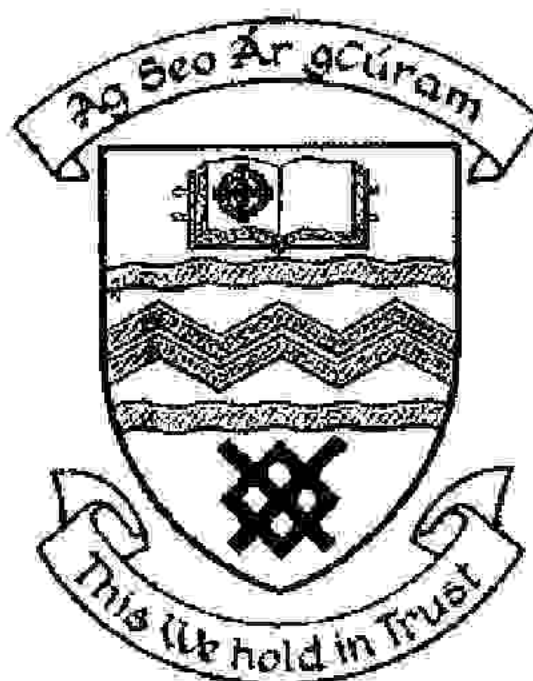
14.

.....  
Registrar

.....  
Date

.....  
Receipt No.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Halla an Chontae  
 Lár an Bhaile, Tamhlacht  
 Baile Átha Cliath 24

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John O'Keeffe & Associates,  
 Mountainview House,  
 Beaumont Avenue,  
 Churchtown,  
 Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3009	Date of Final Grant 26/09/2001
Decision Order Number 2648	Date of Decision 13/08/2001
Register Reference S01A/0136	Date 15/06/01

**Applicant** Rev.Hanlon P.P. Re:Parish of Rathfarnham

**Development** Upgrading of facilities for Community use including pitched roof to rear building and disabled access, together with associated works including landscaping and lighting.

**Location** Old School House, (Protected Structure) Willbrook Road, Rathfarnham, Dublin 14.

**Floor Area** 509.15 Sq Metres

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

**Additional Information Requested/Received** 04/05/2001 /15/06/2001

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

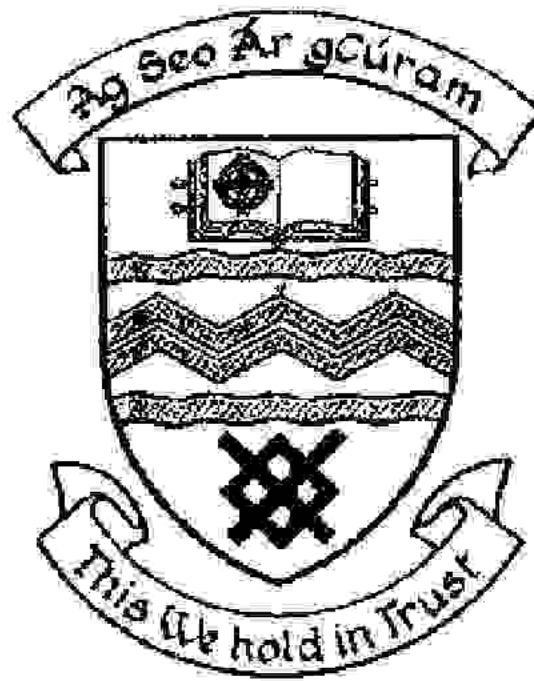


# SOUTH DUBLIN COUNTY COUNCIL

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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 revised by additional information received 15/06/01 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 The water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
  - 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 to 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 24hour storage.
  - v) If not already the case the water supply to the development shall be commercially metered.

Reason: In order to comply with the Sanitary Services Acts, 1878-1964.

- 3 The requirements of the Conservation Officer shall be strictly adhered to. In this respect:
  - i) The original glass shall be retained in the sash windows and all other windows that are either being repaired or retained. The introduction of a thicker 8mm glass shall only be used on new replacement windows.
  - ii) The material used in the re-pointing of the external walls to the Old School House shall be a lime-based mortar to match the existing.

Reason: To retain as much of the original material of a Protected Structure as possible and to ensure proper repair and use of appropriate materials.

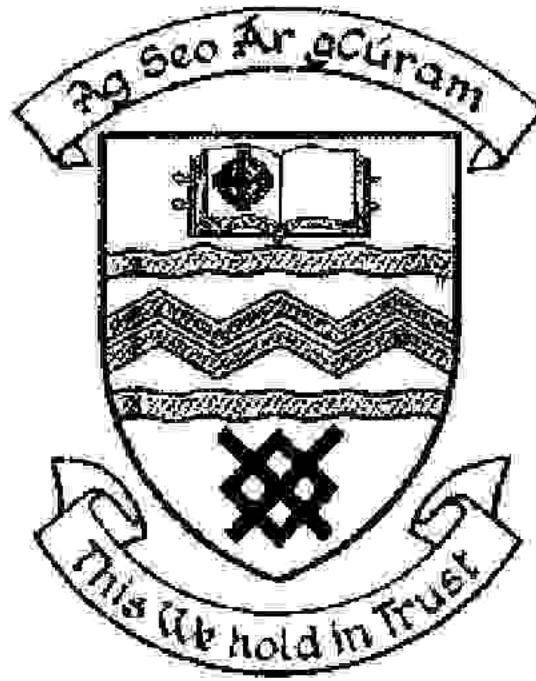
- 4 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

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## REASON:

In the interest of safety and the avoidance of fire hazard.

- 5 That no advertising sign or structure be erected without prior permission of the Planning Authority or An Bord Pleanála on appeal.

## REASON:

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

- 6 Adequate provision shall be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

## REASON:

In the interest of safety and amenity.

- 7 The requirements of the Environmental Health Officer shall be strictly adhered to.

In this respect:

- i) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8.00 hours on weekdays and 9.00 hours on Saturdays, nor after 18.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or public Holidays.
- ii) During the construction phase of the development Best Practices Means shall be employed to minimise air blown dust emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements and other public areas, and any other precautions necessary to prevent dust nuisance. There must be compliance with British Standard B.S. 5228 Noise Control on Construction and Open Sites.
- iii) The developer shall ensure that the lighting system is designed to minimise potential pollution from glare and spillage.
- iv) All rooms, passageways, sanitary accommodation and lobbies shall be ventilated to the external air.

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

- 8 i) No development shall take place until adequate car parking facilities for the community centre been authorised by a grant of planning permission.

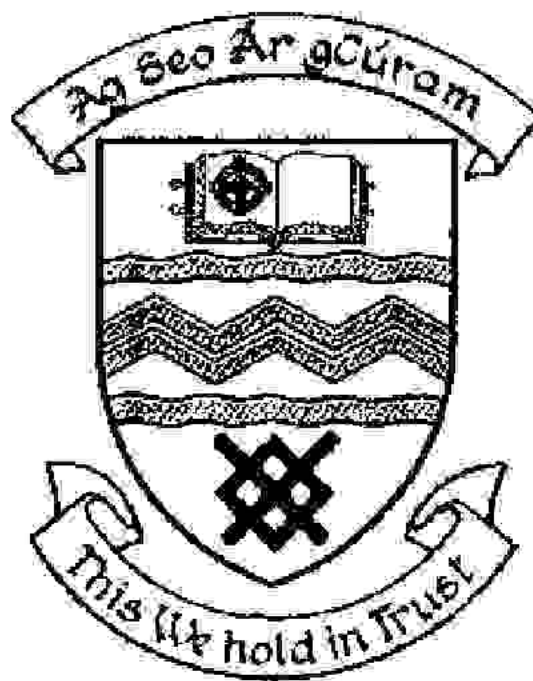


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ii) The community centre shall not open for public / private use until adequate car parking facilities, authorised by a grant of planning permission, have been provided for the said community centre.

## REASON:

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

- 9 Prior to the commencement of development the applicant shall agree with the Parks Department the reservation of a suitable strip along the Owendoher River, which is to be ceded to the County Council, for the purpose of providing a riverside walk / public park.

## REASON:

In the interest of the proper planning and development of the area and the up grading of local amenity.

- 10 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.

- (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.

......27/09/01  
for SENIOR ADMINISTRATIVE OFFICER

	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/0136	
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4. Submitted by	Name: John O'Keeffe & Associates, Address: Mountainview House, Beaumont Avenue,		
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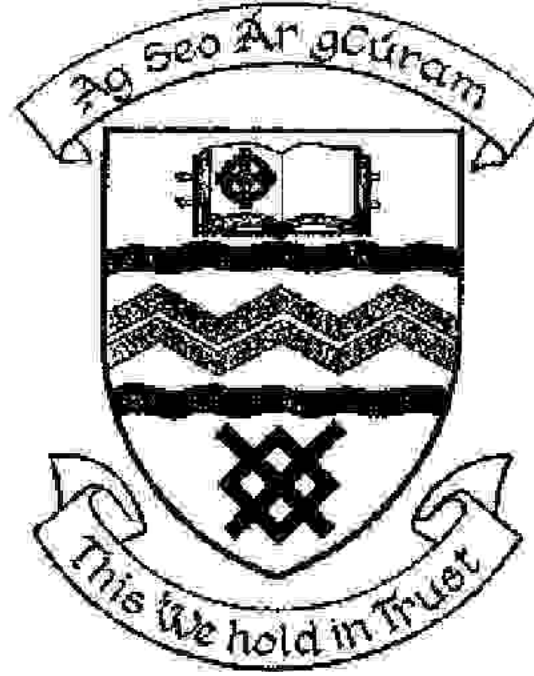


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NOTIFICATION OF DECISION TO GRANT PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2648	Date of Decision 13/08/2001
Register Reference S01A/0136	Date: 09/03/01

**Applicant** Rev.Hanlon P.P. Re:Parish of Rathfarnham

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**Floor Area** Sq Metres

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

**Additional Information Requested/Received** 04/05/2001 /15/06/2001

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

..... 14/08/01  
for SENIOR ADMINISTRATIVE OFFICER

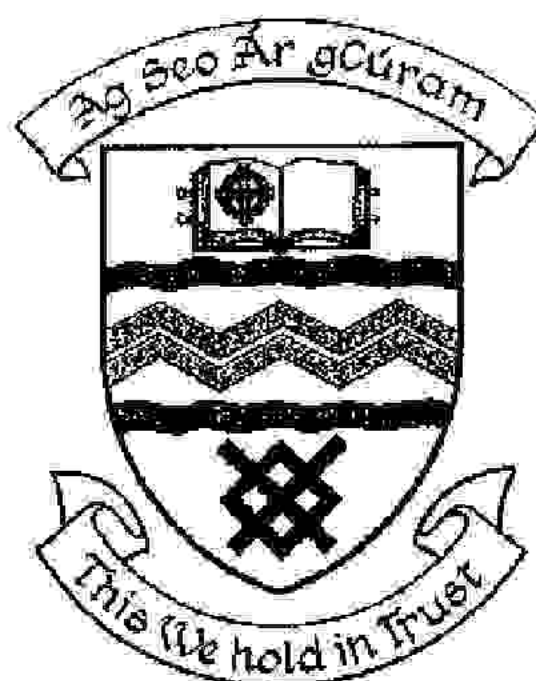
John O'Keeffe & Associates,  
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Beaumont Avenue,  
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REG REF. S01A/0136

**Conditions and Reasons**

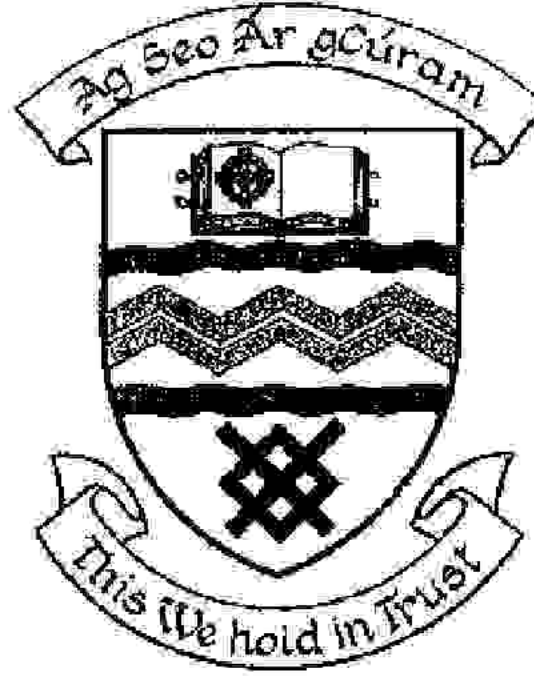
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REG. REF. S01A/0136

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REG REF. S01A/0136

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