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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1) | Plan Register No. S00A/0897 | |
| 1. Location | The Eden, Grange Road, Rathfarnham, Dublin 14. | | |
| 2. Development | Alterations to part approved layout (Reg. Ref. S97A/0467) to provide 3 no. four bed detached houses (similar to approved House Type A, Tudor Grange) in lieu of 1 no. six bed house. | | |
| 3. Date of Application | 21/12/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 16/02/2001 2. | 1. 30/03/2001 2. |
| 4. Submitted by | Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street, | | |
| 5. Applicant | Name: C. Kiernan, Address: 4 Kilvere, Butterfield Avenue, Rathfarnham, Dublin 14. | | |
| 6. Decision | O.C.M. No. 2089 Date 01/06/2001 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 2409 Date 16/07/2001 | 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



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Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
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 2409 | Date of Final Grant 16/07/2001 |
| Decision Order Number 2089 | Date of Decision 01/06/2001 |
| Register Reference S00A/0897 | Date 30/03/01 |

Applicant C. Kiernan,

Development Alterations to part approved layout (Reg. Ref. S97A/0467) to provide 3 no. four bed detached houses (similar to approved House Type A, Tudor Grange) in lieu of 1 no. six bed house.

Location The Eden, Grange Road, Rathfarnham, Dublin 14.

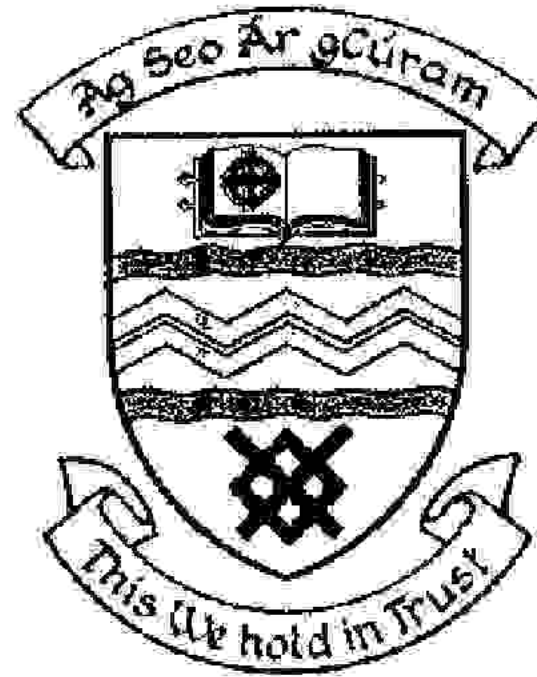
Floor Area 0.00 Sq Metres

Time extension(s) up to and including 01/06/2001

Additional Information Requested/Received 16/02/2001 /30/03/2001

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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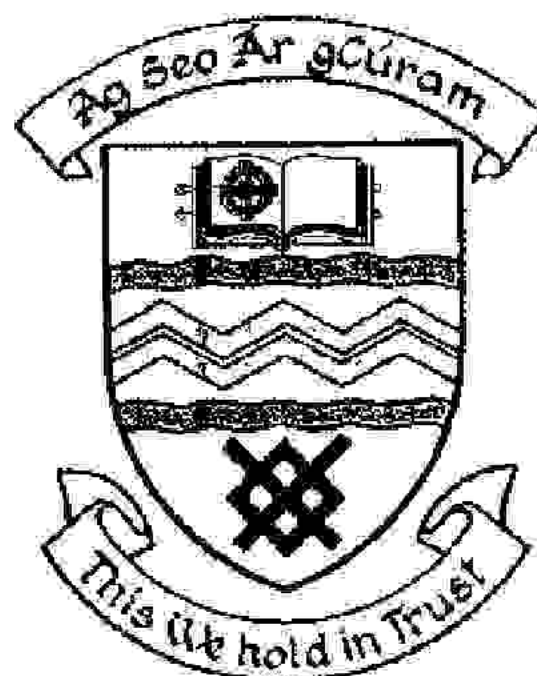
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and Additional Information received on 30/03/2001 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 each proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 3 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.
- 4 That an acceptable street naming and house numbering scheme 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.
- 5 With respect to water supply and drainage arrangements, the following requirements of the Environmental Services Department shall be adhered to:
 - (a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge
 - (b) Applicant to ensure full and complete separation of foul and surface water systems
 - (c) All pipes shall be laid with a minimum cover of 1.2 metres in roads, footpaths and driveways, and 0.9 metre in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick
 - (d) Each property shall have its own individual service connection to the public watermain and 24 hour storage
 - (e) The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at

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the applicant's prior expense.

Reason:

In the interests of proper planning and development

- 6 With respect to landscape arrangements, the following requirements of the Parks Department shall be adhered to:
- (a) A scheme of tree felling and surgery works based on the applicant's tree survey shall be carried out prior to the commencement of development. The applicant is to plant 6 no. semi-mature trees of 20-25cm girth in lieu of the trees to be removed and to restock the existing hedgerow as laid out in the applicant's tree survey. Details to be submitted and agreed with the Parks Department
 - (b) The construction of any wall or fence along the western boundary of the site shall be carried out according to the recommendations set out in the applicant's tree survey.
 - (c) The applicant shall submit for agreement with the Parks Department a scheme of street tree planting along the western side of the entrance road, prior to the commencement of development on site.
 - (d) A plinth wall and railing to be provided between the development and the adjoining County Council public open space, the exact detail and location of which to be agreed with the Parks Department prior to the commencement of works on site.
 - (e) Prior to the commencement of works on site, the developer shall agree with the Parks and Landscape services Department and submit to the Planning Department a detailed landscape plan with full works specification for the development of the on-site open space.

REASON:

In the interests of amenity and the proper planning and development of the area.

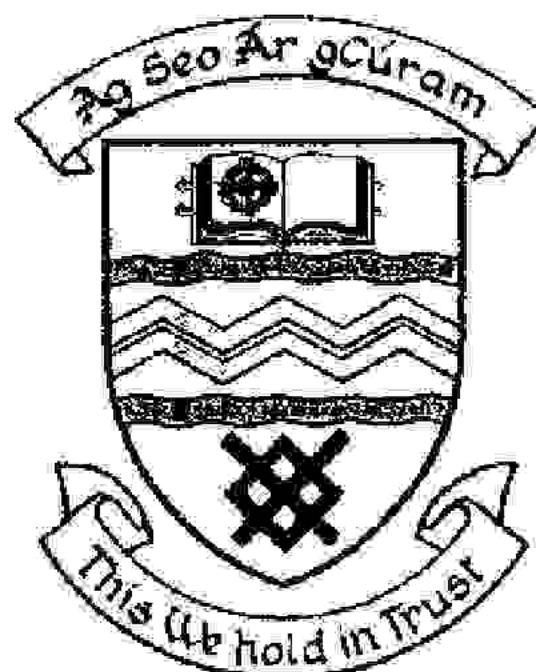
- 7 The applicant shall comply with the following requirement of the Roads Department:
- The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance
- REASON:
- In the interests of the proper planning and development of the area.

- 8 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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- 9 That no dwellinghouse 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.
- 10 That a financial contribution in the sum of £2,250 (two thousand two hundred and fifty pounds) EUR 2,857 (two thousand eight hundred and fifty seven 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.
- 11 That a financial contribution in the sum of £6,300 (six thousand three hundred pounds) EUR 7,999 (seven thousand nine hundred and ninety nine 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.
- 12 That a financial contribution in the sum of £3,000 (three thousand pounds) EUR 3,809 (three thousand eight hundred and nine 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.

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- 13 That a financial contribution in the sum of £2,025 (two thousand and twenty five pounds) EUR 2,571 (two thousand five hundred and seventy one 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.

- 14 That a Bond or Cash Lodgement of £10,000 (ten thousand pounds) EUR 12,697 (twelve thousand six hundred and ninety seven euros) shall be lodged with the Planning Authority before development commences to ensure the protection of trees on the site and to repair any damage caused during the construction period.

REASON:

In the interest of the proper planning and development 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.

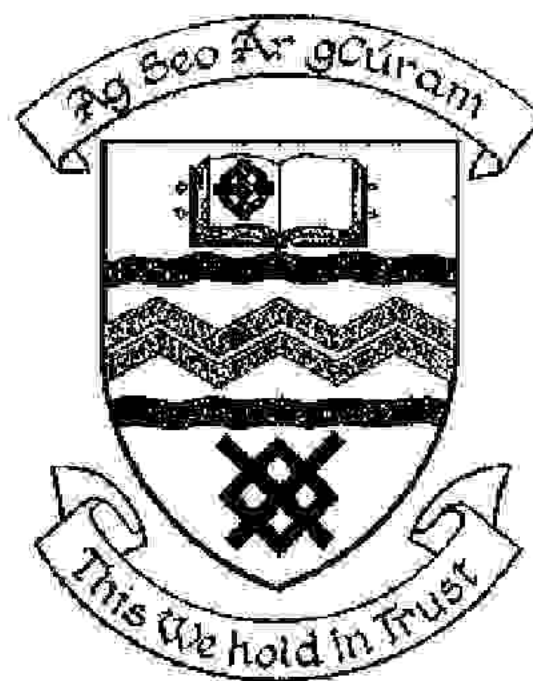
.....17/07/01
 for SENIOR ADMINISTRATIVE OFFICER

| | | | |
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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S00A/0897 | |
| 1. Location | The Eden, Grange Road, Rathfarnham, Dublin 14. | | |
| 2. Development | Alterations to part approved layout (Reg. Ref. S97A/0467) to provide 3 no. four bed detached houses (similar to approved House Type A, Tudor Grange) in lieu of 1 no. six bed house. | | |
| 3. Date of Application | 21/12/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street, | | |
| 5. Applicant | Name: C. Kiernan, Address: 4 Kilvere, Butterfield Avenue, Rathfarnham, Dublin 14. | | |
| 6. Decision | O.C.M. No. 0366 Date 16/02/2001 | 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 |
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|-----------------------------|
| Decision Order Number 0366 | Date of Decision 16/02/2001 |
| Register Reference S00A/0897 | Date: 21/12/00 |

Applicant C. Kiernan,
Development Alterations to part approved layout (Reg. Ref. S97A/0467) to provide 3 no. four bed detached houses (similar to approved House Type A, Tudor Grange) in lieu of 1 no. six bed house.

Location The Eden, Grange Road, Rathfarnham, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/12/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

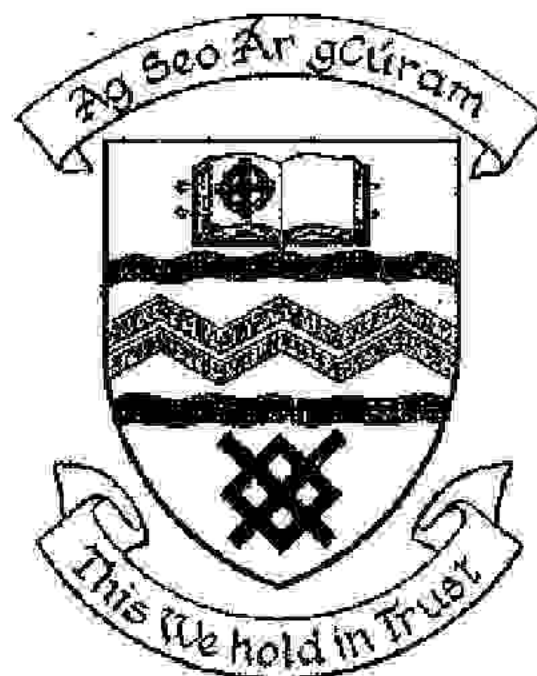
- 1 The applicant is requested to submit revised foul and surface water drainage details for the proposed development. These shall include:-
 - (i) A layout showing the location of all proposed drains, sewers, manholes, gullies and AJs within the site. This shall be in compliance with Part H of the 1997 Building Regulations and shall clearly show pipe sizes, gradients, cover, invert and finished floor levels, up to and including connection to public sewers.
 - (ii) If the applicant proposes to discharge to a foul sewer and a surface water sewer which are not yet in charge, he shall submit written consent from the owner of these sewers to discharge foul effluent and surface water from the development into them.
 - (iii) Applicant to ensure full and complete separation of foul and surface water systems.
 - (iv) No building shall be within 5m of public sewer or sewer with potential to be taken in charge.

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REG REF. S00A/0897

2 With regard to water supply:-

- (i) The applicant shall clarify how it is proposed to supply water to the development. This shall include a watermain layout clearly showing watermain size, valve, meter and hydrant location and proposed point of connection to existing watermain. Layout to be in accordance with Part B of 1997 Building Regulations.
- (ii) If the applicant proposes to connect to a watermain that is not yet in charge he shall submit written consent from the owner of the watermain to connect to it.
- (iii) No building shall be within 5m of a public watermain or a watermain with potential to be taken in charge. A separation of at least 8m shall apply to the 24 inch Dublin Corporation watermain which runs through the north of the site.

3 The applicant is requested to submit a detailed tree survey and scheme of tree felling and surgery works indicating the location, age, species, condition, crown spread and height of trees on site. Details shall include proposals for removal and retention of trees and measures of protection during construction on site.


4 The applicant is requested to indicate his intention with regard to condition no. 3 of planning permission decision order dated 04/12/1997, Reg. Ref. S97A/0467. This condition states as follows:

"That 6 number semi-mature trees of 25-30 cm girth shall be planted in the first planting season after commencement of development".

REASON

To replace mature beech trees which will be affected by the development, in the interest of amenity".

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

16/02/01