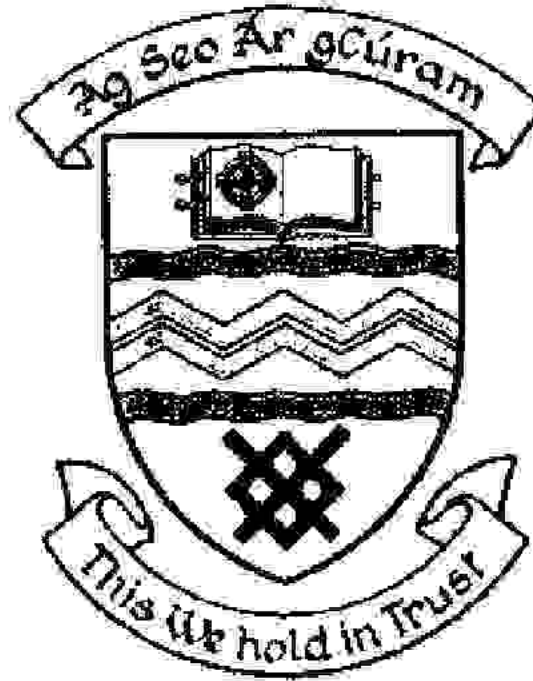


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0724	
1. Location	Rear of 8 Whitechurch Road, Rathfarnham, Dublin 14		
2. Development	detached 2 storey dwelling at rear with access onto Tara Hill		
3. Date of Application	19/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1.  2.	1.  2.
4. Submitted by	Name: Eamonn Weber, Address: Architect, 180 Rathgar Road,		
5. Applicant	Name: S. McGann Address: 8 Whitechurch Road, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2737  Date 15/12/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 0194  Date 25/01/2001	Effect AO GRANT OUTLINE 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

Telefon: 01-414 9230  
Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

Eamonn Weber,  
Architect,  
180 Rathgar Road,  
Dublin 6.

**NOTIFICATION OF GRANT OF Outline Permission**

**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Final Grant Order Number 0194	Date of Final Grant 25/01/2001
Decision Order Number 2737	Date of Decision 15/12/2000
Register Reference S00A/0724	Date 19/10/00

Applicant S. McGann

Development detached 2 storey dwelling at rear with access onto  
Tara Hill

Location Rear of 8 Whitechurch Road, Rathfarnham, Dublin 14

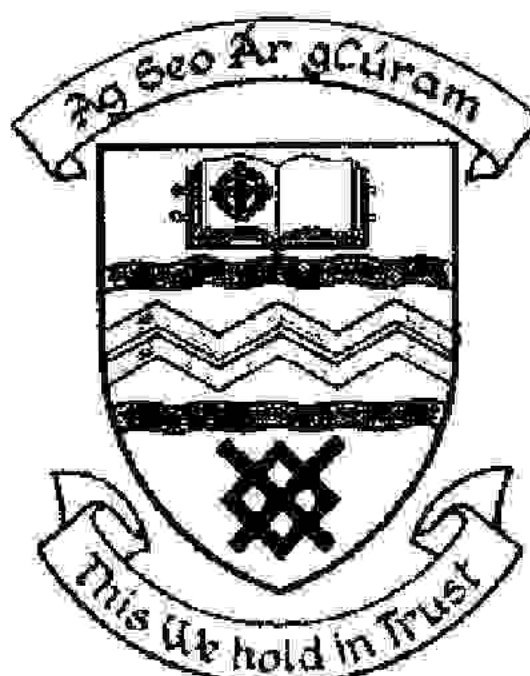
Floor Area 128.25 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Outline Permission has been granted for the development described above,  
subject to the following (11) Conditions.

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



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

Telefon: 01-414 9230  
 Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
 County Hall  
 Town Centre, Tallaght  
 Dublin 24

Telephone: 01-414 9230  
 Fax: 01-414 9104

**Conditions and Reasons**

- 1 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun.

**REASON:**

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

- 2 That the external finishes of the proposed house shall harmonise in colour and texture with the house to the south of the subject site.

**REASON:**

In the interest of visual amenity.

- 3 That the design and layout of the proposed house shall be such as to minimise overlooking onto adjoining and adjacent properties.

**REASON:**

In the interest of residential amenity.

- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

**In this regard**

- (i) the applicant at approval stage shall submit details of proposed foul drainage up to and including connection to the public sewer and of proposed surface water drainage up to and including connection to the piped stream.
- (ii) the proposal shall indicate complete separation of foul and surface water systems.
- (iii) details shall be submitted of proposed water supply connection.

**REASON:**

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

- 5
  - (i) Details at approval stage shall be submitted of the existing piped stream level and proposed finished floor level of dwelling house.
  - (ii) The treatment of the piped stream shall comply with the requirements of the Environmental Services Department.
  - (iii) The foundations of the proposed dwelling shall be shown below the invert level of the piped stream.

**REASON:**



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



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

Telefon: 01-414 9230  
Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9230  
Fax: 01-414 9104

To comply with the requirements of the Environmental Services Department and in the interest of public safety.

- 6 The proposal at approval shall comply with the following requirements of the Roads Department:
- (i) The access point shall be located at the position of the existing rear entrance (metal gates).
  - (ii) The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
  - (iii) The relocation of public lighting shall be at the applicant's own expense if necessary.
  - (iv) The relocation/upgrading of hydrant cover/frame to be at the applicant's own expense if required.

**REASON:**

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

- 7 Details of existing and proposed boundary treatment of the site shall be submitted at approval stage.

**REASON:**

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

- 8 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on site.

**REASON:**

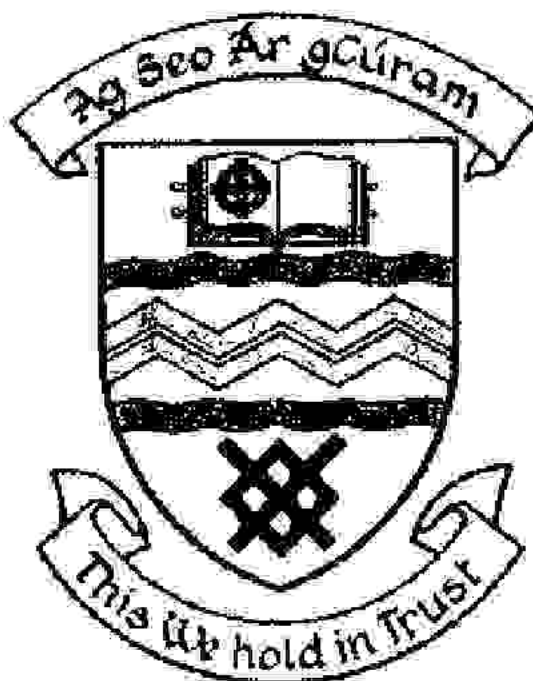
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 9 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road improvement works and traffic management schemes facilitating the proposed development.

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



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

Telefon: 01-414 9230  
 Facs: 01-414 9104

**PLANNING DEPARTMENT**  
**Applications/Registry/Appeals**  
 County Hall  
 Town Centre, Tallaght  
 Dublin 24

Telephone: 01-414 9230  
 Fax: 01-414 9104

- 10 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed 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.

- 11 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of the Boherboy Water Supply Scheme in the area of the proposed 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 provision of services in the area which will facilitate the proposed development.

- (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.

  
 .....30/01/01  
 for SENIOR ADMINISTRATIVE OFFICER