

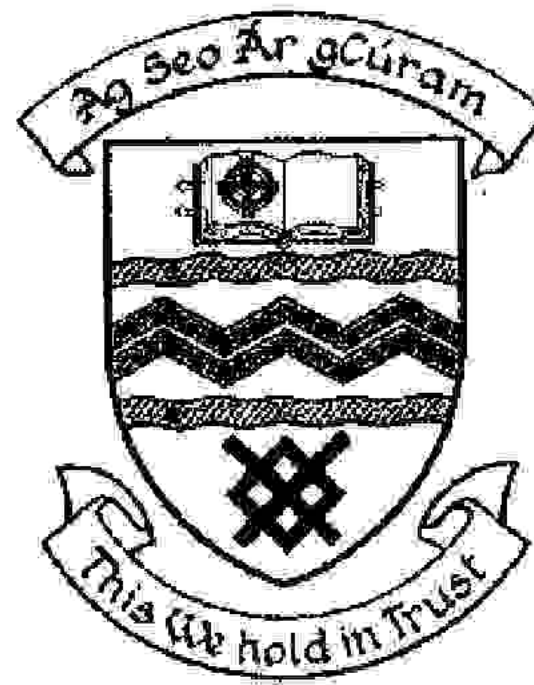
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0699	
1. Location	rear of 236 Whitechurch Cottages, Rathfarnham, Dublin 16. Access through existing gateway on Whitechurch road.		
2. Development	for bungalow in rear garden.		
3. Date of Application	09/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/12/2000 2.	1. 18/05/2001 2.
4. Submitted by	Name: Louise Burke Architect, Address: Mantua Studio, Templeogue Bridge,		
5. Applicant	Name: James & Colleen O' Connell Address: 236 Whitechurch Cottages, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2407 Date 16/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2798 Date 30/08/2001	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.	

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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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Louise Burke Architect,
Mantua Studio,
Templeogue Bridge,
Dublin 6 W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2798	Date of Final Grant 30/08/2001
Decision Order Number 2407	Date of Decision 16/07/2001
Register Reference S00A/0699	Date 18/05/01

Applicant James & Colleen O' Connell

Development for bungalow in rear garden.

Location rear of 236 Whitechurch Cottages, Rathfarnham, Dublin 16.
Access through existing gateway on Whitechurch road.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/12/2000 /18/05/2001

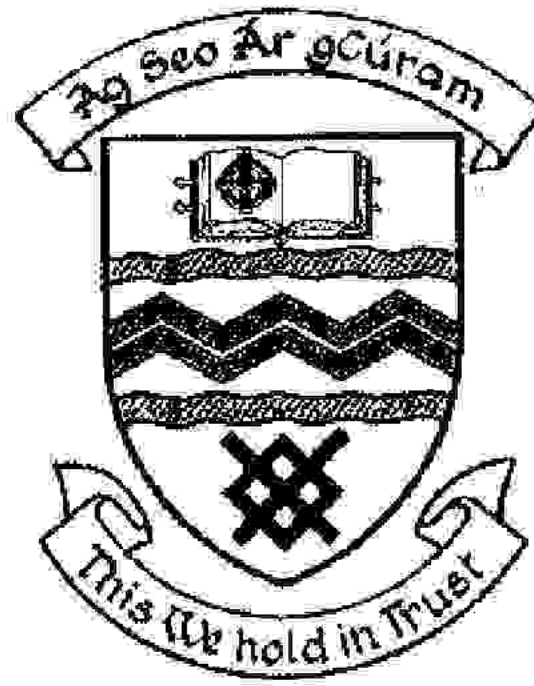
A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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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 on 18/05/2001 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 Prior to the commencement of development, details of the proposed front boundary treatment and entrance including elevations and samples of materials shall be submitted to and approved by the Planning Authority.
REASON:
In the interest of amenity and the proper planning and development of the area.
- 3 A 2 metre high timber fence shall be provided along the southern boundary of the site.
Reason: In the interest of the residential amenity of the adjoining property.
- 4 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 The applicant shall meet the following requirements of the Roads Department:
(i) The access shall be constructed as shown on lodged plans
(ii) The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.

Reason: In the interest of the proper planning and development of the area.
- 6 The windows in the north and south elevations shall be in obscured glazing.

Reason: In the interest of the residential amenity of the adjoining properties.
- 7 The applicant shall meet the following requirements of the Environmental Services Department:
(a) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

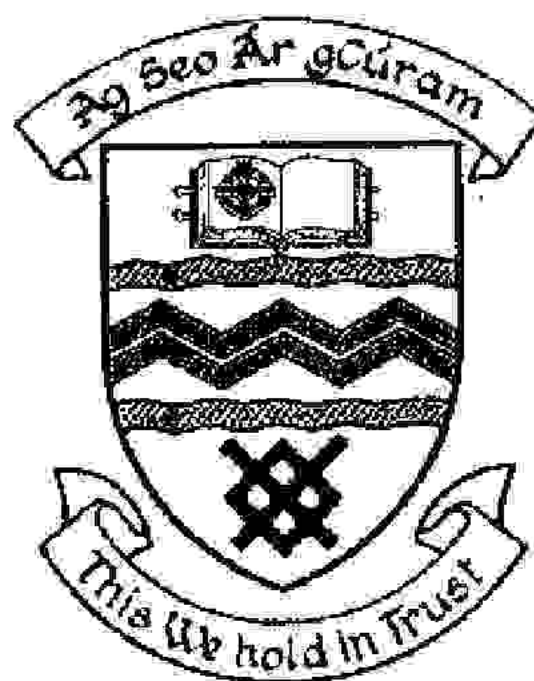
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REG. REF. S00A/0599A

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(b) The applicant shall ensure full and complete separation of foul and surface water systems.

(c) 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.

(d) Any soakage area shall meet the following requirement:

- (i) Soakaways shall be located at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.
- (ii) Soakaways shall be located at least 10m from the nearest road boundary and not within 3m of the boundary of the adjoining site.
- (iii) Soakaways shall be designed in accordance with the requirements of BRE Digest 365 Soakaway Design, and certification to that effect is required. A report on suitability of soil for soakage shall also be submitted.
- (iv) Soakage area shall meet the requirements of the Environmental Health Officer.

(e) The property shall have its own individual service connection to the public watermain and 24hour storage.

(f) 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 the interest of public health.

- 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.

- 9 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.

- 10 That an acceptable house number be submitted to and approved by the County Council before commencement of development.

REASON:

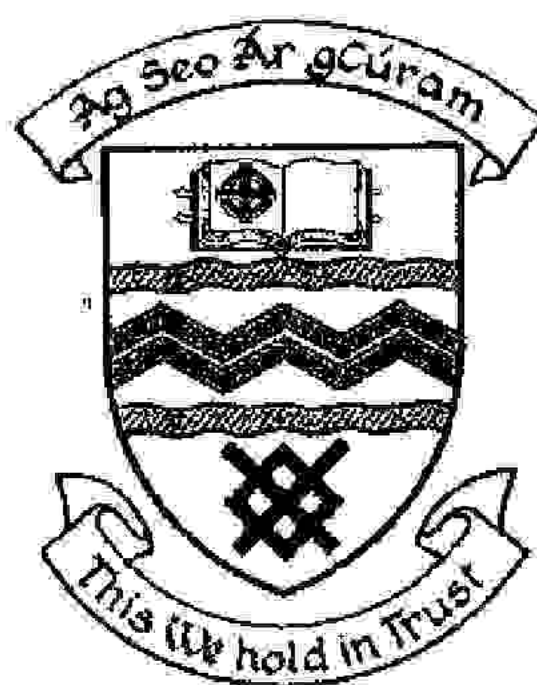
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In the interest of the proper planning and development of the area.

- 11 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.

- 12 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.

- 13 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.

- 14 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

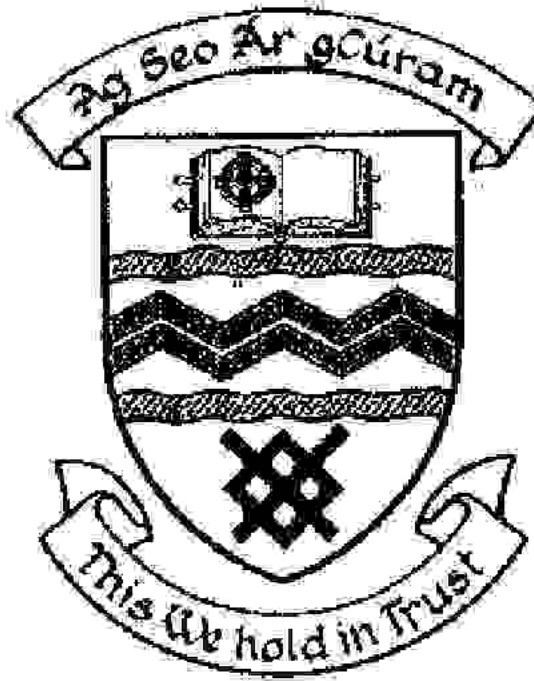
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REG. REF. S00A/00509

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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.

- 15 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.

- (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.

.....30/08/01
for SENIOR ADMINISTRATIVE OFFICER

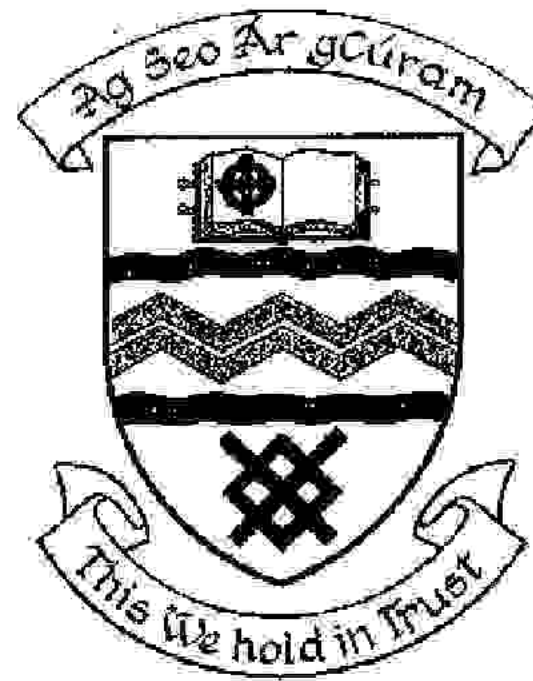
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0699	
1. Location	rear of 236 Whitechurch Cottages, Rathfarnham, Dublin 16. Access through existing gateway on Whitechurch road.		
2. Development	for bungalow in rear garden.		
3. Date of Application	09/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/12/2000 2.	1. 18/05/2001 2.
4. Submitted by	Name: Louise Burke Architect, Address: Mantua Studio, Templeogue Bridge,		
5. Applicant	Name: James & Colleen O' Connell Address: 236 Whitechurch Cottages, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2407 Date 16/07/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
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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 2407	Date of Decision 16/07/2001
Register Reference S00A/0699	Date: 09/11/00

Applicant James & Colleen O' Connell

Development for bungalow in rear garden.

Location rear of 236 Whitechurch Cottages, Rathfarnham, Dublin 16.
Access through existing gateway on Whitechurch road.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/12/2000 /18/05/2001

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

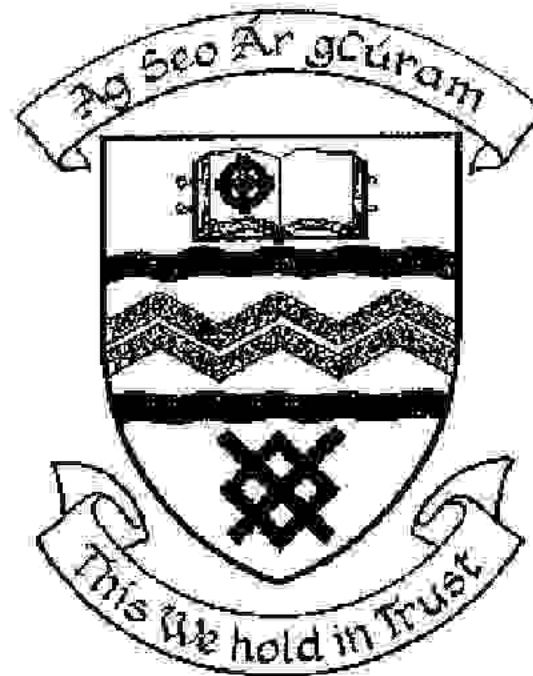
.....M..... 16/07/01
for SENIOR ADMINISTRATIVE OFFICER

Louise Burke Architect,
Mantua Studio,
Templeogue Bridge,
Dublin 6 W.

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Conditions and Reasons

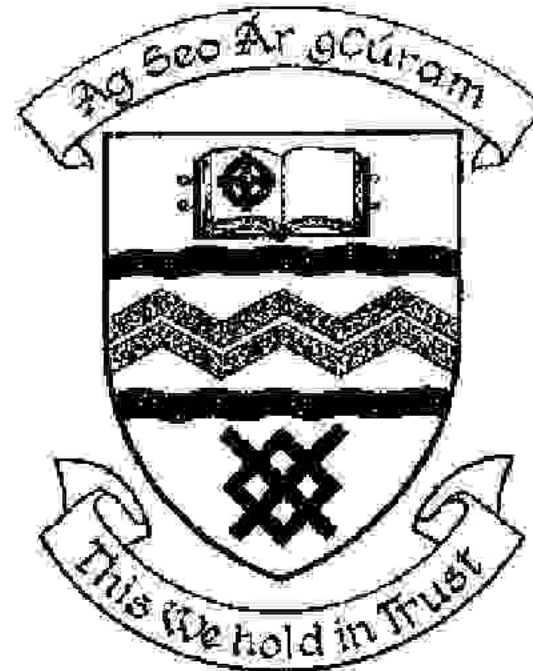
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Additional Information received on 18/05/2001 save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 Prior to the commencement of development, details of the proposed front boundary treatment and entrance including elevations and samples of materials shall be submitted to and approved by the Planning Authority.
REASON:
In the interest of amenity and the proper planning and development of the area.
- 3 A 2 metre high timber fence shall be provided along the southern boundary of the site.
Reason: In the interest of the residential amenity of the adjoining property.
- 4 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 The applicant shall meet the following requirements of the Roads Department:
(i) The access shall be constructed as shown on lodged plans
(ii) The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.

Reason: In the interest of the proper planning and development of the area.
- 6 The windows in the north and south elevations shall be in obscured glazing.

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REG. REF. S00A/0699

Reason: In the interest of the residential amenity of the adjoining properties.

- 7 The applicant shall meet the following requirements of the Environmental Services Department:
- (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) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (c) 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.
 - (d) Any soakage area shall meet the following requirement:
 - (i) Soakaways shall be located at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.
 - (ii) Soakaways shall be located at least 10m from the nearest road boundary and not within 3m of the boundary of the adjoining site.
 - (iii) Soakaways shall be designed in accordance with the requirements of BRE Digest 365 Soakaway Design, and certification to that effect is required. A report on suitability of soil for soakage shall also be submitted.
 - (iv) Soakage area shall meet the requirements of the Environmental Health Officer.
 - (e) The property shall have its own individual service connection to the public watermain and 24hour storage.
 - (f) The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

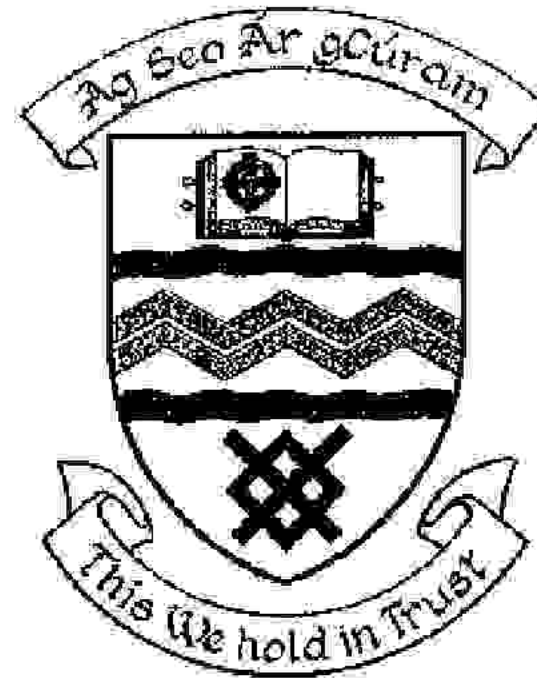
Reason: In the interest of public health.

- 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.

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REASON:

To protect the amenities of the area.

- 9 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.

- 10 That an acceptable house number be submitted to and approved by the County Council before commencement of development.

REASON:

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

- 11 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.

- 12 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.

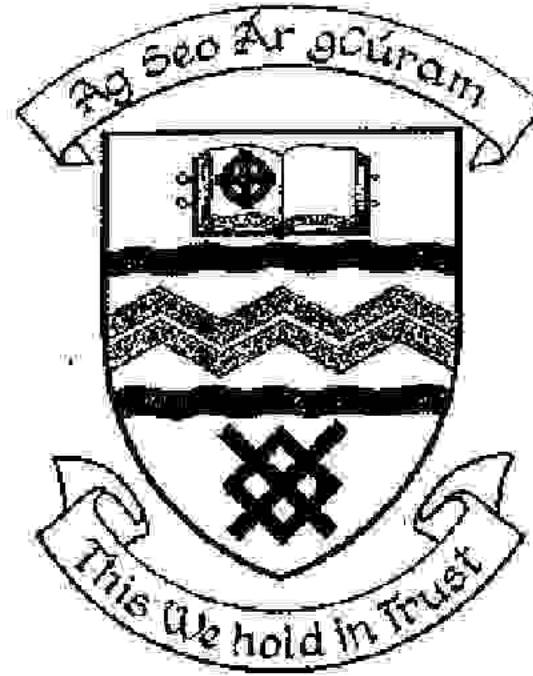
REASON:

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

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REG. REF. S00A/0699

improvement works and traffic management schemes
facilitating the proposed development.

- 13 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.

- 14 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.

- 15 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.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0699	
1. Location	rear of 236 Whitechurch Cottages, Rathfarnham, Dublin 16. Access through existing gateway on Whitechurch road.		
2. Development	for bungalow in rear garden.		
3. Date of Application	09/11/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/12/2000 2.	1. 2.
4. Submitted by	Name: Louise Burke Architect, Address: Mantua Studio, Templeogue Bridge,		
5. Applicant	Name: James & Colleen O' Connell Address: 236 Whitechurch Cottages, Rathfarnham, Dublin 16.		
6. Decision	O.C.M. No. 2676 Date 08/12/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2676	Date of Decision 08/12/2000
Register Reference S00A/0699	Date: 09/11/00

Applicant James & Colleen O' Connell
Development for bungalow in rear garden.

Location rear of 236 Whitechurch Cottages, Rathfarnham, Dublin 16.
Access through existing gateway on Whitechurch road.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 09/11/00 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 It is the view of the Roads Department that the visibility splays at the proposed entrance are severely substandard and that as such they would endanger public safety by reason of a traffic hazard. The applicant is requested to submit proposals for a significantly improved access which would address the above concerns.
- 2 The applicant is requested to submit details of proposed materials/finishes, bearing in mind that these should complement those of the existing cottage.
- 3 The applicant is requested to submit details of boundary treatment along the southern boundary of the site to mitigate overlooking between the bungalow in the rear garden of no. 237 Whitechurch Cottages and the proposed bungalow. The applicant should note that the existing foliage should be retained.

Louise Burke Architect,
Mantua Studio,
Templeogue Bridge,
Dublin 6 W.

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REG REF. S00A/0699

- 4 The applicant is requested to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer. Details to indicate complete separation of foul and surface water systems.

Signed on behalf of South Dublin County Council

.....*MZ*.....
for Senior Administrative Officer

08/12/00