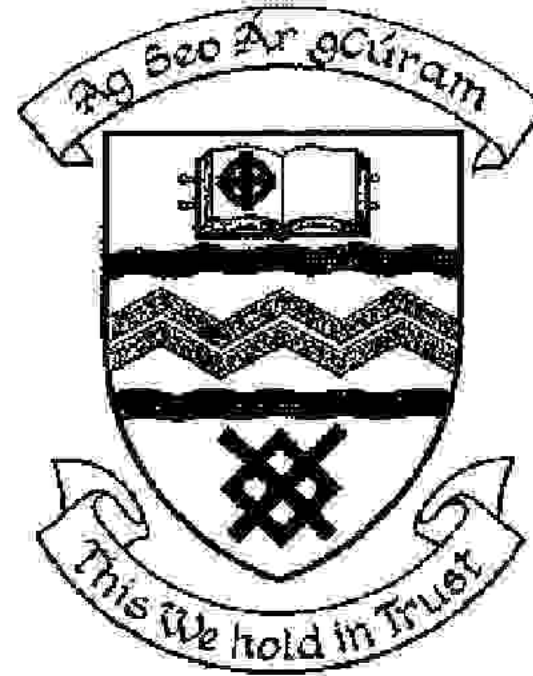


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|--|--|--|-------------------------|
| South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | | Plan Register No. S00A/0448 | |
| 1. Location | 111 Marian Road, Rathfarnham, Dublin 14. | | |
| 2. Development | Three bedroomed house at side garden. | | |
| 3. Date of Application | 29/06/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 23/11/2000 2. |
| 4. Submitted by | Name: Ann F. Hanahoe, ARIBA, Architect, Address: 19 Ballinclea Heights, Killiney, | | |
| 5. Applicant | Name: Ms. Miriam Masterson, Address: 111 Marian Road, Rathfarnham, Dublin 14. | | |
| 6. Decision | O.C.M. No. 0137 Date 19/01/2001 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect AP GRANT PERMISSION | |
| 8. Appeal Lodged | | | |
| 9. Appeal Decision | | | |
| 10. Material Contravention | | | |
| 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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DEPARTMENT**
County Hall,
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

| | |
|------------------------------|-----------------------------|
| Decision Order Number 0137 | Date of Decision 19/01/2001 |
| Register Reference S00A/0448 | Date: 29/06/00 |

Applicant Ms. Miriam Masterson,
Development Three bedroomed house at side garden.
Location 111 Marian Road, Rathfarnham, Dublin 14.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /23/11/2000
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 (11) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

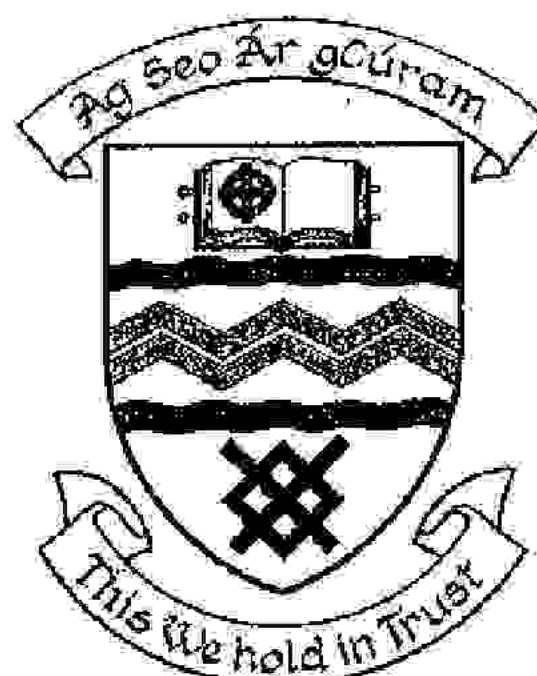
..... *MY* 19/01/01
for SENIOR ADMINISTRATIVE OFFICER

Ann F. Hanahoe, ARIBA, Architect,
19 Ballinclea Heights,
Killiney,
Co. Dublin.

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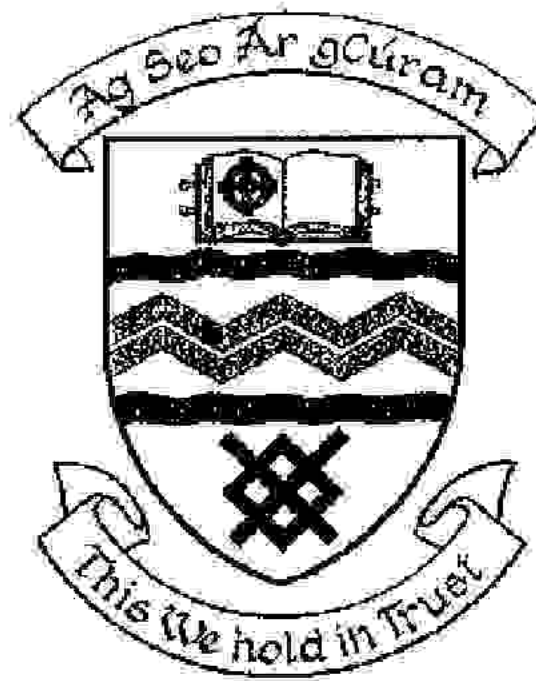
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Conditions and Reasons

- 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 by the Planning Authority on 23/11/00, 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 all external finishes shall harmonise in colour and texture with existing dwelling houses in the vicinity.
REASON:
In the interest of the proper planning and development of the area.
- 4 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of dwellinghouse. In particular, the existing hedge and any street tree shall be retained.
REASON:
In the interest of amenity.
- 5 The footpath and kerb shall be dished and the new driveway shall be constructed to the satisfaction of the Area Engineer, Roads Maintenance.
REASON:
In the interest of the proper planning and development of the area.
- 6 With respect to water supply and drainage arrangements, the applicant shall meet the following requirements:-
 - (i) Full and complete separation of foul and surface water systems shall be ensured.
 - (ii) All pipes shall be laid with a minimum cover of 1.2m

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REG. REF. S00A/0448

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.

- (iii) A separate water connection is required for the dwelling house hereby granted permission. All connection, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. 24 hour storage shall be provided.

REASON:

In the interest of public health.

- 7 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.

- 8 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; his contribution to be paid before the commencement of development on the site.

REASON:

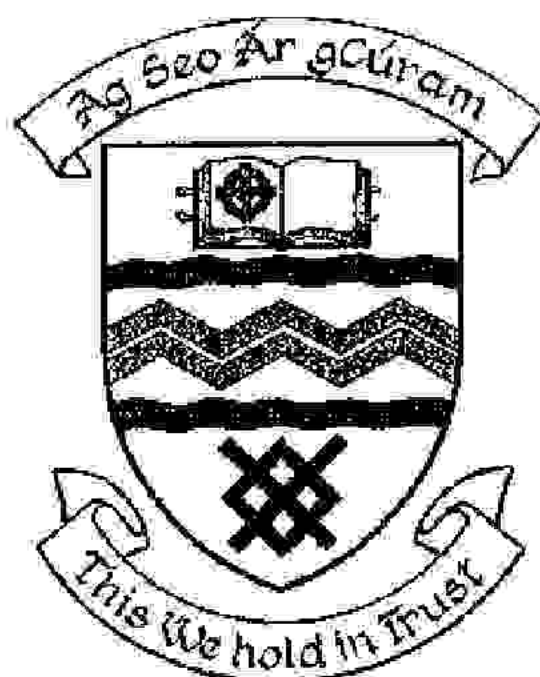
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 9 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2666 (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

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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.

- 10 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 Rathfarnham Castle Park 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.

- 11 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.

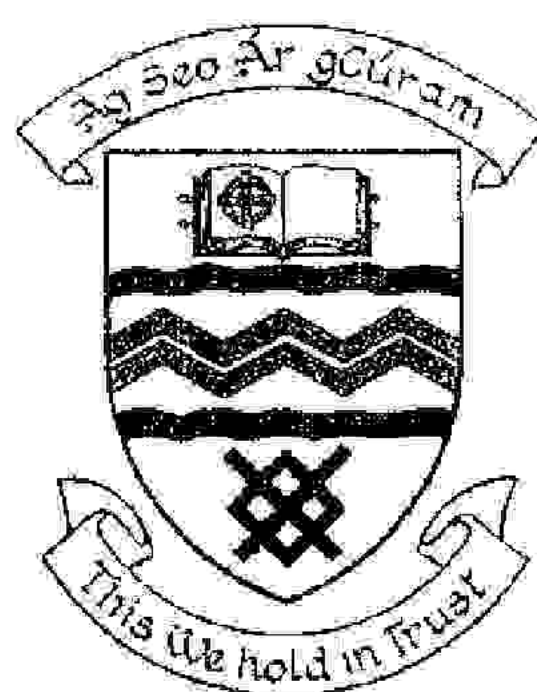
REASON:

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

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

| | |
|------------------------------|-----------------------------|
| Decision Order Number 1911 | Date of Decision 24/08/2000 |
| Register Reference S00A/0448 | Date: 29/06/00 |

Applicant Ms. Miriam Masterson,
Development Three bedroomed house at side garden.

Location 111 Marian Road, Rathfarnham, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 29/06/00 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 demonstrate the relationship between the existing dwelling on site and the proposed dwelling. The applicant should include elevational drawings of the proposed dwelling and of the dwellings either side of the site indicating roof heights and proposed distances between the dwellings.
- 2 It is considered that the proposed gable fronted design of the dwelling is inappropriate in this location. The applicant is requested to submit revised elevational drawings and floor plans indicating a pitched roof to the street elevation with a return to the rear. The applicant is informed that a distance of 2.3 metres shall be maintained between the subject dwelling and dwellings on either side of the proposed site.

Signed on behalf of South Dublin County Council

Ann F. Hanahoe, ARIBA, Architect,
19 Ballinclea Heights,
Killiney,
Co. Dublin.

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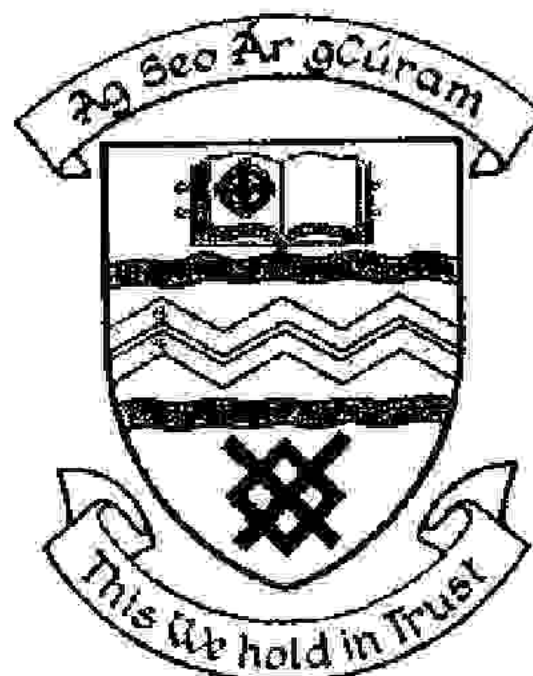
REG REF. S00A/0448

my
.....
for Senior Administrative Officer

24/08/00

| | | | |
|--|--|--|-------------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S00A/0448 | |
| 1. Location | 111 Marian Road, Rathfarnham, Dublin 14. | | |
| 2. Development | Three bedroomed house at side garden. | | |
| 3. Date of Application | 29/06/00 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 23/11/2000 2. |
| 4. Submitted by | Name: Ann F. Hanahoe, ARIBA, Architect, Address: 19 Ballinclea Heights, Killiney, | | |
| 5. Applicant | Name: Ms. Miriam Masterson, Address: 111 Marian Road, Rathfarnham, Dublin 14. | | |
| 6. Decision | O.C.M. No. 0137 Date 19/01/2001 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 0457 Date 28/02/2001 | 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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Ann F. Hanahoe, ARIBA, Architect,
19 Ballinclea Heights,
Killiney,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|--------------------------------|
| Final Grant Order Number 0457 | Date of Final Grant 28/02/2001 |
| Decision Order Number 0137 | Date of Decision 19/01/2001 |
| Register Reference S00A/0448 | Date 23/11/00 |

Applicant Ms. Miriam Masterson,

Development Three bedroomed house at side garden.

Location 111 Marian Road, Rathfarnham, Dublin 14.

Floor Area 982.38 Sq Metres

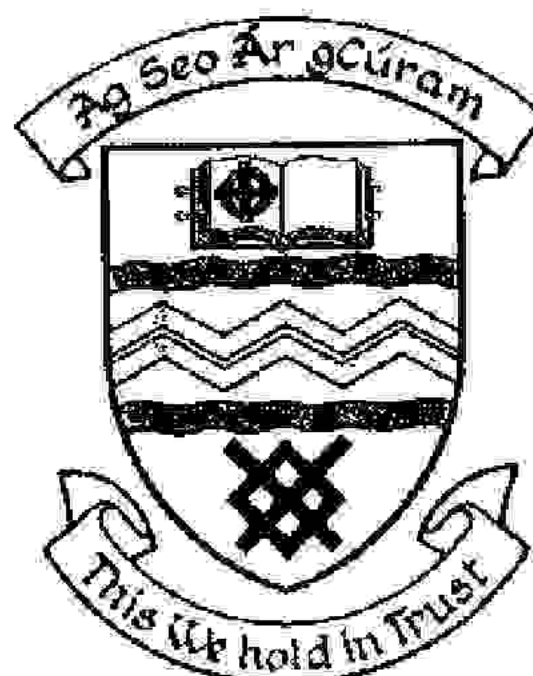
Time extension(s) up to and including

Additional Information Requested/Received /23/11/2000

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

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Conditions and Reasons

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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 all external finishes shall harmonise in colour and texture with existing dwelling houses in the vicinity.
REASON:
In the interest of the proper planning and development of the area.
- 4 That details of landscaping and boundary treatment be submitted to and approved by the Planning Authority and work thereon completed prior to occupation of dwellinghouse. In particular, the existing hedge and any street tree shall be retained.
REASON:
In the interest of amenity.
- 5 The footpath and kerb shall be dished and the new driveway shall be constructed to the satisfaction of the Area Engineer, Roads Maintenance.
REASON:
In the interest of the proper planning and development of the area.
- 6 With respect to water supply and drainage arrangements, the applicant shall meet the following requirements:-
 - (i) Full and complete separation of foul and surface water systems shall be ensured.
 - (ii) 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.
 - (iii) A separate water connection is required for the dwelling house hereby granted permission. All connection, swabbing, chlorination and tappings of

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mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. 24 hour storage shall be provided.

REASON:

In the interest of public health.

- 7 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.

- 8 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; his 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.

- 9 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2666 (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.

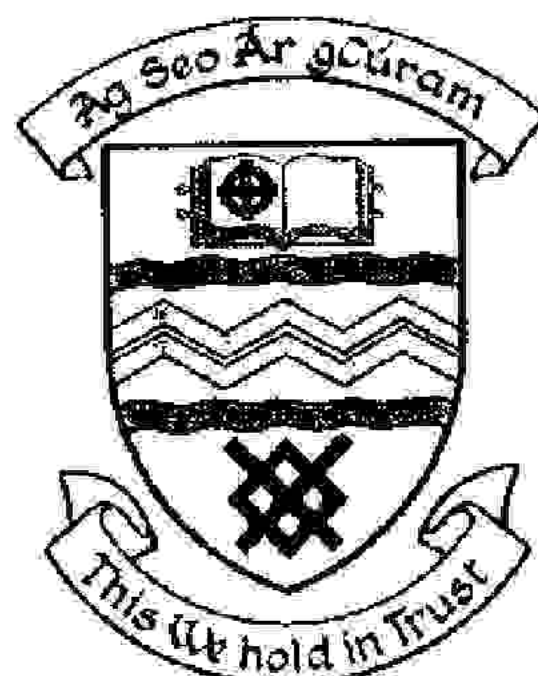
- 10 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR 1,270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Rathfarnham Castle Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

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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 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.

- (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.


01/03/01
 for SENIOR ADMINISTRATIVE OFFICER