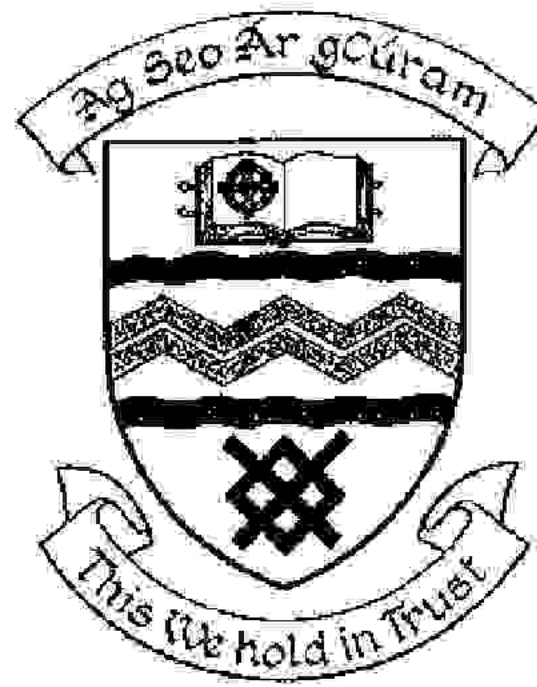


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0447	
1. Location	Riversdale House, Ballyboden Road, Rathfarnham, Dublin 14.		
2. Development	For 18 No. two bed apartments in 2 No. two storey plus attic blocks (Block A 14 x two bed and Block B 4 x two bed) with on and off site development works.		
3. Date of Application	28/06/00	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: Begley Clarke, Address: Adelaide Court, Albert Road, Glenageary, Co. Dublin.		
6. Decision	O.C.M. No. 2033 Date 07/09/2000	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	
14. Registrar Date Receipt No.	

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

Decision Order Number 2033	Date of Decision 07/09/2000
Register Reference S00A/0447	Date: 28/06/00

Applicant Begley Clarke,
Development For 18 No. two bed apartments in 2 No. two storey plus attic blocks (Block A 14 x two bed and Block B 4 x two bed) with on and off site development works.

Location Riversdale House, Ballyboden Road, Rathfarnham, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 28/06/00 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:

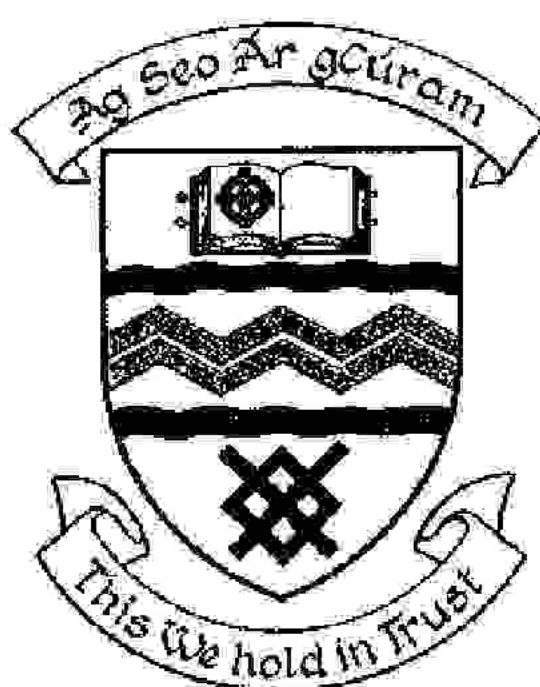
- 1 It is noted that the newspaper notice, site notice and application form, as lodged with the application, do not refer to the Protected Structure status of the site nor to the fact that proposed works would directly affect elements specified for protection (the bridge, gates and piers). The public notices and application form do not refer to demolition of the outbuildings, cottages and lodge and do not make it absolutely clear that the main Riversdale House is to be retained. The applicant is therefore requested to carry out revised public notice procedures (newspaper and site notices) and to complete revised planning application forms and to submit copies of the relevant page of the newspaper, the revised site notice and application form to the Planning Department.
- 2 The applicant is requested to delete the reference on the Layout Location Survey drawing (no. RH/99/01R) that states 'remove existing house and out buildings'. It should be made clear on the drawings that Riversdale House is to be

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

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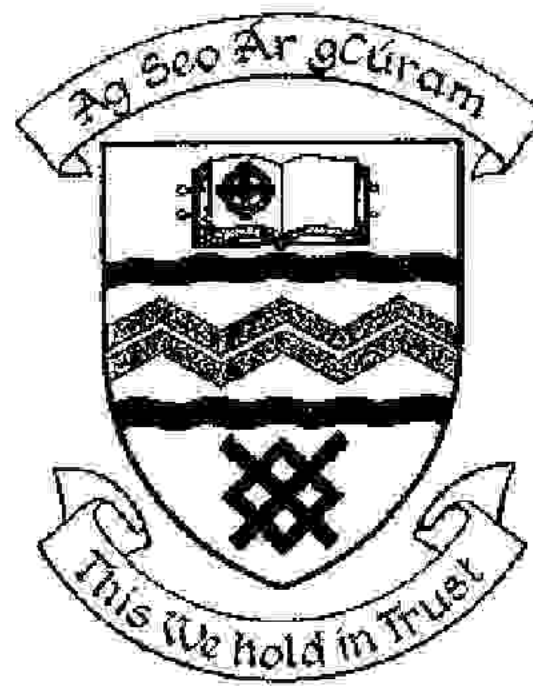
retained and that no works are proposed to the house.
Amended plans are requested in this respect.

- 3 The drawings should be amended to show the cottages, outbuildings and lodge and the applicant is requested to submit such amended plans. The plans should show the proposed demolition of the lodge, outbuildings and cottages.
- 4 The applicant is requested to amend the drawings to show a 1.5m wide pathway from the entrance to car space 23 for block B.
- 5 The applicant is requested to submit a schedule which sets out clearly all works (as defined by the Local Government (Planning and Development) Act, 1999) proposed to be carried out on the bridge, piers and gates as these are specified elements in the Record of Protected Structures. All works shall include very specific details of materials and methods to be used.
- 6 The applicant is requested to submit drawings indicating the degree and extent of intervention in the existing fabric of the elements specified for protection. A clear distinction should be made between repair work, alteration work and new work. Plans and particulars should be submitted to show how the development would affect the character of the structures.
- 7 The applicant is requested to submit responses to each of the following principles in relation to the proposals affecting the elements specified for protection: minimum intervention, repair rather than replace, honesty of repair, the use of appropriate materials and methods, the reversibility of alterations.
- 8 The applicant is requested to specify how the outbuildings/ cottages and lodge are to be removed and what precisely is proposed in relation to the rear wall (north wall bounding with Fairbrook Green). The applicant should clarify the distance between the elevation of the main Riversdale House and the rear elevations of existing houses to the north, 6, 7, 8 and 9 Fairbrook Lawn.

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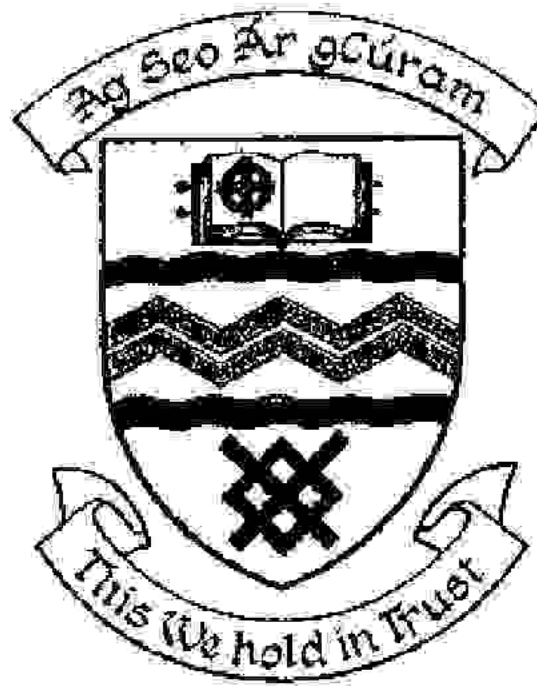
REG. REF. S00A/0447

- 9 The applicant is requested to make a case for the demolition of elements on the site of a Protected Structure i.e. the lodge and outbuildings/cottages.
- 10 Clear information should be provided in relation to how the applicant proposes to ensure the safety of Riversdale House during all of the proposed works on site.
- 11 The applicant is requested to note that the elevation of the bin and bike store states "selected brick to match apts". However, it is noted that the proposed apartments are to be finished in a smooth render. There is a reference to there being a selected brick soldier course on the apartments but this is not illustrated. The applicant is requested to clarify these matters.
- 12 The second bin and bike store located north of parking space 15 should be omitted. The applicant is to ensure that the remaining bin and bike store behind car parking spaces 31-34 is adequate for the site and is requested to demonstrate how it can be accommodated without adversely affecting existing trees indicated on the plans.
- 13 The applicant is requested to amend the porch detail of the proposed apartments. It is suggested that the porch to the apartments at ground floor level should be enclosed by its own door as opposed to the four doors being accessed immediately. This will allow for an improved design as well as allowing for better security. The applicant is requested to submit accordingly revised plans.
- 14 Details of all boundary treatment including the entrance should be provided. In particular, the applicant is requested to submit clear information including elevations and specification of materials in relation to the wall and railing proposed between Riversdale House and the proposed apartments 13/14 and the dwarf wall proposed along the open space area. The applicant is requested to submit the required details/plans.
- 15 The applicant is requested to submit a landscape plan and tree survey, detailing all proposed works to trees, a planting plan for the site to include a programme for planting and maintenance and details of measures to protect

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trees during construction, bearing in mind that it is an objective of the Development Plan to preserve the trees on the site.

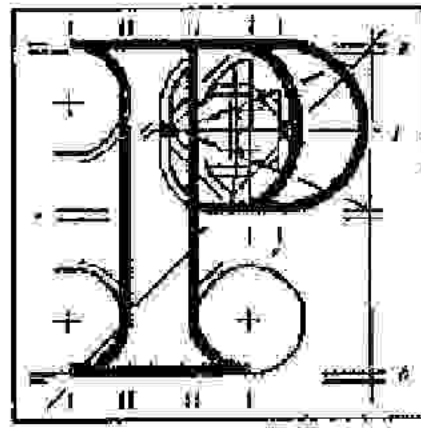
- 16 With respect to drainage, the applicant is requested to submit the following Additional Information:
- (i) Regarding foul drainage, full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer should be submitted. Details to indicate complete separation of foul and surface water systems.
 - (ii) Regarding surface water drainage, full details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including the outfall should be submitted. Details to indicate complete separation of foul and surface water systems.
- 17 The applicant is requested to submit revised plans indicating the first floor side window in the southern elevation of Block B deleted.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

07/09/00

An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0447

APPEAL by Margaret Boyle and others care of 11 Fairbrook Lawn, Rathfarnham, Dublin and by others and by Begley Clarke care of Frank Elmes of number 2 Waldemar Terrace, Main Street, Dundrum, Dublin against the decision made on the 20th day of March, 2001 by the Council of the County of South Dublin to grant subject to conditions a permission to the said Begley Clarke for development comprising the erection of 18 number two bedroom apartments in two number two-storey with attic blocks (Block A-14 number and Block B-4 number apartments) with ancillary on and off-site development works, including car parking and landscaping at Riverdale House, a protected structure, which is being retained and the subject of a separate planning application (planning register reference number S00A/0621) at Ballyboden Road, off Boden Wood, Rathfarnham, County Dublin. This development includes the demolition of derelict gate lodge and further preservation and restoration of the old arch bridge, gates and piers at the old entrance on Ballyboden Road, which are also protected structures, being specified features within the attendant grounds of the said protected structure, Riversdale House:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

MRHW

SCHEDULE

Having regard to the protected status of Riversdale House, which includes the land lying within the curtilage of the house, it is considered that the proposed development, by reason of its nature, scale, disposition, design and car parking layout, would be unacceptable in terms of its effect on the setting of the house and the integrity of its curtilage and would, therefore, be contrary to the proper planning and development of the area.

Michael Pinnell

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

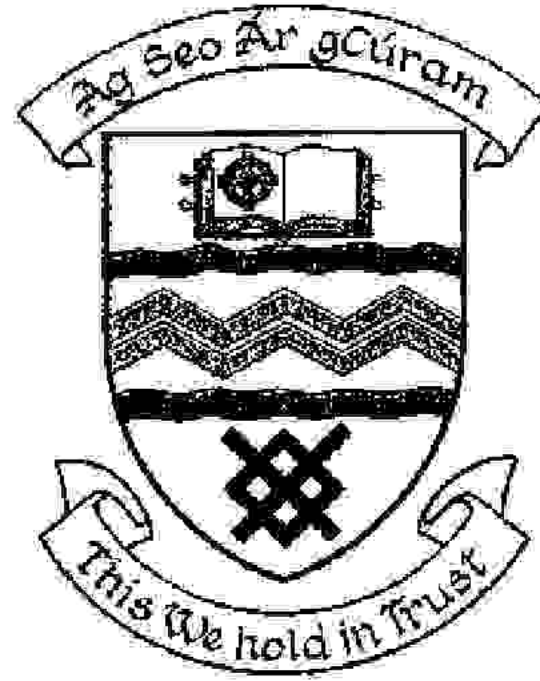
Dated this 3rd day of October 2001.



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0447
1. Location	Riversdale House, Ballyboden Road, Rathfarnham, Dublin 14.	
2. Development	For development comprising of 18 No. two bed apartments in 2 No. two storey with attic blocks (Block A-14 no. and Block B-4 no. apartments) with ancillary on and off site development works including car parking and landscaping at Riversdale House, a protected structure, which is being retained and the subject of a separate planning application (Plan reg. ref no S00A/0621). This development includes the demolition of derelict gate lodge and further preservation and restoration of the old arch bridge, gates and piers at the old entrance on Ballyboden Road which are also protected structures being specified features within the attendant grounds of the said protected structure, Riversdale House.	
3. Date of Application	28/06/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 24/10/2000 2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street,	
5. Applicant	Name: Begley Clarke, Address: Adelaide Court, Albert Road, Glenageary, Co. Dublin.	
6. Decision	O.C.M. No. 2651 Date 04/12/2000	Effect TX REQUEST TIME EXTENSION
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION
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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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2651	Date of Decision 04/12/2000
Register Reference S00A/0447	Date 28/06/00

Applicant Begley Clarke,
App. Type Permission
Development For development comprising of 18 No. two bed apartments in 2 No. two storey with attic blocks (Block A-14 no. and Block B-4 no. apartments) with ancillary on and off site development works including car parking and landscaping at Riversdale House, a protected structure, which is being retained and the subject of a separate planning application (Plan reg. ref no S00A/0621). This development includes the demolition of derelict gate lodge and further preservation and restoration of the old arch bridge, gates and piers at the old entrance on Ballyboden Road which are also protected structures being specified features within the attendant grounds of the said protected structure, Riversdale House.

Location Riversdale House, Ballyboden Road, Rathfarnham, Dublin 14.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 19/01/2001

Yours faithfully

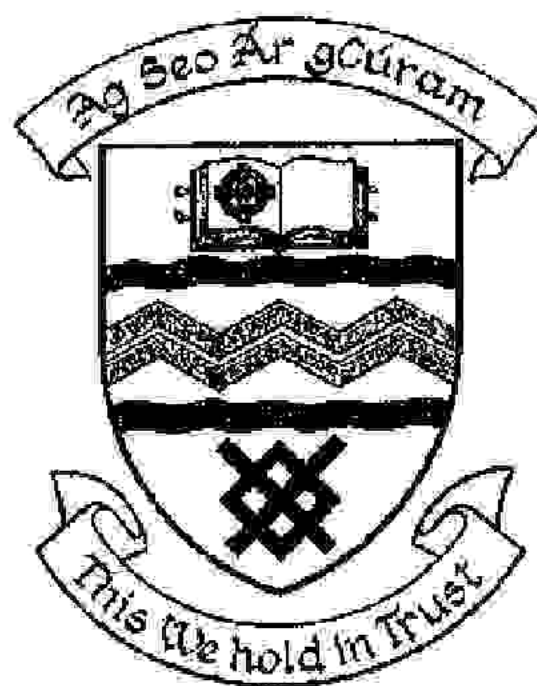
..... *MM* 04/12/00
for SENIOR ADMINISTRATIVE OFFICER

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,

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