

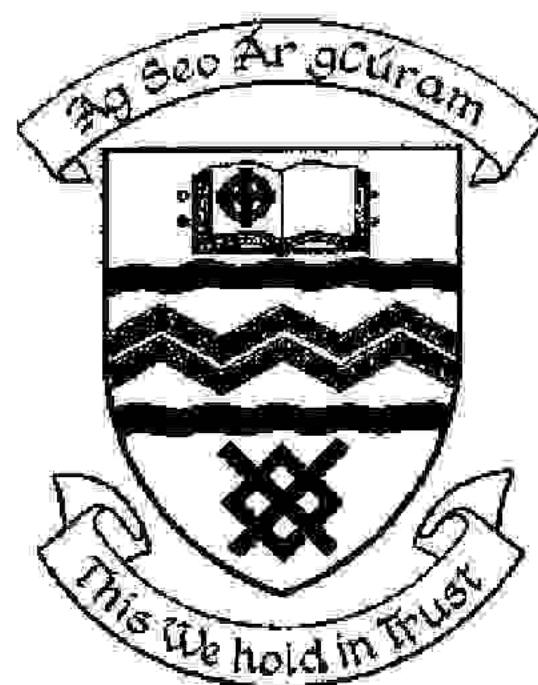
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0393	
1. Location	'Fernhill', Cruagh, Dublin 16.		
2. Development	Relocated access c. 15 metres south of existing access. To demolish existing bungalow and stables and to construct replacement house and stables.		
3. Date of Application	04/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/08/2000 2.	1. 16/02/2001 2.
4. Submitted by	Name: Kiaran O'Malley & Co. Ltd., Address: 'St. Heliers', Stillorgan Park,		
5. Applicant	Name: Peter & Christine Mills, Address: 'Fernhill', Cruagh, Dublin 16.		
6. Decision	O.C.M. No. 2022 Date 30/05/2001	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.	

M

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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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 2022	Date of Decision 30/05/2001
Register Reference S00A/0393	Date: 04/08/00

Applicant Peter & Christine Mills,

Development Relocated access c. 15 metres south of existing access.
To demolish existing bungalow and stables and to construct
replacement house and stables.

Location 'Fernhill', Cruagh, Dublin 16.

Floor Area Sq Metres

Time extension(s) up to and including 31/05/2001

Additional Information Requested/Received 04/08/2000 /16/02/2001

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

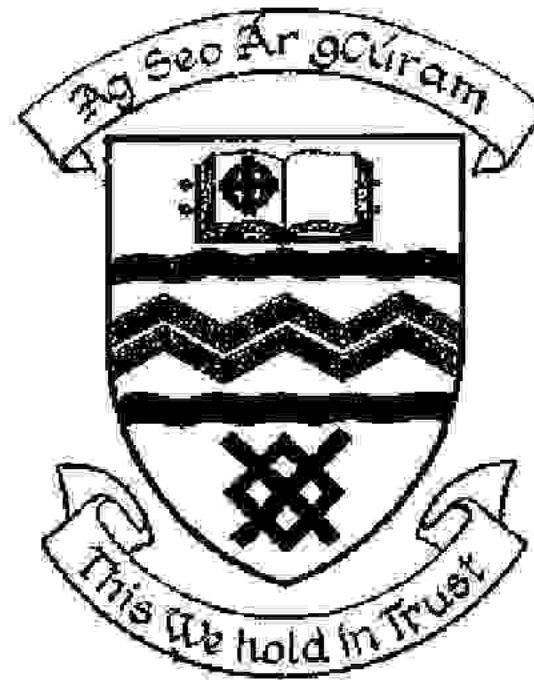
.....^{m7}..... 30/05/01
for SENIOR ADMINISTRATIVE OFFICER

Kiaran O'Malley & Co. Ltd.,
'St. Heliers',
Stillorgan Park,
Blackrock,
Co. Dublin.

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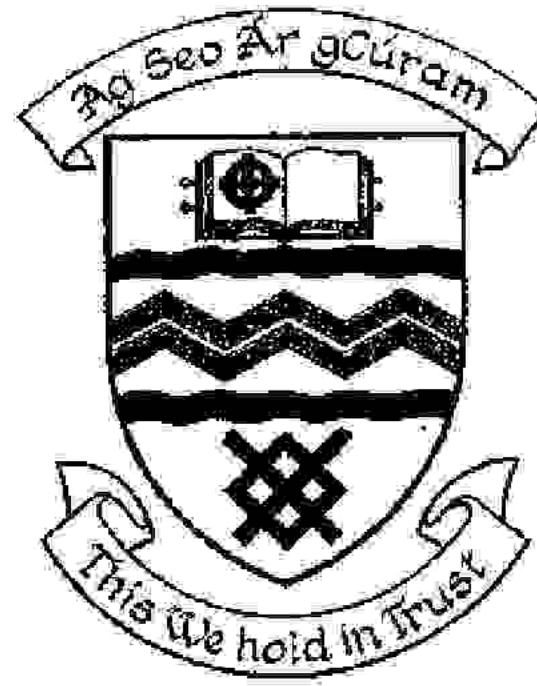
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, additional information received 16/02/2001 and 10/04/2001 and unsolicited additional information on 15/05/2001 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, the applicant shall submit details and samples of the proposed external finishes for the proposed bungalow, including doors and all fenestration, for written agreement of the Planning Authority.
REASON:
In the interest of visual amenity.
- 3 The proposed wall on the north side of the entrance to the site shall be a maximum of 1 metre in height.
REASON:
In interest of public safety.
- 4 The following requirements of the South Western Health Board's Environmental Health Officer's Department shall be satisfied.
 - (i) During demolition works on site, all necessary steps to contain dust arising from the demolition shall be taken so as to prevent a nuisance being carried to occupiers of other buildings in the locality. This shall include covering skips and slack heaps, daily washing down of pavements or other public areas, use of water spray at demolition site to suppress dust and any other precautions necessary to prevent dust nuisances. During the demolition phase, the proposed development shall comply with BS 6187 Code of Practice for Demolition.
 - (ii) During the construction phase of the development, Best Practicable Means shall be employed to minimise air dust being omitted from the site. This shall include covering skips and slack heaps, netting of scaffolding,

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daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. These must be compliance with British Standard BS 5228 Noise Control on Construction and Open sites.

(iii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 8.00 hours weekdays and 9.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

(iv) The Septic Tank, percolation area and the reserve percolation area shall be installed in accordance with SR6 1991.

REASON:

In the interest of public health and safety.

- 5 A separate watermain connection is required for the dwelling. All connection, swabbing, chlorination and tappings of mains shall be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant shall provide 24-hour storage for dwelling.

REASON:

In the interests of public health.

- 6 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 public safety.

- 7 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

	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/0393	
1. Location	'Fernhill', Cruagh, Dublin 16.		
2. Development	Relocated access c. 15 metres south of existing access. To demolish existing bungalow and stables and to construct replacement house and stables.		
3. Date of Application	04/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/08/2000 2.	1. 16/02/2001 2.
4. Submitted by	Name: Kiaran O'Malley & Co. Ltd., Address: 'St. Heliers', Stillorgan Park,		
5. Applicant	Name: Peter & Christine Mills, Address: 'Fernhill', Cruagh, Dublin 16.		
6. Decision	O.C.M. No. 2022 Date 30/05/2001	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.	

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Kiaran O'Malley & Co. Ltd.,
'St. Heliers',
Stillorgan Park,
Blackrock,
Co. Dublin.

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 2022	Date of Decision 30/05/2001
Register Reference S00A/0393	Date 16/02/01

Applicant Peter & Christine Mills,

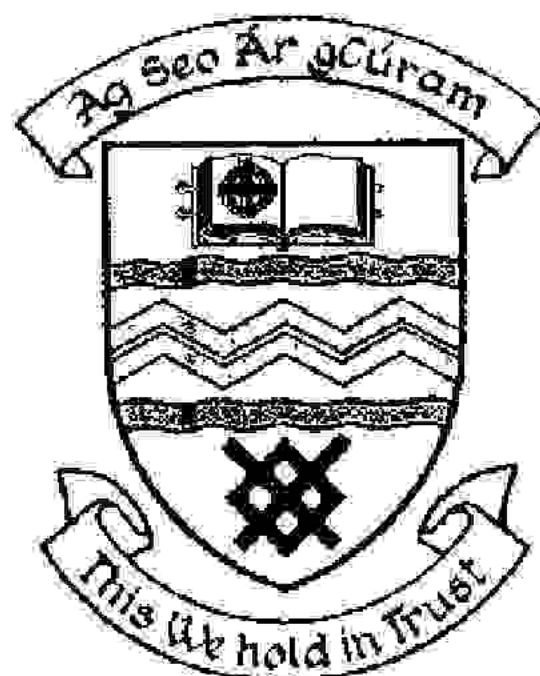
Development Relocated access c. 15 metres south of existing access.
To demolish existing bungalow and stables and to construct
replacement house and stables.

Location 'Fernhill', Cruagh, Dublin 16.

Floor Area 240.00 Sq Metres
Time extension(s) up to and including 31/05/2001
Additional Information Requested/Received 04/08/2000 /16/02/2001

A Permission has been granted for the development described above,
subject to the following (7) 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, additional information received 16/02/2001 and 10/04/2001 and unsolicited additional information on 15/05/2001 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, the applicant shall submit details and samples of the proposed external finishes for the proposed bungalow, including doors and all fenestration, for written agreement of the Planning Authority.

REASON:

In the interest of visual amenity.

- 3 The proposed wall on the north side of the entrance to the site shall be a maximum of 1 metre in height.

REASON:

In interest of public safety.

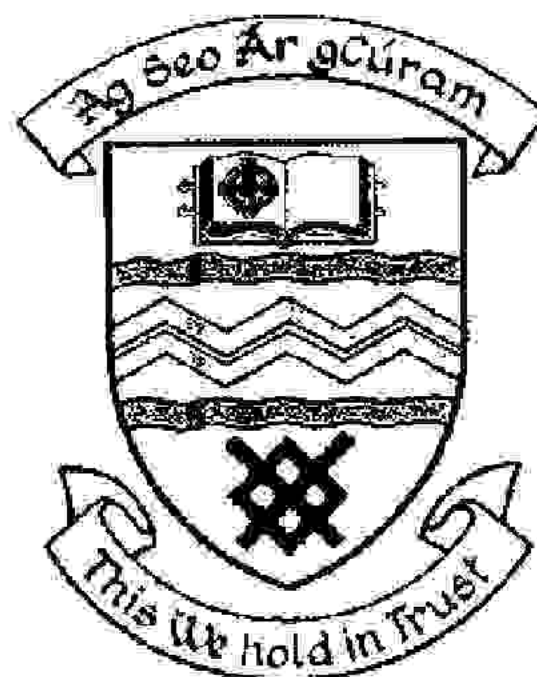
- 4 The following requirements of the South Western Health Board's Environmental Health Officer's Department shall be satisfied.

(i) During demolition works on site, all necessary steps to contain dust arising from the demolition shall be taken so as to prevent a nuisance being carried to occupiers of other buildings in the locality. This shall include covering skips and slack heaps, daily washing down of pavements or other public areas, use of water spray at demolition site to suppress dust and any other precautions necessary to prevent dust nuisances. During the demolition phase, the proposed development shall comply with BS 6187 Code of Practice for Demolition.

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(iii) No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction

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site before 8.00 hours weekdays and 9.00 hours on Saturdays
 nor after 18.00 hours on weekdays and 13.00 hours on
 Saturdays, nor at any time on Sundays, Bank Holidays or
 Public Holidays.

(iv) The Septic Tank, percolation area and the reserve
 percolation area shall be installed in accordance with SR6
 1991.

REASON:

In the interest of public health and safety.

- 5 A separate watermain connection is required for the
 dwelling. All connection, swabbing, chlorination and
 tappings of mains shall be carried out by South Dublin
 County Council personnel at the applicant's prior expense.
 The applicant shall provide 24-hour storage for dwelling.

REASON:

In the interests of public health.

- 6 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 public safety.

- 7 That the entire premises be used as a single dwelling unit.

REASON:

To prevent unauthorised 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.

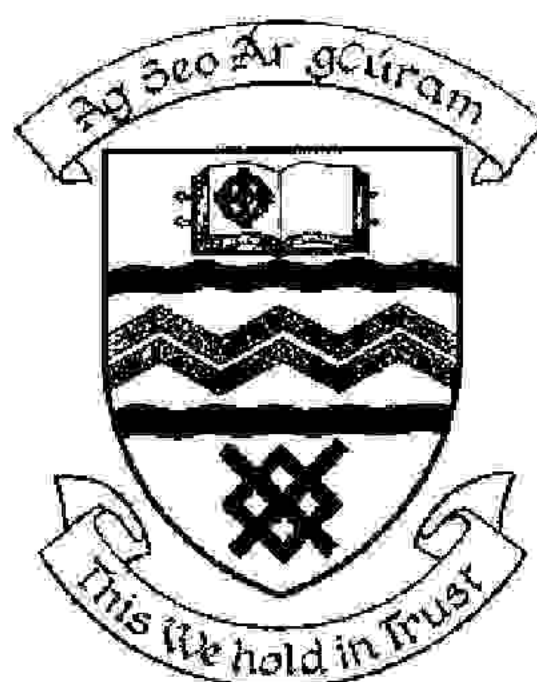
 17/07/01
 for SENIOR ADMINISTRATIVE OFFICER

	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/0393	
1. Location	'Fernhill', Cruagh, Dublin 16.		
2. Development	Relocated access c. 15 metres south of existing access. To demolish existing bungalow and stables and to construct replacement house and stables.		
3. Date of Application	04/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/08/2000 2.	1. 16/02/2001 2.
4. Submitted by	Name: Kiaran O'Malley & Co. Ltd., Address: 'St. Heliers', Stillorgan Park,		
5. Applicant	Name: Peter & Christine Mills, Address: 'Fernhill', Cruagh, Dublin 16.		
6. Decision	O.C.M. No. 2022 Date 30/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0727	Date of Decision 06/04/2001
Register Reference S00A/0393	Date 09/06/00

Applicant Peter & Christine Mills,
App. Type Permission
Development Demolish existing bungalow and stables and to construct replacement house and stables.

Location 'Fernhill', Cruagh, Dublin 16.

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 14/05/2001

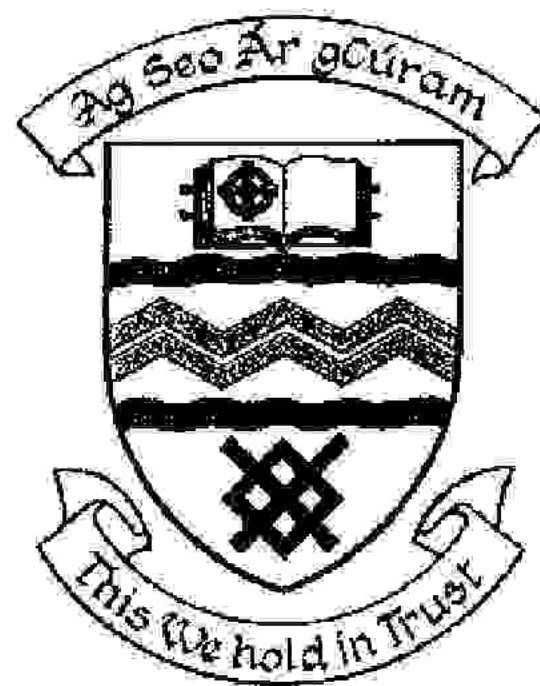
Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

Kiaran O'Malley & Co. Ltd.,
'St. Heliers',
Stillorgan Park,
Blackrock,
Co. Dublin.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0393	
1. Location	'Fernhill', Cruagh, Dublin 16.		
2. Development	Demolish existing bungalow and stables and to construct replacement house and stables.		
3. Date of Application	09/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/08/2000 2.	1. 2.
4. Submitted by	Name: Kiaran O'Malley & Co. Ltd., Address: 'St. Heliers', Stillorgan Park,		
5. Applicant	Name: Peter & Christine Mills, Address: 'Fernhill', Cruagh, Dublin 16.		
6. Decision	O.C.M. No. 1768 Date 04/08/2000	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
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1768	Date of Decision 04/08/2000
Register Reference S00A/0393	Date: 09/06/00

Applicant Peter & Christine Mills,
Development Demolish existing bungalow and stables and to construct replacement house and stables.

Location 'Fernhill', Cruagh, Dublin 16.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 09/06/00 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 submit revised plans indicating a proposed dwelling with a height which does not exceed the height of the existing dwelling on the site.
- 2 The applicant is requested to submit plans indicating sufficiently improved visibility at the access point. The Roads Department consider the vision splays should be improved by the following:-
 - (i) the removal of the existing hedging/trees along the full site frontage to the left (when exiting) of the access and part of the site frontage on the right hand side.
 - (ii) the setting back of the boundary to a new position along the line required for visibility.
 - (iii) the filling of the area between the new boundary and the road to the level of the road.
 - (iv) ensuring that the gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.

Kiaran O'Malley & Co. Ltd.,
'St. Heliers',
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The Planning Authority is of the opinion that the access as shown on the submitted plans would not be acceptable but considers that points (i)-(iv) above would be contrary to the zoning objective for the area i.e. "to protect and improve rural amenity and to provide for the development of agriculture" due to the loss of frontage trees/hedgerows involved. The applicant is, therefore, requested to consider if there are any ways of improving the access whilst causing minimal disruption to frontage trees/hedges and submit revised plans. The applicant is advised to seek the agreement of the Council's roads Department to any revised plans/details prior to submission to the Planning Authority.

- 3 The applicant is requested to clarify the use of the proposed stables in terms of whether they are for private or business purposes and, if for business, what kind of business e.g. livery, breeding, riding school etc.
- 4 The applicant is requested to submit additional information with regard to the proposed replacement septic tank on site. It is requested that the applicant submit a site assessment report and percolation tests.
- 5 It is noted that a proposed manure bunker is to be located close to the northern boundary of the site. The applicant is requested to submit details of the proposed disposal of waste from the stables.
- 6 The applicant is requested to confirm that it is not intended to alter or interfere with the existing river/stream to the west and south of the site.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

04/08/00