

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0355	
1. Location	Stoney Lane, Rathcoole, Co. Dublin.		
2. Development	(1) 2 storey, 6 bedroom and reception area extension to side, (2) 2 storey lounge, 1 bedroom and staircase extension to rear, (3) first floor bedroom extension over existing kitchen to rear, (4) removal of front boundary fence to provide parking for 10 cars and relevant site works, and (5) for change of use of existing premises and use of new premise for bed-and breakfast.		
3. Date of Application	26/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/07/2000 2.	1. 2.
4. Submitted by	Name: Tony Colbert, Dip.Arch.Tech., Address: 169 Forest Hills, Rathcoole,		
5. Applicant	Name: Ms. Helen Timmins, Address: Stoney Lane, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1626 Date 24/07/2000	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.

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



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

Decision Order Number 1626	Date of Decision 24/07/2000
Register Reference S00A/0355	Date: 26/05/00

Applicant Ms. Helen Timmins,
Development (1) 2 storey, 6 bedroom and reception area extension to side, (2) 2 storey lounge, 1 bedroom and staircase extension to rear, (3) first floor bedroom extension over existing kitchen to rear, (4) removal of front boundary fence to provide parking for 10 cars and relevant site works, and (5) for change of use of existing premises and use of new premise for bed-and breakfast.

Location Stoney Lane, Rathcoole, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 26/05/00 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 an amended proposal which will provide for one no. access point only from the public road and a boundary provided along the road frontage. This front boundary should be setback in order to provide a 2 metre wide footpath along Stoney Lane. The applicant should submit a Site Layout Plan at a scale of not less than 1:500 showing the provision of off street car parking spaces with sufficient space behind the front boundary for turning and circulation. The use of Stoney Lane for circulation/turning movements is unacceptable.

2 (a) Foul Sewer:

The applicant is requested to submit full details of proposed foul drainage including pipe sizes,

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Co. Dublin.

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REG REF. S00A/0355

gradients, cover and invert levels, up to and including connection to the public sewer. Details to show, also, full and complete separation of foul and surface water systems.

(b) Surface Water Sewer:

The applicant is requested to submit full details of proposed surface water drainage including pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer. Details to show, also, full and complete separation of foul and surface water systems. Soakaway proposals will not be accepted at this location as a surface water sewer exists in the area of the proposed development.

- 3 The design of the proposed extension is considered to be out of character with the existing dwelling on the site. The Planning Authority also note that the proposed windows to side (south) elevation will overlook the rear garden of the adjoining cottage. The applicant is requested to submit an amended proposal showing a design which is more in keeping with the existing dwelling on the site and which does not result in overlooking of adjoining properties.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

24/07/00

	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/0355	
1. Location	Stoney Lane, Rathcoole, Co. Dublin.		
2. Development	(1) 2 storey, 6 bedroom and reception area extension to side, (2) 2 storey lounge, 1 bedroom and staircase extension to rear, (3) first floor bedroom extension over existing kitchen to rear, (4) removal of front boundary fence to provide parking for 10 cars and revelant site works, and (5) for change of use of existing premises and use of new premise for bed-and breakfast.		
3. Date of Application	26/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 24/07/2000 2.	1. 22/01/2001 2.
4. Submitted by	Name: Tony Colbert, Dip.Arch.Tech., Address: 169 Forest Hills, Rathcoole,		
5. Applicant	Name: Ms. Helen Timmins, Address: Stoney Lane, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 0576 Date 21/03/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0941 Date 04/05/2001	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

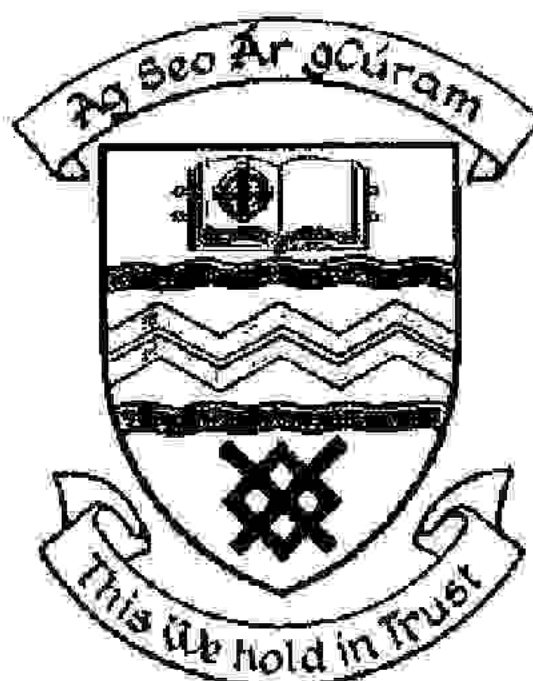
14.

Registrar

Date

Receipt No.

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Tony Colbert, Dip.Arch.Tech.,
169 Forest Hills,
Rathcoole,
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 0941	Date of Final Grant 04/05/2001
Decision Order Number 0576	Date of Decision 21/03/2001
Register Reference S00A/0355	Date 22/01/01

Applicant Ms. Helen Timmins,

Development (1) 2 storey, 6 bedroom and reception area extension to side, (2) 2 storey lounge, 1 bedroom and staircase extension to rear, (3) first floor bedroom extension over existing kitchen to rear, (4) removal of front boundary fence to provide parking for 10 cars and relevant site works, and (5) for change of use of existing premises and use of new premise for bed-and breakfast.

Location Stoney Lane, Rathcoole, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

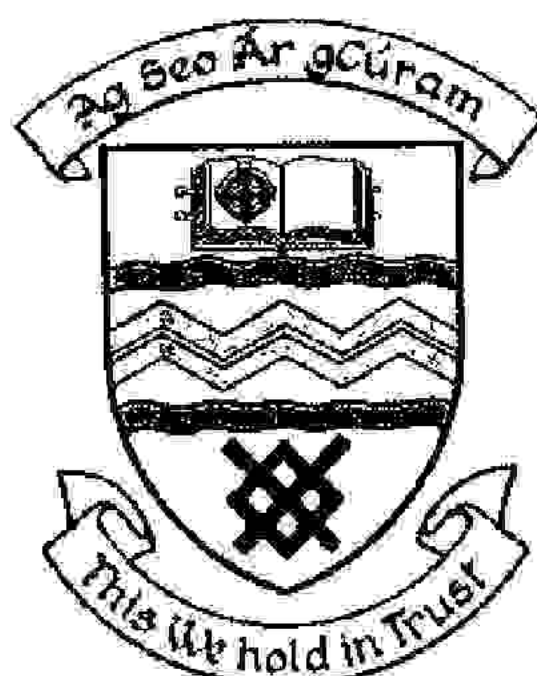
Additional Information Requested/Received 24/07/2000 /22/01/2001

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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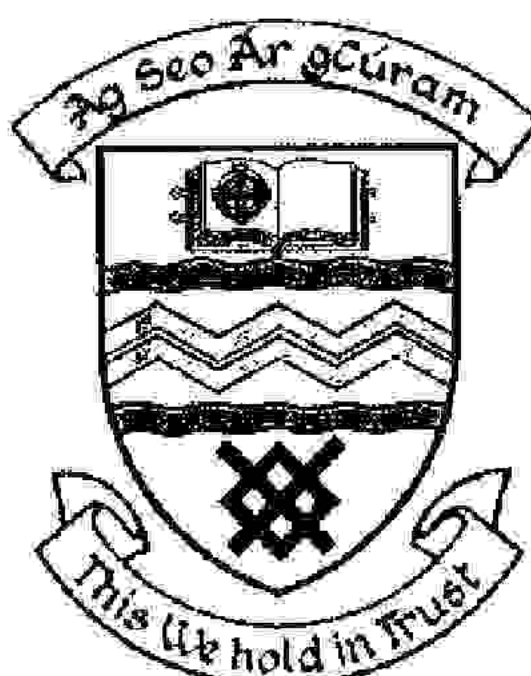
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application or where superseded by Additional information lodged on 22/01/01, 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 The proposed first floor window on the south-eastern facing elevation shall be obscure glazed. Drawings showing this elevation shall be submitted prior to commencement of development.
Reason: In order to protect the residential amenity of the adjoining property.
- 3 The B&B shall be operated only by a person in residence in the dwelling of which it forms part and that it not be separated from the existing dwelling either by way of sale, letting or otherwise.
Reason: In the interest of the proper planning and development of the area.
- 4 That when the structure is no longer required for use as a B&B by the applicant, that its use revert to use as part of the existing dwelling unit.
REASON:
 In the interest of the proper planning and development of the area.
- 5 That all external finishes harmonise in colour and texture with the existing premises. In particular, material for windows and doors shall consist of timber.
REASON:
 In the interest of architectural harmony and visual amenity.
- 6
 - a) The applicant shall ensure full and complete separation of foul and surface water systems.
 - b) 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.
 - c) All wastewater from the kitchens shall be routed via an appropriate grease trap or grease removal system before

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being discharged to the public sewer.

d) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.

e) The B&B shall have its own individual service connection and 24 hour storage.

f) The water supply to the Bed & Breakfast shall be metered and 24 hour storage provided.

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

- 7 No landscaping or boundary treatment works and in particular, no removal of trees or hedgerows shall be carried out until precise details have been agreed with the Parks Department and Roads Department.

REASON:

In the interest of amenity.

- 8 A detailed tree survey shall be submitted indicating trees to be retained, proposals for felling and tree protection measures including fencing off of trees to be retained, details of which shall be agreed with the Parks and Landscape Services Department prior to the commencement of development. Particular regard shall be had to the hedgerow to the front boundary of the site.

REASON:

In the interest of amenity.

- 9 A detailed landscape plan including new tree planting to compensate for trees to be felled shall be submitted for the agreement of the Parks and Landscape Services Department prior to the commencement of development. Particular attention shall be paid to the access and boundary treatment along the Stoney Lane Frontage.

REASON:

In the interest of amenity.

- 10 The requirements of the Environmental Health Officer shall be ascertained and complied with prior to the commencement of development.

REASON:

In the interest of public health.

- 11 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.

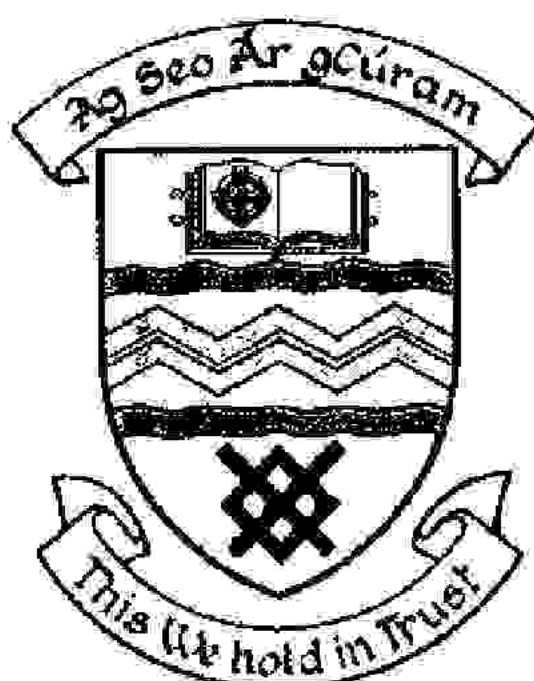
REASON:

To protect the amenities of the area.

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- 12 That a financial contribution in the sum of £2,192 (two thousand one hundred and ninety two pounds) Eur 2,783 (two thousand seven hundred and eighty three 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.

- 13 That a financial contribution in the sum of £5,702 (five thousand seven hundred and two pounds) Eur 7,239 (seven thousand two hundred and thirty nine 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.

- 14 That a financial contribution in the sum of £529 (five hundred and twenty nine pounds) Eur 672 (six hundred and seventy two euros) be paid by the proposer to South Dublin County Council towards the cost of the Saggart/Rathcoole/Newcastle Drainage Scheme which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

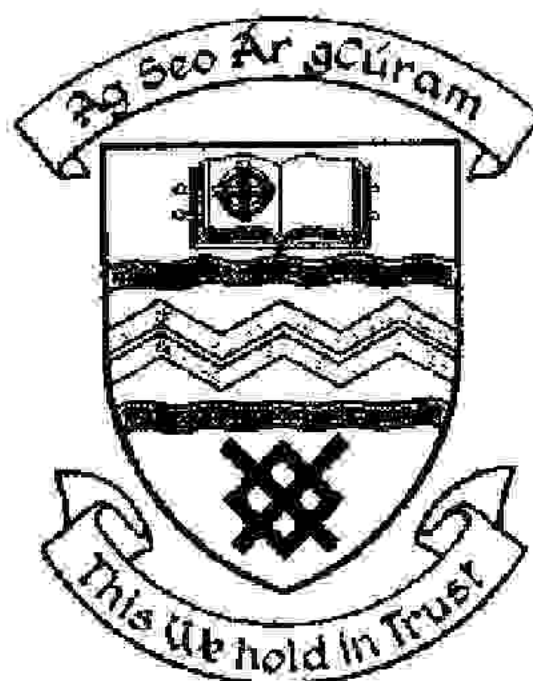
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- (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.

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- (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.

.....gk.....04/05/01
for SENIOR ADMINISTRATIVE OFFICER