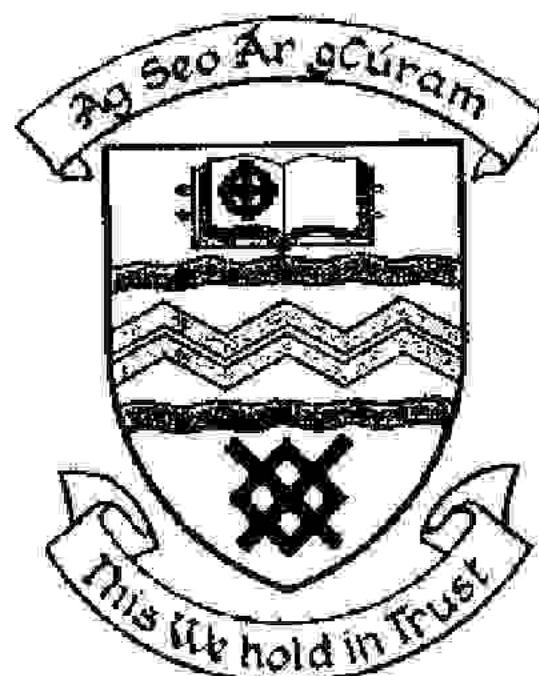


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0336	
1. Location	26 Beechwood Lawns, Rathcoole, Co. Dublin.		
2. Development	Sub-divide the existing site: To erect a new three bedroom dwelling house to the side of the existing dwelling house: To form a new vehicular entrance off Beechwood Lawns: To rebuild the side and rear boundary walls.		
3. Date of Application	18/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/07/2000 2.	1. 10/04/2001 2.
4. Submitted by	Name: Michael J. Lucey, Architect, Address: 257 Orwell Park, Templeogue,		
5. Applicant	Name: Mrs. Rita Gaughan, Address: 26 Beechwood Lawns, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2120 Date 07/06/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2464 Date 20/07/2001	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

Michael J. Lucey, Architect,
257 Orwell Park,
Templeogue,
Dublin 6W.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2464	Date of Final Grant 20/07/2001
Decision Order Number 2120	Date of Decision 07/06/2001
Register Reference S00A/0336	Date 10/04/01

Applicant Mrs. Rita Gaughan,

Development Sub-divide the existing site: To erect a new three bedroom dwelling house to the side of the existing dwelling house: To form a new vehicular entrance off Beechwood Lawns: To rebuild the side and rear boundary walls.

Location 26 Beechwood Lawns, Rathcoole, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

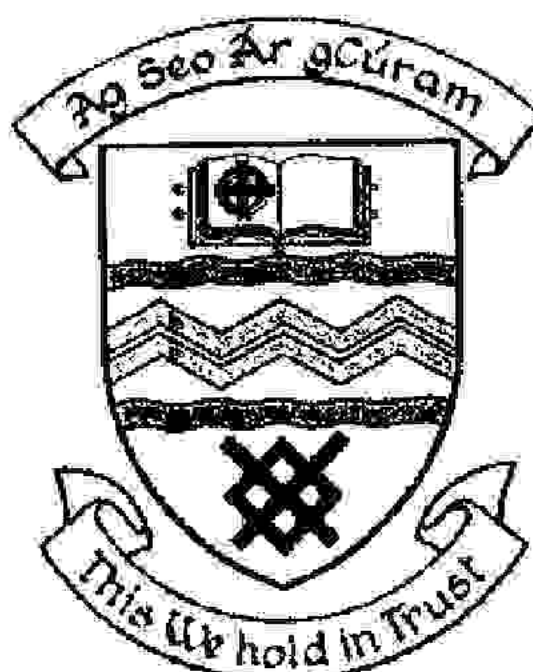
Additional Information Requested/Received 12/07/2000 /10/04/2001

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

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Telefon: 01-414 9000
 Facs: 01-414 9104



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 P.O. Box 4122
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 Dublin 24

Telephone: 01-414 9000
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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, and additional information received by the Planning Authority on 10/04/2001 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 All external finishes of the proposed dwelling shall harmonise in colour and texture with that of the existing dwelling, no.26 Beechwood Lawns, Rathcoole.

REASON:

In the interest of architectural harmony and visual amenity.

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

REASON:

To prevent unauthorised development.

- 4 The requirements of the Environmental Services Department shall be strictly adhered to. In that respect:

- (i) No connection shall be made to the existing council foul sewer and the dwelling shall not be occupied until the County Manager of the Sanitary Authority has confirmed in writing that the implementation of the recommendations of the consultant's report into the foul sewer network in Rathcoole has been carried out. This work will enable foul sewage from the site to be adequately channelled into the new Saggart/Newcastle/Rathcoole sewerage scheme.
- (ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (iii) The applicant shall ensure full and complete separation of foul and surface water systems.
- (iv) 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.
- (v) 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 order to comply with the Sanitary Services Acts, 1878-1964.

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 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9000
 Facs: 01-414 9104



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- 5 The requirements of the Roads Department shall be strictly adhered to. In that respect:
- (i) The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
 - (ii) Alterations to the Eircom manhole coover/frame shall be at applicant's own expense.

REASON:

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

- 6 The rear (south) and side (east) boundary walls shall be erected to match the rear (south) boundary wall of no.27 Beechwood Lawns and shall be finished in concrete block, suitably capped and rendered.

REASON:

In the interest of visual amenity.

- 7 The developer shall employ, at his/her expense, a qualified professional archaeologist acceptable to the National Monuments and Architectural Protection Division of Duchas, and to the Planning Authority, to supervise all excavation works on the site, including an initial archaeological test excavation, clearance, reduction of exiting ground levels and all foundation works. Such archaeologist shall be empowered to halt development when he/she considers it necessary, and shall record all artefacts, remains, and archaeological data discovered during such works, and shall report on his/her findings to the Planning Authority and to Duchas within three months of the date of commencement of excavation works. No development of any kind shall take place on site, and no plant shall be brought onto site before the archaeologist has been engaged.

REASON:

In order to protect archaeological materials within the Area of Archaeological Potential of Rathcoole village Recorded Monument DU021:030.

- 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.

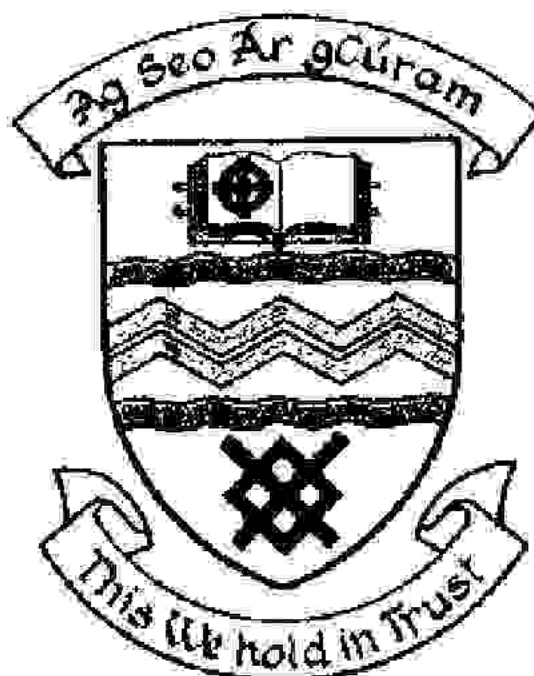
- 9 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

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 Lár an Bhaile, Tamhlacht
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Telefon: 01-414 9000
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 Dublin 24

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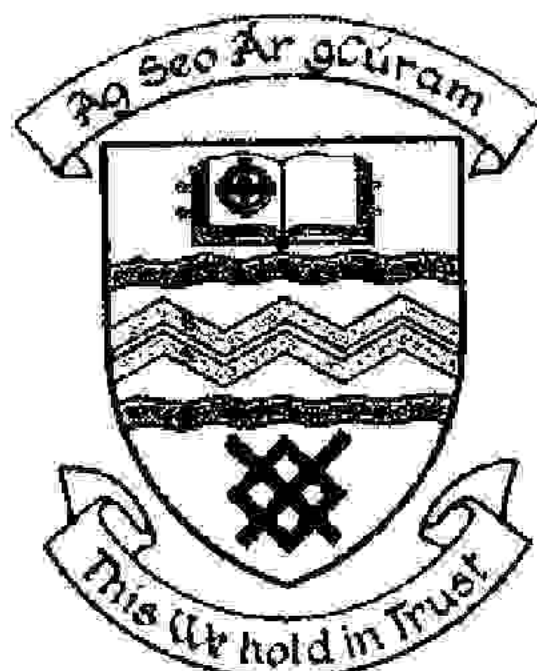
In the interest of the proper planning and development of the area.

- 10 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.
- 11 That a financial contribution in the sum of £2,100 (two thousand and 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.
- 12 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.

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tarnhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104



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- 13 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.

- 14 The proposed development is located within the Zone of Archaeological Potential for Rathcoole village, a Recorded Monument (DU021:030), which is protected under the National Monuments (Amendment) Act, 1994. Under no circumstances should any development proceed without the formal written consent of the National Monuments and Architectural Protection Division of Duchas, The Heritage Service.

REASON:

In order to protect archaeological material within the Area of Archaeological Potential of Rathcoole village Recorded Monument DU021:030.

NOTE: The Department of Defence advises that the level of aircraft noise without adequate noise insulation will be intrusive.

- (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.

...*[Signature]*... 23/07/01
for SENIOR ADMINISTRATIVE OFFICER

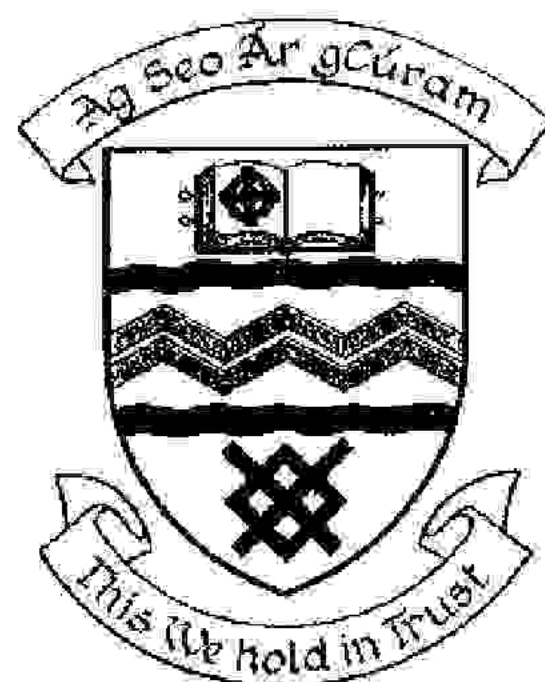
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0336	
1. Location	26 Beechwood Lawns, Rathcoole, Co. Dublin.		
2. Development	Sub-divide the existing site: To erect a new three bedroom dwelling house to the side of the existing dwelling house: To form a new vehicular entrance off Beechwood Lawns: To rebuild the side and rear boundary walls.		
3. Date of Application	18/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/07/2000 2.	1. 10/04/2001 2.
4. Submitted by	Name: Michael J. Lucey, Architect, Address: 257 Orwell Park, Templeogue,		
5. Applicant	Name: Mrs. Rita Gaughan, Address: 26 Beechwood Lawns, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 2120 Date 07/06/2001	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.	

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Telefon: 01-414 9000
Facs: 01-414 9104



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County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2120	Date of Decision 07/06/2001
Register Reference S00A/0336	Date: 18/05/00

Applicant Mrs. Rita Gaughan,

Development Sub-divide the existing site: To erect a new three bedroom dwelling house to the side of the existing dwelling house: To form a new vehicular entrance off Beechwood Lawns: To rebuild the side and rear boundary walls.

Location 26 Beechwood Lawns, Rathcoole, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/07/2000 /10/04/2001

Clarification of Additional Information Requested/Received /

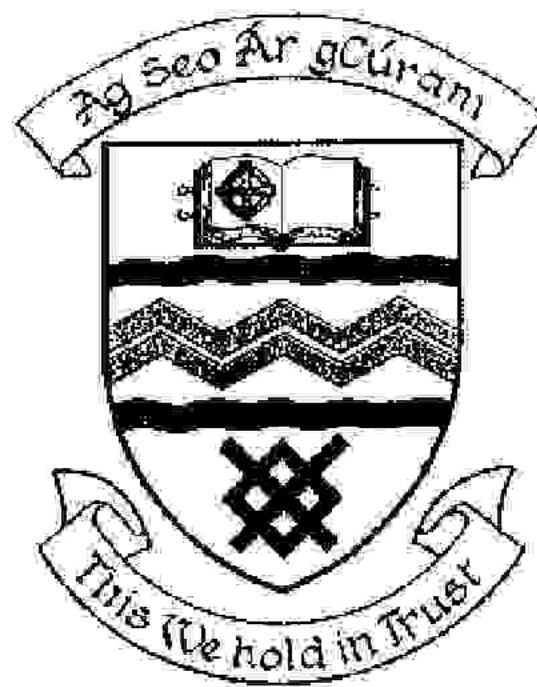
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (14) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....M7..... 07/06/01
for SENIOR ADMINISTRATIVE OFFICER

Michael J. Lucey, Architect,
257 Orwell Park,
Templeogue,
Dublin 6W.

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Facs: 01-414 9104

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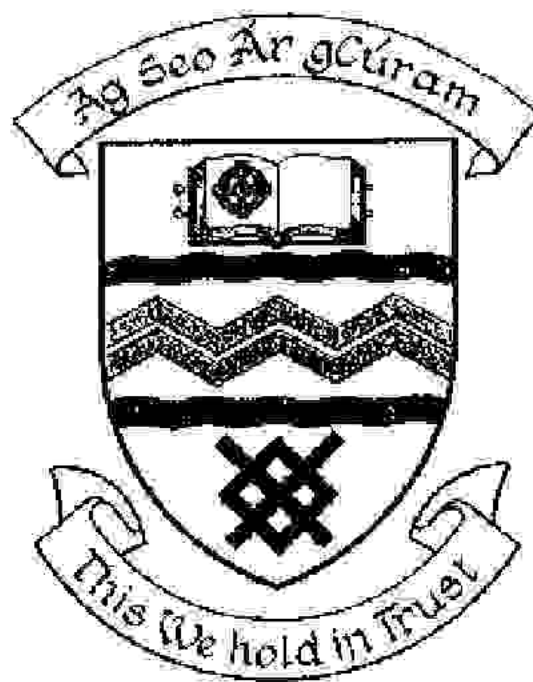
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and additional information received by the Planning Authority on 10/04/2001 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 All external finishes of the proposed dwelling shall harmonise in colour and texture with that of the existing dwelling, no.26 Beechwood Lawns, Rathcoole.
REASON:
In the interest of architectural harmony and visual amenity.
- 3 That the entire premises be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 The requirements of the Environmental Services Department shall be strictly adhered to. In that respect:
 - (i) No connection shall be made to the existing council foul sewer and the dwelling shall not be occupied until the County Manager of the Sanitary Authority has confirmed in writing that the implementation of the recommendations of the consultant's report into the foul sewer network in Rathcoole has been carried out. This work will enable foul sewage from the site to be adequately channelled into the new Saggart/Newcastle/Rathcoole sewerage scheme.
 - (ii) No buildings shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
 - (iii) The applicant shall ensure full and complete separation of foul and surface water systems.
 - (iv) 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.

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Facs: 01-414 9104



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REG. REF. S00A/0336

- (v) 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 order to comply with the Sanitary Services Acts, 1878-1964.

- 5 The requirements of the Roads Department shall be strictly adhered to. In that respect:
- (i) The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
- (ii) Alterations to the Eircom manhole cover/frame shall be at applicant's own expense.

REASON:

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

- 6 The rear (south) and side (east) boundary walls shall be erected to match the rear (south) boundary wall of no.27 Beechwood Lawns and shall be finished in concrete block, suitably capped and rendered.

REASON:

In the interest of visual amenity.

- 7 The developer shall employ, at his/her expense, a qualified professional archaeologist acceptable to the National Monuments and Architectural Protection Division of Duchas, and to the Planning Authority, to supervise all excavation works on the site, including an initial archaeological test excavation, clearance, reduction of existing ground levels and all foundation works. Such archaeologist shall be empowered to halt development when he/she considers it necessary, and shall record all artefacts, remains, and archaeological data discovered during such works, and shall report on his/her findings to the Planning Authority and to Duchas within three months of the date of commencement of excavation works. No development of any kind shall take place on site, and no plant shall be brought onto site before the archaeologist has been engaged.

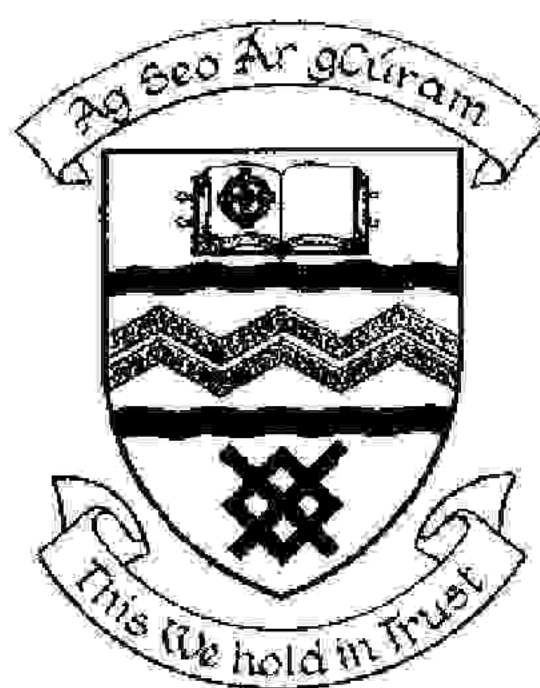
REASON:

In order to protect archaeological materials within the

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Facs: 01-414 9104



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Area of Archaeological Potential of Rathcoole village
Recorded Monument DU021:030.

- 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 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.

- 10 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.

- 11 That a financial contribution in the sum of £2,100 (two thousand and 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

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Facs: 01-414 9104



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Dublin 24.

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REG. REF. S00A/0336

that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 12 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.

- 13 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.

- 14 The proposed development is located within the Zone of Archaeological Potential for Rathcoole village, a Recorded Monument (DU021:030), which is protected under the National Monuments (Amendment) Act, 1994. Under no circumstances should any development proceed without the formal written consent of the National Monuments and Architectural Protection Division of Dúchas, The Heritage Service.

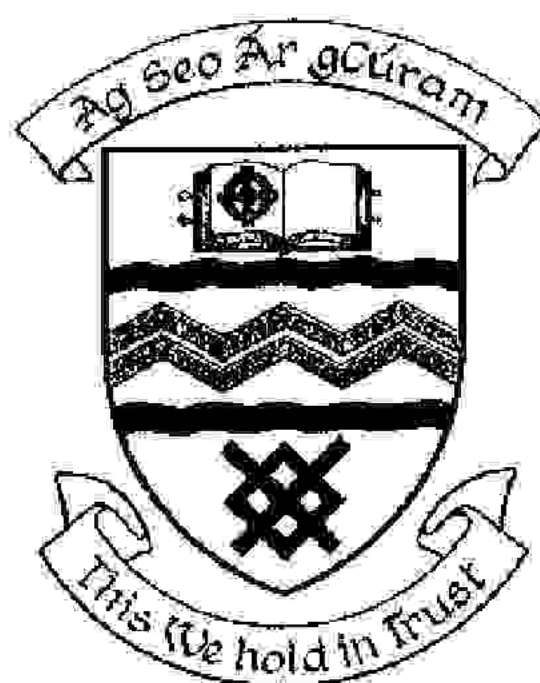
REASON:

In order to protect archaeological material within the Area of Archaeological Potential of Rathcoole village Recorded Monument DU021:030.

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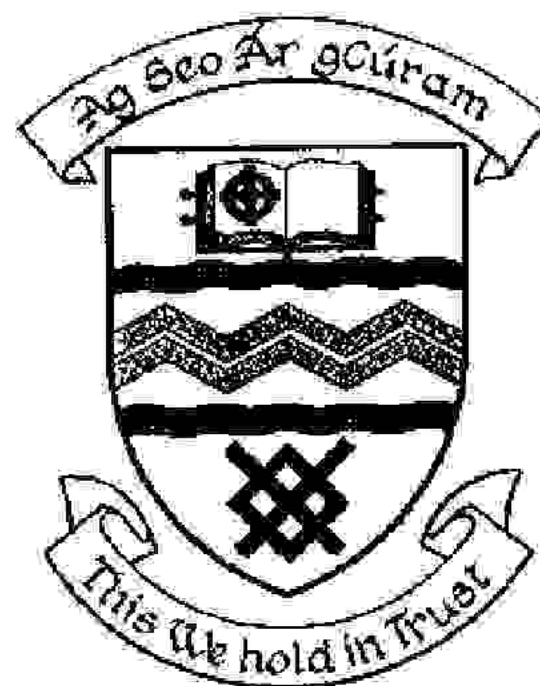
NOTE: The Department of Defence advises that the level of aircraft noise without adequate noise insulation will be intrusive.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0336	
1. Location	26 Beechwood Lawns, Rathcoole, Co. Dublin.		
2. Development	Sub-divide the existing site: To erect a new three bedroom dwelling house to the side of the existing dwelling house: To form a new vehicular entrance off Beechwood Lawns: To rebuild the side and rear boundary walls.		
3. Date of Application	18/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/07/2000 2.	1. 2.
4. Submitted by	Name: Michael J. Lucey, Architect, Address: 257 Orwell Park, Templeogue,		
5. Applicant	Name: Mrs. Rita Gaughan, Address: 26 Beechwood Lawns, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1525 Date 12/07/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
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11. Enforcement		Compensation	Purchase Notice
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14. Registrar	Date	Receipt No.	

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Bosca 4122,
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Facs: 01-414 9104



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DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 1525	Date of Decision 12/07/2000
Register Reference S00A/0336	Date: 18/05/00

Applicant Mrs. Rita Gaughan,
Development Sub-divide the existing site: To erect a new three bedroom dwelling house to the side of the existing dwelling house: To form a new vehicular entrance off Beechwood Lawns: To rebuild the side and rear boundary walls.

Location 26 Beechwood Lawns, Rathcoole, Co. Dublin.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 18/05/00 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 It is the objective of the Planning Authority as stated in Section 3.4.18 of the South Dublin County Development Plan 1989 to apply the requirements as set down in the Council's 'Standard for Development Works in the County of Dublin'. This document requires the provision of a minimum setback of 2 metres between any proposed development and the back of an existing public footpath in respect of new development. The development as proposed shows a setback of approx. 1 metre. The applicant is requested to submit an amended proposal showing the provision of a minimum setback of not less than 2 metres from the back of the adjoining footpath. The proposed house must not be moved closer to the existing house.
- 2 The applicant is requested to submit an amended proposal showing the provision of two no. off street car parking spaces to cater for the proposed development.

Michael J. Lucey, Architect,
257 Orwell Park,
Templeogue,
Dublin 6W.

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DEPARTMENT
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Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S00A/0336

- 3 The applicant is requested to locate any existing sewers or watermains adjacent to the proposed development and to submit plans indicating their positions. The proposed house should not normally be sited within 5 metres of such services and, therefore, the applicant is requested to submit accordingly revised plans if relevant.
- 4 The applicant is requested to submit revised plans indicating that the rear boundary wall of the site adjoining Rathcoole Park will be finished in concrete block suitably capped and rendered in accordance with details to be agreed with the Parks Department.

NOTE: The Department of Defence advises that the level of aircraft noise without adequate noise insulation will be intrusive.

Signed on behalf of South Dublin County Council

[Signature]
.....
for Senior Administrative Officer

13/07/00