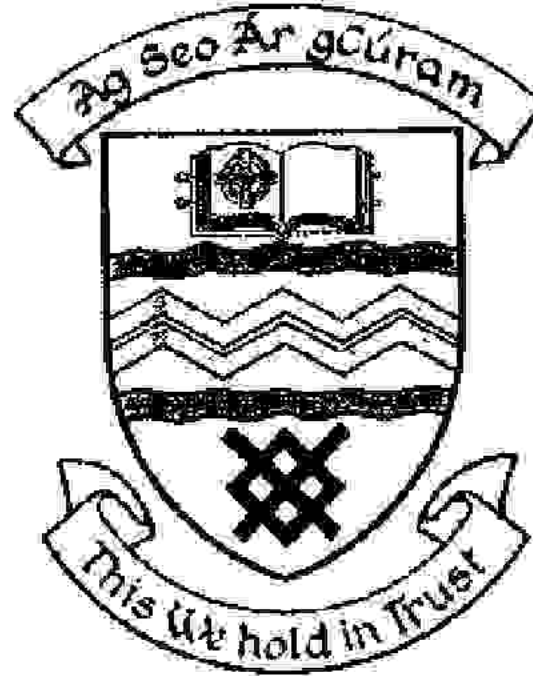


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0255	
1. Location	St. Brigids Cottage, Tay Lane, Rathcoole, County Dublin		
2. Development	Demolish existing cottage and replace with new two storey dwelling and ancillary works		
3. Date of Application	18/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/06/2000 2.	1. 14/07/2000 2.
4. Submitted by	Name: Mr. Patrick Barron, Address: Firbrook, Tay Lane,		
5. Applicant	Name: Mr. Patrick Barron Address: Firbrook, Tay Lane, Rathcoole, County Dublin		
6. Decision	O.C.M. No. 2080 Date 12/09/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2435 Date 26/10/2000	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



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Mr. Patrick Barron,
Firbrook,
Tay Lane,
Rathcoole,
County Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2435	Date of Final Grant 26/10/2000
Decision Order Number 2080	Date of Decision 12/09/2000
Register Reference S00A/0255	Date 14/07/00

Applicant Mr. Patrick Barron

Development Demolish existing cottage and replace with new two storey dwelling and ancillary works

Location St. Brigids Cottage, Tay Lane, Rathcoole, County Dublin

Floor Area 240.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/06/2000 /14/07/2000

A Permission has been granted for the development described above,
subject to the following (10) 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 as amended by Additional Information received by the Planning Authority on 14/07/00, 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 proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 3 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.

- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

REASON:

In the interest of amenity.

- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

(a) Foul Drainage and Surface Water Drainage

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.

(b) The applicant shall ensure full and complete

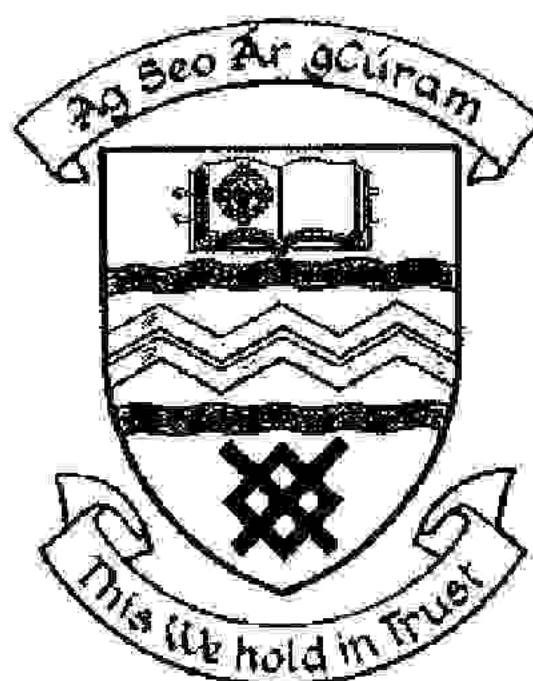
separation of the foul and surface water systems.

REASON:

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

- 6 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof

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be paid to South Dublin County Council before any development commences. The applicant is to provide 24 water hour storage for the dwelling. A separate water connection shall be provided. No development shall occur within 5 metres of the adjacent public watermain.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 7 Full details of the roof cladding and external finishes to include colour and texture of the same, should be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

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

- 8 Pre development archaeological testing shall be carried out and shall consist of the following:-

- The applicant shall employ an archaeologist to carry out pre-development testing at the site. No sub-surface work shall be undertaken in the absence of the archaeologist without his or her express consent.
- The applicant shall contact the National Monuments and Architectural Division of Duchas at least four weeks before the commencement of site preparations. This will give time for the archaeologist to obtain a license to carry out the work.
- The archaeologist shall carry out any relevant documentary research and excavate test trenches at locations chosen by the archaeologist, having consulted the site plans. Test trenches can be excavated by machine to the top layer of archaeological material.
- Having completed the work, the archaeologist shall submit a written report to the local authority and to the National Monuments and Architectural Protection Division of Duchas. The report shall comment on the degree to which the extent, location and levels of all proposed foundations, services trenches and other sub-surface works associated with the development will affect the archaeological remains. This shall be illustrated with appropriate plans, sections etc.
- Where archaeological material is shown to be

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present, avoidance, preservation in situ, further monitoring, testing and/or excavation may be required. The National Monuments and Architectural Protection Division will advise the Local Authority with regards to these matters.

- No site preparation or construction work shall be carried out until after the archaeologist's report has been submitted and permission to proceed has been received in writing from the National Monuments and Architectural Protection Division.

REASON:

In order to preserve the archaeological potential of the area.

- 9 2 no. off street car parking spaces shall be provided for the proposed dwelling. Details showing same shall be lodged with the Planning Authority.

REASON:

In the interest of orderly development.

- 10 The first floor windows in the rear and southern side elevations shall be glazed with obscured glazing as indicated on the submitted plans.

REASON:

In the interest of residential amenity.

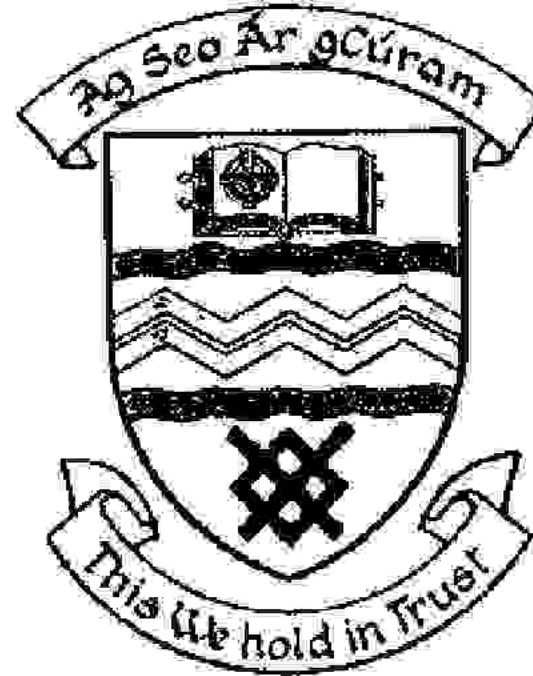
NOTE: The applicant is advised that the development is located in an area in which the level of air craft noise without adequate noise insulation will be intrusive. The applicant should take all necessary measures to ensure adequate insulation is provided.

- (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.

REG. REF. S00A/0255 **SOUTH DUBLIN COUNTY COUNCIL**
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Signed on behalf of South Dublin County Council.

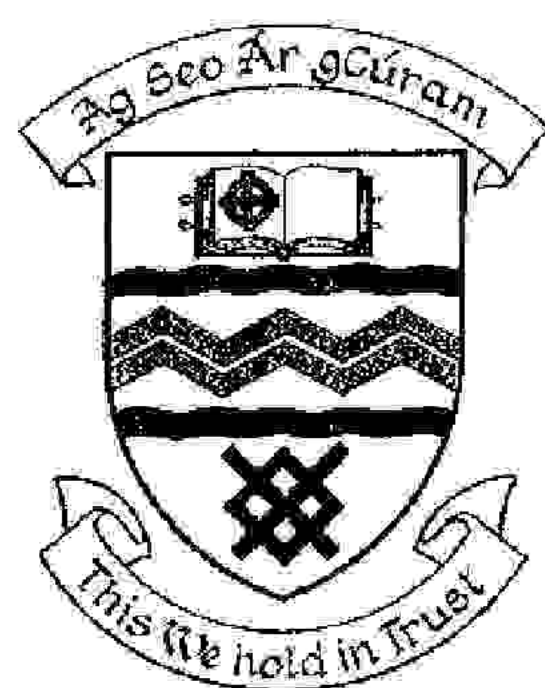

.....02/11/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0255	
1. Location	St. Brigids Cottage, Tay Lane, Rathcoole, County Dublin		
2. Development	Demolish existing cottage and replace with new two storey dwelling and ancillary works		
3. Date of Application	18/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/06/2000 2.	1. 14/07/2000 2.
4. Submitted by	Name: Mr. Patrick Barron, Address: Firbrook, Tay Lane,		
5. Applicant	Name: Mr. Patrick Barron Address: Firbrook, Tay Lane, Rathcoole, County Dublin		
6. Decision	O.C.M. No. 2080 Date 12/09/2000	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
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2080	Date of Decision 12/09/2000
Register Reference S00A/0255	Date: 18/04/00

Applicant Mr. Patrick Barron

Development Demolish existing cottage and replace with new two storey dwelling and ancillary works

Location St. Brigids Cottage, Tay Lane, Rathcoole, County Dublin

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/06/2000 /14/07/2000

Clarification of Additional Information Requested/Received /

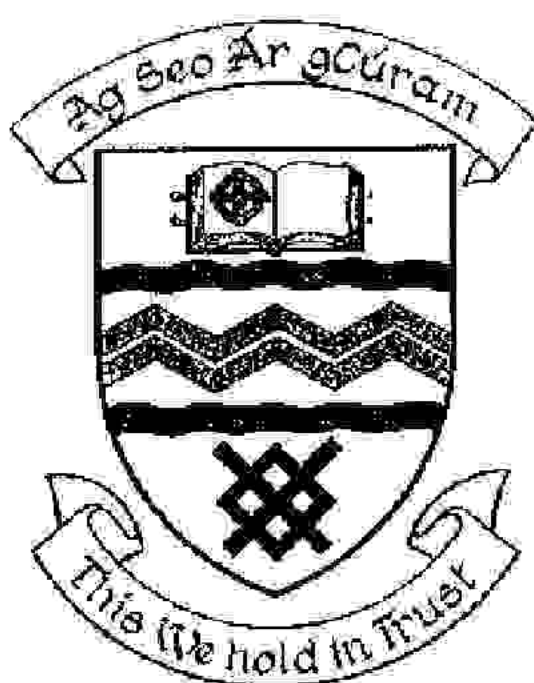
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 12/09/00
for SENIOR ADMINISTRATIVE OFFICER

Mr. Patrick Barron,
Firbrook,
Tay Lane,
Rathcoole,
County Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2080	Date of Decision 12/09/2000
Register Reference S00A/0255	Date: 18/04/00

Applicant Mr. Patrick Barron

Development Demolish existing cottage and replace with new two storey dwelling and ancillary works

Location St. Brigids Cottage, Tay Lane, Rathcoole, County Dublin

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/06/2000 /14/07/2000

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

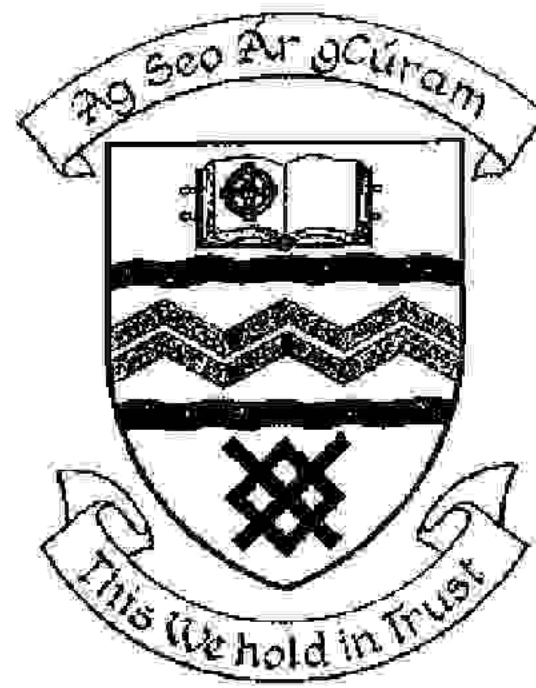
..... 12/09/00
for SENIOR ADMINISTRATIVE OFFICER

Mr. Patrick Barron,
Firbrook,
Tay Lane,
Rathcoole,
County Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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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 14/07/00, 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 proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 5 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 - (a) Foul Drainage and Surface Water Drainage
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.
 - (b) The applicant shall ensure full and complete separation of the foul and surface water systems.

**SOUTH DUBLIN COUNTY COUNCIL
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REASON:

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

- 6 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences. The applicant is to provide 24 water hour storage for the dwelling. A separate water connection shall be provided. No development shall occur within 5 metres of the adjacent public watermain.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 7 Full details of the roof cladding and external finishes to include colour and texture of the same, should be submitted to and agreed with the Planning Authority prior to commencement of development.

REASON:

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

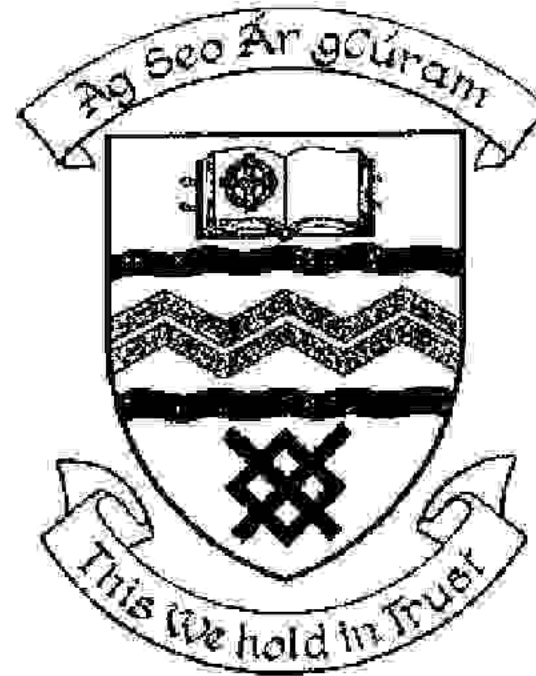
- 8 Pre development archaeological testing shall be carried out and shall consist of the following:-

- The applicant shall employ an archaeologist to carry out pre-development testing at the site. No sub-surface work shall be undertaken in the absence of the archaeologist without his or her express consent.
- The applicant shall contact the National Monuments and Architectural Division of Duchas at least four weeks before the commencement of site preparations. This will give time for the archaeologist to obtain a license to carry out the work.
- The archaeologist shall carry out any relevant documentary research and excavate test trenches at locations chosen by the archaeologist, having consulted the site plans. Test trenches can be

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- excavated by machine to the top layer of archaeological material.
- Having completed the work, the archaeologist shall submit a written report to the local authority and to the National Monuments and Architectural Protection Division of Dúchas. The report shall comment on the degree to which the extent, location and levels of all proposed foundations, services trenches and other sub-surface works associated with the development will affect the archaeological remains. This shall be illustrated with appropriate plans, sections etc.
- Where archaeological material is shown to be present, avoidance, preservation in situ, further monitoring, testing and/or excavation may be required. The National Monuments and Architectural Protection Division will advise the Local Authority with regards to these matters.
- No site preparation or construction work shall be carried out until after the archaeologist's report has been submitted and permission to proceed has been received in writing from the National Monuments and Architectural Protection Division.

REASON:

In order to preserve the archaeological potential of the area.

- 9 2 no. off street car parking spaces shall be provided for the proposed dwelling. Details showing same shall be lodged with the Planning Authority.

REASON:

In the interest of orderly development.

- 10 The first floor windows in the rear and southern side elevations shall be glazed with obscured glazing as indicated on the submitted plans.

REASON:

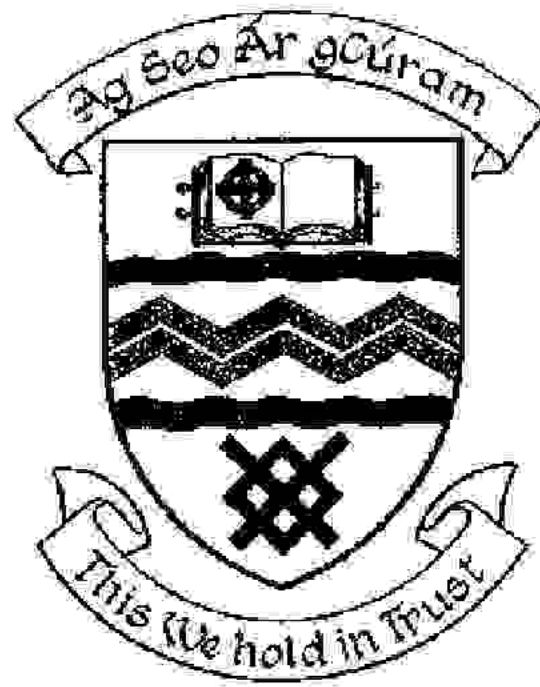
In the interest of residential amenity.

NOTE: The applicant is advised that the development is located in an area in which the level of air craft noise without adequate noise insulation will be

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intrusive. The applicant should take all necessary
measures to ensure adequate insulation is provided.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0255	
1. Location	St. Brigins Cottage, Tay Lane, Rathcoole, County Dublin		
2. Development	Demolish existing cottage and replace with new two storey dwelling and ancillary works		
3. Date of Application	18/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/06/2000 2.	1. 2.
4. Submitted by	Name: Mr. Patrick Barron, Address: Firbrook, Tay Lane,		
5. Applicant	Name: Mr. Patrick Barron Address: Firbrook, Tay Lane, Rathcoole, County Dublin		
6. Decision	O.C.M. No. 1311 Date 15/06/2000	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
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1311	Date of Decision 15/06/2000 <i>PM</i>
Register Reference S00A/0255	Date: 18/04/00

Applicant Mr. Patrick Barron
Development Demolish existing cottage and replace with new two storey dwelling and ancillary works

Location St. Brigins Cottage, Tay Lane, Rathcoole, County Dublin

App. Type Permission

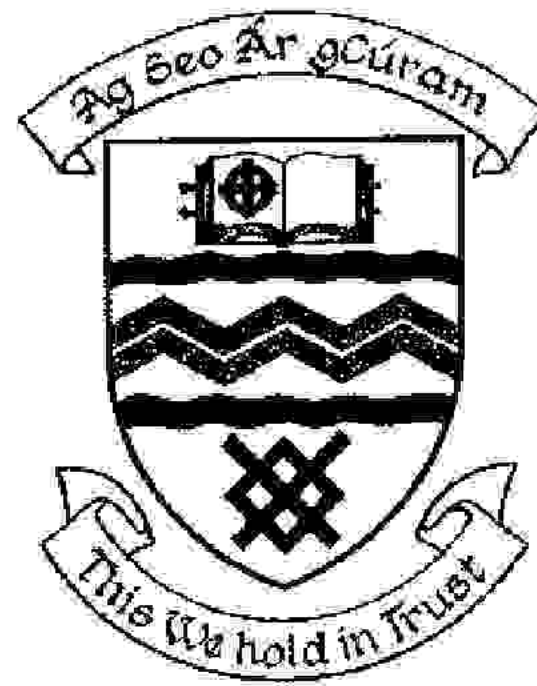
Dear Sir/Madam,

With reference to your planning application, received on 18/04/00 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 the location of the existing 450mm diameter surface water sewer and 100mm diameter watermain adjacent to the proposed development. There must be a minimum distance between the outside of the sewer and the watermain of 5 metres to the proposed building which may necessitate submission of revised plans.
- 2 The applicant is requested to submit full details of separate proposed surface water and foul drainage layouts and the proposed watermain layout. Details should include up to the points of connection to public sewers and public watermains.
- 3 The applicant is requested to submit revised plans showing a less bulky house i.e. reduced in height and frontage width if possible.
- 4 There appears to be discrepancies between the indicated proposed Section through the site and the site layout plan,

Mr. Patrick Barron,
Firbrook,
Tay Lane,
Rathcoole,
County Dublin.

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REG REF. S00A/0255

as regards proximity to the rear boundary. The applicant is requested to clarify this aspect.

- 5 The applicant is requested to submit revised plans showing (i) 2 off street parking spaces (ii) double glazing of the gable end bedroom window facing the Naas Road to reduce noise intrusion (iii) the relationship between the front elevation of the proposed house and development on the opposite side of Tay Lane.

NOTE: The submitted details take no account of the inclusion of the site within an Area of Archaeological Potential defined by the South Dublin County Development Plan 1998 or within a Recorded Monument protected under Section 12 of the National Monuments (Amendment Act) 1994. The applicant should address these issues.

Signed on behalf of South Dublin County Council

JH
.....
for Senior Administrative Officer

15/06/00