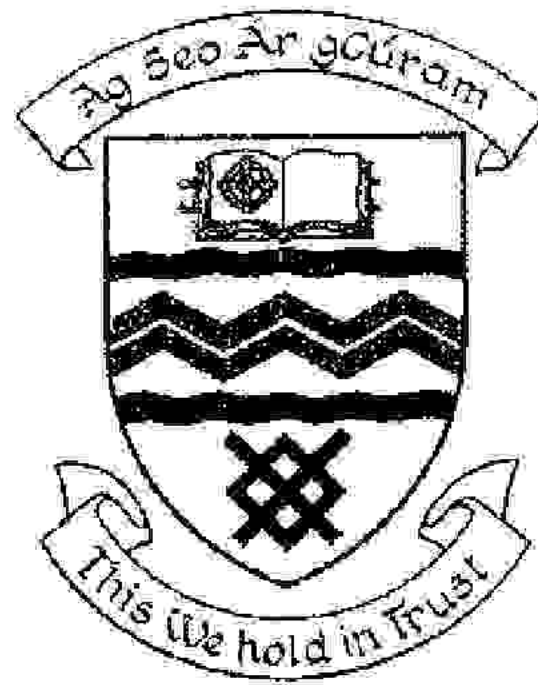


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0252	
1. Location	10 Tara Hill Grove, Rathfarnham, Dublin 14.		
2. Development	3 bedroom house.		
3. Date of Application	18/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 15/06/2000 2.	1. 2.
4. Submitted by	Name: Stefanie Kavanagh, Address: 2 Cambridge Terrace, Leeson Park,		
5. Applicant	Name: Anne Codd, Address: 10 Tara Hill Grove, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1291  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**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

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



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DEPARTMENT**  
P.O. Box 4122,  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1291	Date of Decision 15/06/2000
Register Reference S00A/0252	Date: 18/04/00

Applicant                      Anne Codd,  
Development                  3 bedroom house.

Location                      10 Tara Hill Grove, Rathfarnham, Dublin 14.

App. Type                      Outline 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 drawings allowing for a distance of 2.3 metres between the nearest flank walls of the proposed and existing dwellings. (A 2 metre 'setback' from the public footpath running past the side of the site should also be maintained).
- 2      The applicant is requested to determine the exact location of the 225mm diameter surface water sewer which is adjacent to the proposed development. The design of the proposed development may need to be revised so that no building is within 5m of this surface water sewer.
- 3      The applicant is requested to determine the exact location of the 14" diameter watermain which is adjacent to the proposed development. The design of the proposed development may need to be revised so that no building is within 8m of watermain.

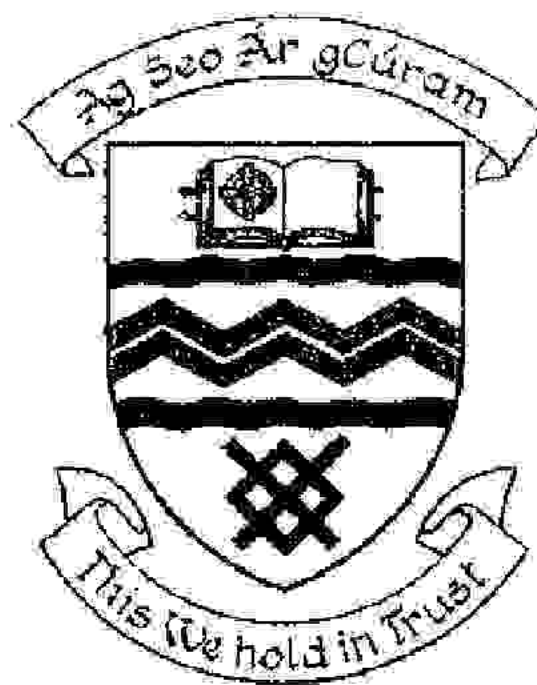
Signed on behalf of South Dublin County Council

Stefanie Kavanagh,  
2 Cambridge Terrace,  
Leeson Park,  
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF. S00A/0252

*PH*

15/06/00

.....  
for Senior Administrative Officer

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0252	
1. Location	10 Tara Hill Grove, Rathfarnham, Dublin 14.		
2. Development	3 bedroom house.		
3. Date of Application	18/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 15/06/2000 2.	1. 13/10/2000 2.
4. Submitted by	Name: Stefanie Kavanagh, Address: 2 Cambridge Terrace, Leeson Park,		
5. Applicant	Name: Anne Codd, Address: 10 Tara Hill Grove, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2701  Date 11/12/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 0194  Date 25/01/2001	Effect AO GRANT OUTLINE 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.	

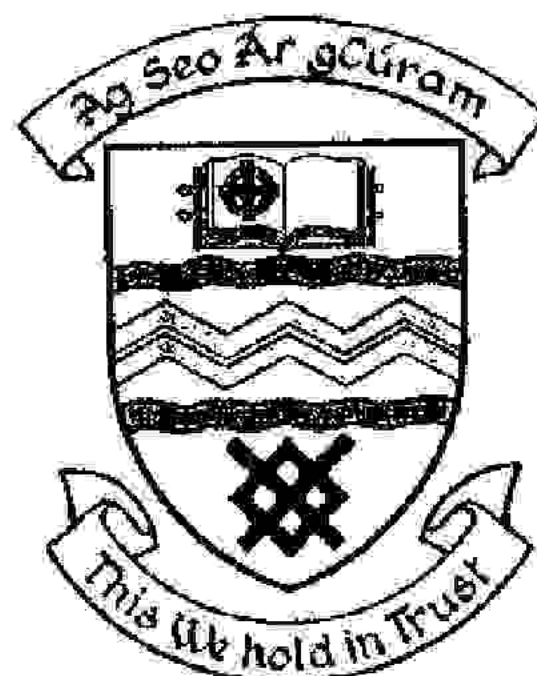


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Stefanie Kavanagh,  
2 Cambridge Terrace,  
Leeson Park,  
Dublin 6.

**NOTIFICATION OF GRANT OF Outline Permission**

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

Final Grant Order Number 0194	Date of Final Grant 25/01/2001
Decision Order Number 2701	Date of Decision 11/12/2000
Register Reference S00A/0252	Date 13/10/00

Applicant Anne Codd,

Development 3 bedroom house.

Location 10 Tara Hill Grove, Rathfarnham, Dublin 14.

Floor Area 95.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/06/2000 /13/10/2000

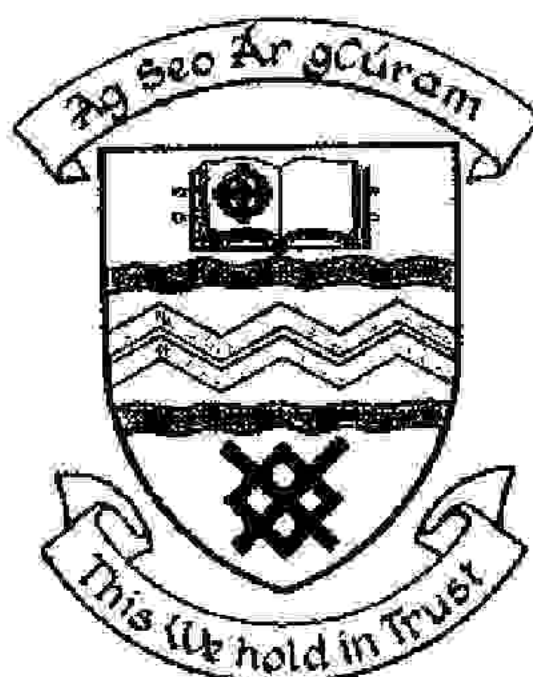
A Outline Permission has been granted for the development described above,  
subject to the following (12) Conditions.

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### Conditions and Reasons

- 1 The dwellinghouse hereby granted outline permission shall be attached to the existing row of houses, thereby forming part of the existing terrace.  
REASON:  
In the interest of the proper planning and development of the area.
- 2 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be subject to approval by the Planning Authority.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 That the entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 The street tree on Tara Hill Grove adjacent to the site shall be protected for the duration of works on site, details of which shall be agreed with the Parks Department.  
REASON:  
In the interest of amenity.
- 5 The applicant shall meet the following requirements of the Roads Department:-
  - (i) The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
  - (ii) Replacement/alterations to Hydrant or Hydrant number necessitated by the proposed new entrance shall be at the applicant's own expense.
 REASON:  
In the interest of the proper planning and development of the area.
- 6 With respect to water supply and drainage arrangements, the applicant shall meet the following requirements:-
  - (i) Full and complete separation of foul and surface water systems shall be ensured.
  - (ii) 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.
  - (iii) No building shall lie within 5 metres of the



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- adjacent surface water sewer.
- (iv) No building shall lie within 8 metres of the adjacent 14 inch diameter watermain or within 5 metres of the adjacent 4 inch diameter watermain.
- (v) Separate connection required for dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24 hour storage.

**REASON:**

In the interest of public health.

- 7 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.

- 8 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed 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 providing the services.

- 9 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed development; this contribution to be paid before the commencement of development on site.

**REASON:**

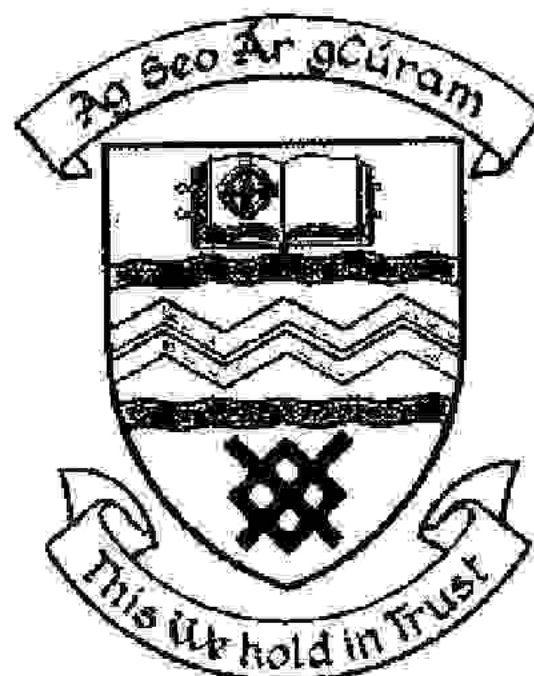
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

# SOUTH DUBLIN COUNTY COUNCIL

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- 10 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant towards the development of suitable open space and recreational facilities within Rathfarnham Castle; 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.

- 11 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of the Boherboy Water Supply Scheme in the area of the proposed 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 provision of services in the area which will facilitate the proposed development.

- 12 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.

- (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

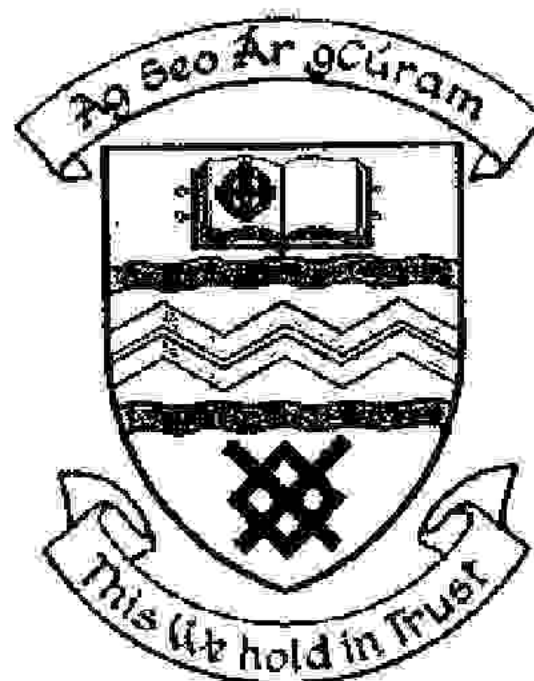


REG. REF. S00A/0252

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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.

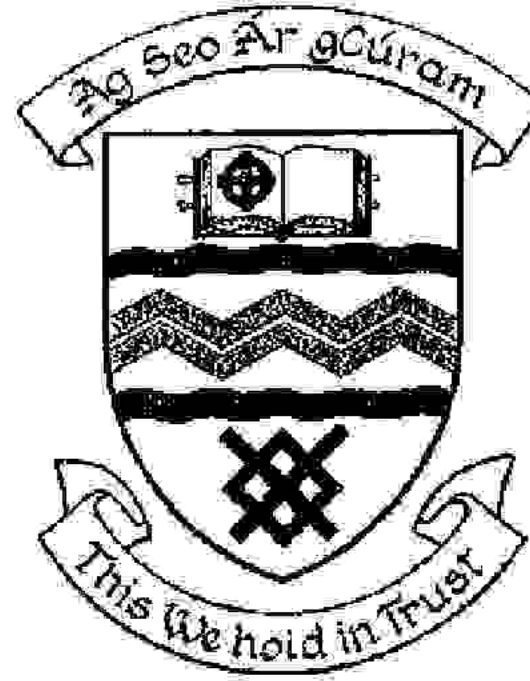
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for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0252	
1. Location	10 Tara Hill Grove, Rathfarnham, Dublin 14.		
2. Development	3 bedroom house.		
3. Date of Application	18/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 15/06/2000 2.	1. 13/10/2000 2.
4. Submitted by	Name: Stefanie Kavanagh, Address: 2 Cambridge Terrace, Leeson Park,		
5. Applicant	Name: Anne Codd, Address: 10 Tara Hill Grove, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 2701  Date 11/12/2000	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect AO GRANT OUTLINE 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 OUTLINE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2701	Date of Decision 11/12/2000
Register Reference S00A/0252	Date: 18/04/00

Applicant Anne Codd,

Development 3 bedroom house.

Location 10 Tara Hill Grove, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/06/2000 /13/10/2000

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 OUTLINE PERMISSION** in respect of the above proposal.

Subject to the conditions ( 12 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

..... *my* ..... 11/12/00  
for SENIOR ADMINISTRATIVE OFFICER

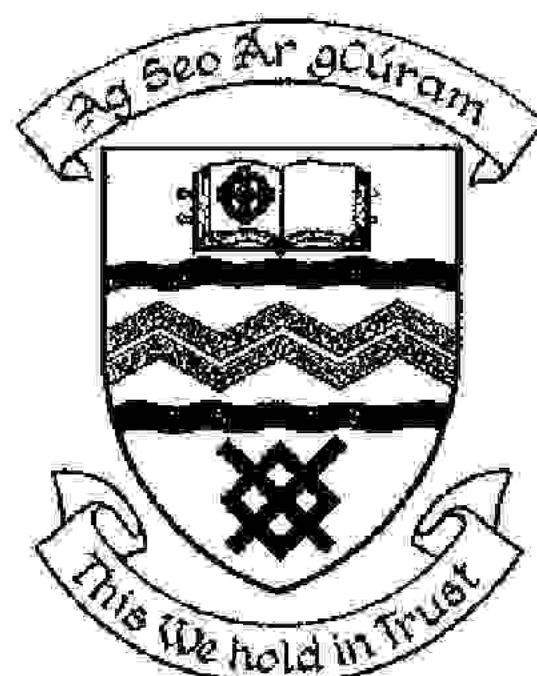
Stefanie Kavanagh,  
2 Cambridge Terrace,  
Leeson Park,  
Dublin 6.



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

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REG REF. S00A/0252

**Conditions and Reasons**

- 1 The dwellinghouse hereby granted outline permission shall be attached to the existing row of houses, thereby forming part of the existing terrace.

**REASON:**

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

- 2 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be subject to approval by the Planning Authority.

**REASON:**

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

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

**REASON:**

To prevent unauthorised development.

- 4 The street tree on Tara Hill Grove adjacent to the site shall be protected for the duration of works on site, details of which shall be agreed with the Parks Department.

**REASON:**

In the interest of amenity.

- 5 The applicant shall meet the following requirements of the Roads Department:-

- (i) The footpath and kerb shall be dished and the new driveway constructed to the satisfaction of the Area Engineer, Roads Maintenance.
- (ii) Replacement/alterations to Hydrant or Hydrant number necessitated by the proposed new entrance shall be at the applicant's own expense.

**REASON:**

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

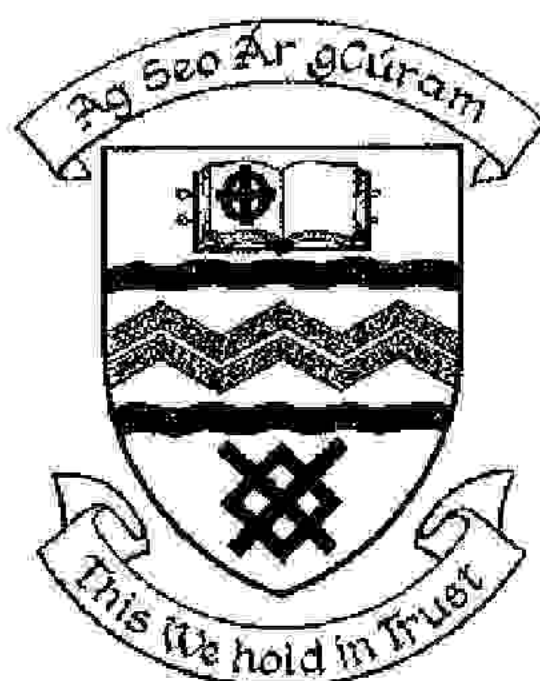
- 6 With respect to water supply and drainage arrangements, the applicant shall meet the following requirements:-

- (i) Full and complete separation of foul and surface

**SOUTH DUBLIN COUNTY COUNCIL**  
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- water systems shall be ensured.
- (ii) 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.
  - (iii) No building shall lie within 5 metres of the adjacent surface water sewer.
  - (iv) No building shall lie within 8 metres of the adjacent 14 inch diameter watermain or within 5 metres of the adjacent 4 inch diameter watermain.
  - (v) Separate connection required for dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicant's prior expense. Applicant to provide 24 hour storage.

**REASON:**

In the interest of public health.

- 7 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.

- 8 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on site.

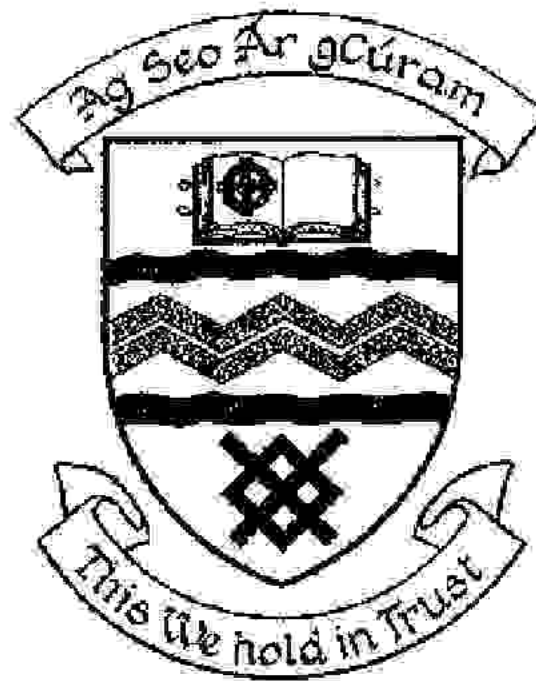
**REASON:**

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 providing the services.

- 9 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for



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



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approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road improvement works and traffic management schemes facilitating the proposed development.

- 10 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant towards the development of suitable open space and recreational facilities within Rathfarnham Castle; 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.

- 11 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of the Boherboy Water Supply Scheme in the area of the proposed 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 provision of services in the area which will facilitate the proposed development.

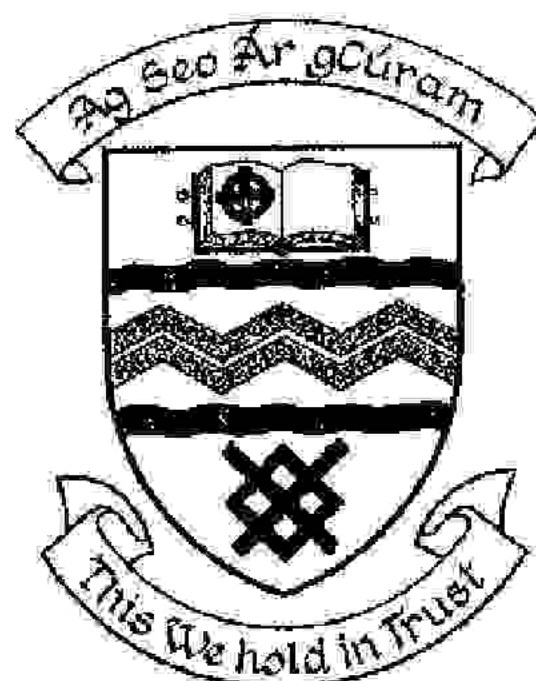
- 12 That an acceptable name/house number be submitted and approved by the County Council before any constructional



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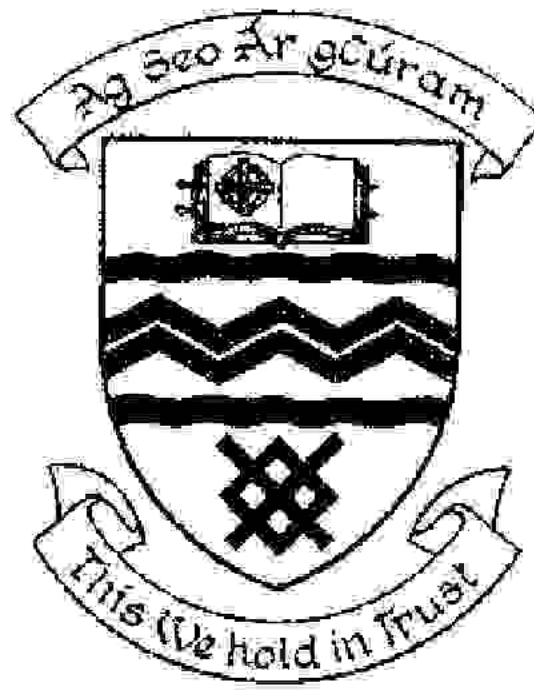
REG. REF. S00A/0252

work has taken place on the proposed house.

REASON:

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

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

Order Number 1301	Date of Order 15/06/2000
Register Reference S00A/0352	Date 25/05/00

**Applicant** Nitelites Ireland Limited,  
**Development** Retain the advertising sign measuring 20' X 10'  
**Location** Mill Centre Car Park at the rear of 8 Leinster Terrrace,  
Clondalkin.

Dear Sir/Madam,

An inspection carried out on 13/06/00 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the notice is not in a conspicuous position and details of development have become faded. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

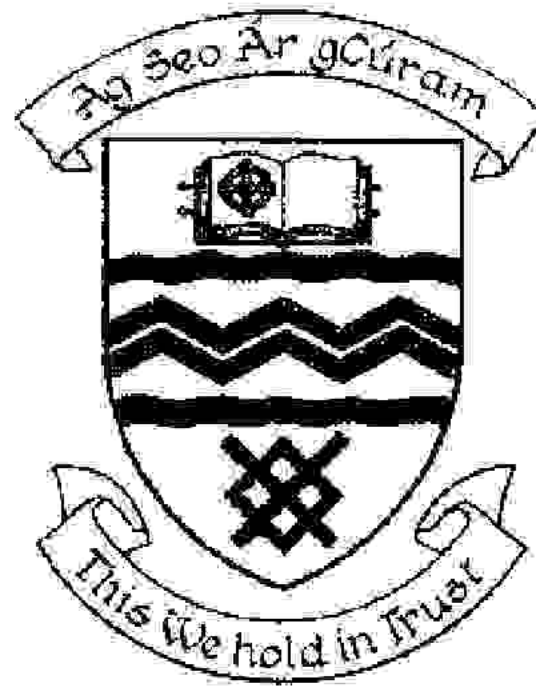
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Nitelites Ireland Limited,  
Beech House,  
Beech Hill Road,  
Clonskeagh,  
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL  
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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

  
..... 15/06/00  
for Senior Administrative Officer.