

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0191	
1. Location	Park View, Tibbradden Road, Kilmashogue, Co. Dublin.		
2. Development	Dormer bungalow (a replacement dwelling) detached garage and septic tank.		
3. Date of Application	23/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 19/06/2000 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Mr. & Mrs. E. Fitzachary, Address: Park View, Tibbradden Road, Kilmashogue, Co. Dublin.		
6. Decision	O.C.M. No. 1874 Date 17/08/2000	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
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
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

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

Decision Order Number 1874	Date of Decision 17/08/2000
Register Reference S00A/0191	Date: 23/03/00

Applicant Mr. & Mrs. E. Fitzachary,
Development Dormer bungalow (a replacement dwelling) detached garage
and septic tank.
Location Park View, Tibbradden Road, Kilmashogue, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /19/06/2000
Clarification of Additional Information Requested/Received /

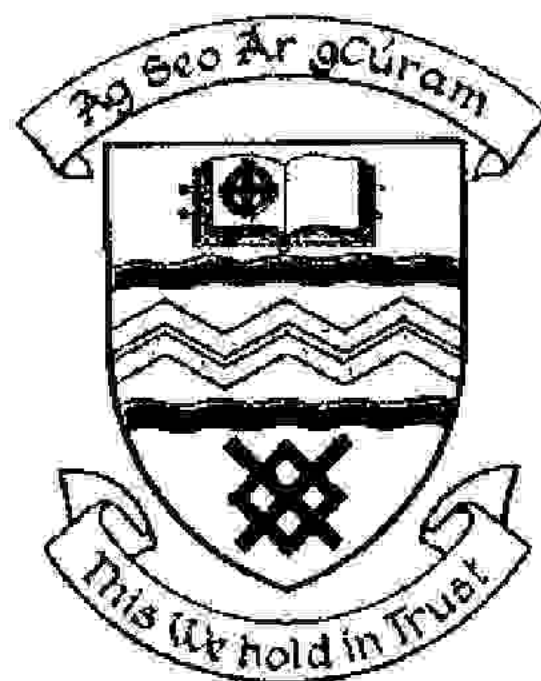
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... *MJ* 18/08/00
for SENIOR ADMINISTRATIVE OFFICER

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 14.

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

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

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

REG REF. S00A/0191

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 19/06/2000, save as may be required by the other conditions attached hereto.
REASON:
In the interest of the proper planning and development of the area.
- 2 This permission is for a replacement house for "Park View". The use of "Park View" for residential purposes shall be discontinued on completion of the replacement dwelling. The only permitted use of "Park View" shall be for the accommodation of animals or other farm related uses to be agreed in writing with the Planning Authority prior to such use commencing. Alternatively, the building shall be demolished.
REASON:
In the interest of the proper planning and development of the area and to reflect the special circumstances that pertain to this application.
- 3 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 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.
- 5 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.

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

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

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

REG. REF. S00A/0191

- 6 That the area shown as open space shall be levelled, soiled and seeded and landscaped to the satisfaction of the County Council.

REASON:

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

- 7 That the dwelling shall not be occupied until all services have been connected thereto and are operational.

REASON:

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

- 8 The roof of the dwelling and of the garage shall be finished in black/grey slates.

REASON:

To preserve the visual amenity of the area.

- 9 The applicant shall ensure that no development of any form including planting, wing walls and fences shall be located within the area shown as being required to provide visibility from the access point as illustrated on Drawing No. H368/4. The existing stone wall in front of the site shall not be altered in any other way than to comply with this condition.

REASON:

To ensure the proper planning and development of the area and to preserve the visual amenity of the area.

- 10 With regard to foul drainage, the applicant shall ensure the proposed septic tank and percolation/irrigation area will be in accordance with S.R.6 1991. A Certificate of Compliance by an Engineer to the above standard shall be submitted to South Dublin County Council.

REASON:

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

- 11 With regard to surface water drainage, the applicant shall ensure that the proposed soakage area will be designed and constructed in accordance with BRE digest 365 and Certification of Compliance by the Engineer to be submitted to South Dublin County Council.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tarnhlacht
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

REG REF. S00A/0191

REASON:

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

- 12 Soakage tests shall be carried out in accordance with BRE digest 365 and the results of which to be certified by the Engineer and submitted to South Dublin County Council.

REASON:

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

- 13 The applicant shall ensure that the ruin located to the site entrance is demolished prior to construction of the new dwelling.

REASON:

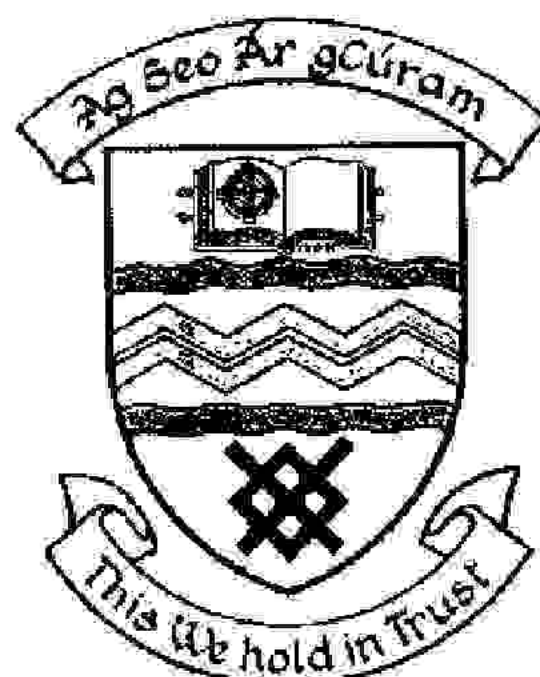
In the interest of the proper planning and development of the area.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0191	
1. Location	Park View, Tibbradden Road, Kilmashogue, Co. Dublin.		
2. Development	Dormer bungalow (a replacement dwelling) detached garage and septic tank.		
3. Date of Application	23/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 19/06/2000 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Mr. & Mrs. E. Fitzachary, Address: Park View, Tibbradden Road, Kilmashogue, Co. Dublin.		
6. Decision	O.C.M. No. 1874 Date 17/08/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2210 Date 28/09/2000	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

Halla an Chontae
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals

County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2210	Date of Final Grant 28/09/2000
Decision Order Number 1874	Date of Decision 17/08/2000
Register Reference S00A/0191	Date 19/06/00

Applicant Mr. & Mrs. E. Fitzachary,

Development Dormer bungalow (a replacement dwelling) detached garage and septic tank.

Location Park View, Tibbradden Road, Kilmashogue, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

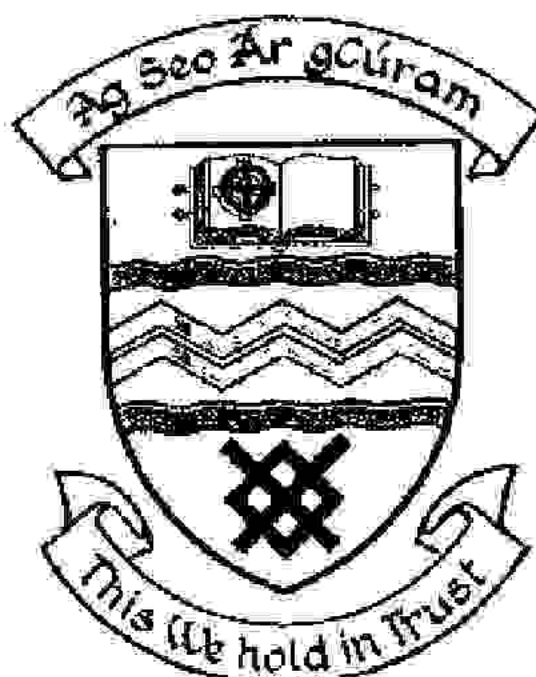
Additional Information Requested/Received /19/06/2000

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9230
 Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
 County Hall
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9230
 Fax: 01-414 9104

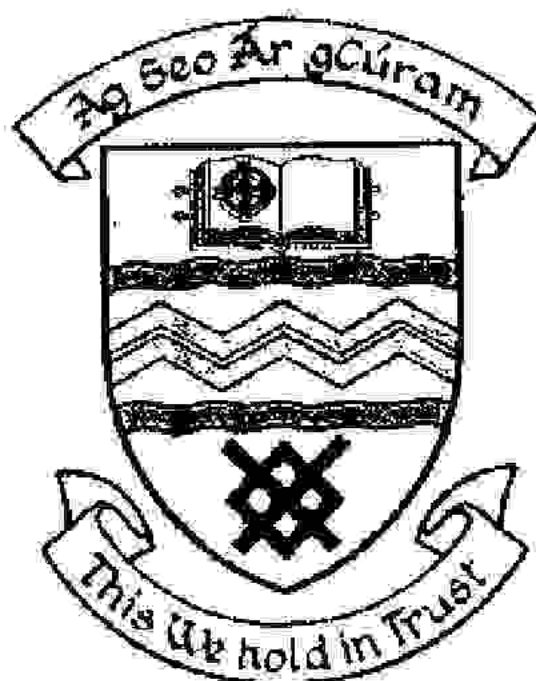
Conditions and Reasons

- 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 19/06/2000, save as may be required by the other conditions attached hereto.
 REASON:
 In the interest of the proper planning and development of the area.
- 2 This permission is for a replacement house for "Park View". The use of "Park View" for residential purposes shall be discontinued on completion of the replacement dwelling. The only permitted use of "Park View" shall be for the accommodation of animals or other farm related uses to be agreed in writing with the Planning Authority prior to such use commencing. Alternatively, the building shall be demolished.
 REASON:
 In the interest of the proper planning and development of the area and to reflect the special circumstances that pertain to this application.
- 3 That the proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 4 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.
- 5 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.
- 6 That the area shown as open space shall be levelled, soiled and seeded and landscaped to the satisfaction of the County Council.
 REASON:
 In the interest of the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9230
 Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
 County Hall
 Town Centre, Tallaght
 Dublin 24

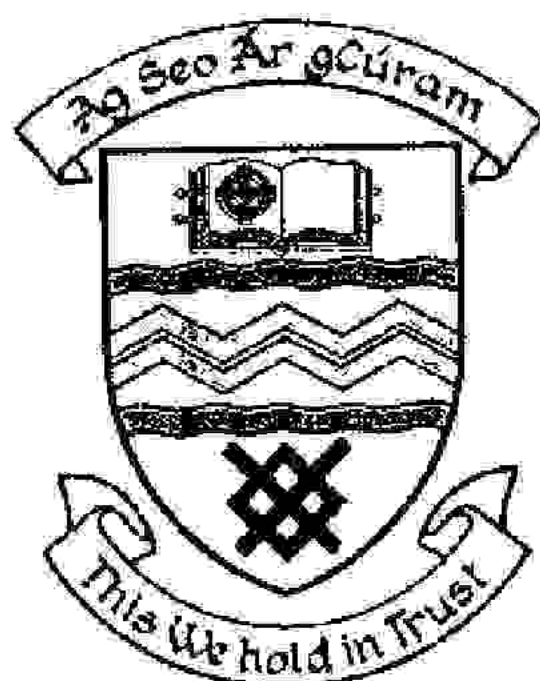
Telephone: 01-414 9230
 Fax: 01-414 9104

- 7 That the dwelling shall not be occupied until all services have been connected thereto and are operational.
 REASON:
 In the interest of the proper planning and development of the area.
- 8 The roof of the dwelling and of the garage shall be finished in black/grey slates.
 REASON:
 To preserve the visual amenity of the area.
- 9 The applicant shall ensure that no development of any form including planting, wing walls and fences shall be located within the area shown as being required to provide visibility from the access point as illustrated on Drawing No. H368/4. The existing stone wall in front of the site shall not be altered in any other way than to comply with this condition.
 REASON:
 To ensure the proper planning and development of the area and to preserve the visual amenity of the area.
- 10 With regard to foul drainage, the applicant shall ensure the proposed septic tank and percolation/irrigation area will be in accordance with S.R.6 1991. A Certificate of Compliance by an Engineer to the above standard shall be submitted to South Dublin County Council.
 REASON:
 In the interest of the proper planning and development of the area.
- 11 With regard to surface water drainage, the applicant shall ensure that the proposed soakage area will be designed and constructed in accordance with BRE digest 365 and Certification of Compliance by the Engineer to be submitted to South Dublin County Council.
 REASON:
 In the interest of the proper planning and development of the area.
- 12 Soakage tests shall be carried out in accordance with BRE digest 365 and the results of which to be certified by the Engineer and submitted to South Dublin County Council.
 REASON:
 In the interest of the proper planning and development of the area.
- 13 The applicant shall ensure that the ruin located to the site entrance is demolished prior to construction of the new

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9230
 Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
 County Hall
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9230
 Fax: 01-414 9104


dwelling.

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 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.


29/09/00
 for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0191	
1. Location	Park View, Tibbradden Road, Kilmashogue, Co. Dublin.		
2. Development	Dormer bungalow (a replacement dwelling) detached garage and septic tank.		
3. Date of Application	23/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Mr. & Mrs. E. Fitzachary, Address: Park View, Tibbradden Road, Kilmashogue, Co. Dublin.		
6. Decision	O.C.M. No. 1097 Date 22/05/2000	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.	

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

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

Decision Order Number 1097	Date of Decision 22/05/2000
Register Reference S00A/0191	Date: 23/03/00

Applicant	Mr. & Mrs. E. Fitzachary,
Development	Dormer bungalow (a replacement dwelling) detached garage and septic tank.

Location Park View, Tibbradden Road, Kilmashogue, Co. Dublin.

App.	Type	Permission
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Dear Sir/Madam,

Dear Sir/Madam,

With reference to your planning application, received on 23/03/00 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 indicate on a revised site plan the location of the proposed well on site indicating its proximity to the dwelling house and garage and the septic tank and percolation drainage area.
- 2 The applicant is requested to clarify in writing to the Planning Department, the intended occupant(s) of the dwellinghouse.
- 3 The applicant is asked if they are willing to enter into a legal agreement with the Planning Authority under the provisions of Section 38 of the Local Government (Planning and Development) Act 1963 providing for the sterilisation from any housing or any non-agricultural development on the remainder of the landholding outlined in black on Drawing No. H368/5.
- 4 The applicant is asked if they are willing to accept a condition or enter into an agreement to demolish the

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 14.

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



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

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

REG REF. S00A/0191

existing dwelling at "Park View" in the event that planning permission is granted for the replacement dwelling.

- 5 The applicant is also requested to indicate if it is proposed to demolish the existing ruin to the south of the subject site.
- 6 The applicant is requested to carry out revised press notice procedures referring to Kilmashogue rather than Kilyashogue.

Signed on behalf of South Dublin County Council

RA
.....
for Senior Administrative Officer

22/05/00