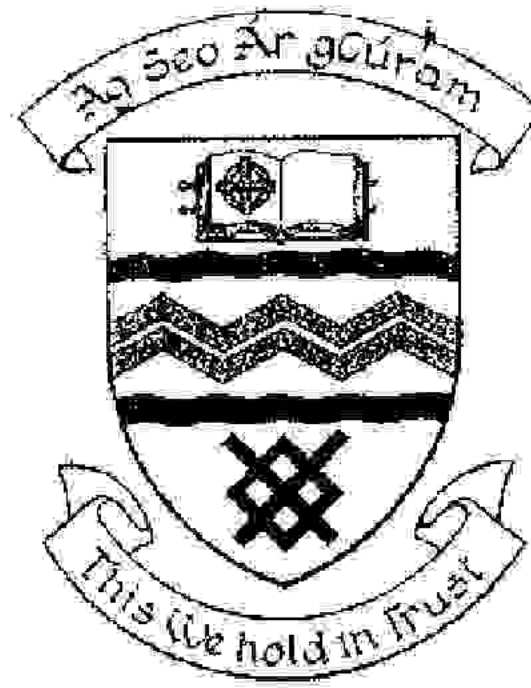


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0090	
1. Location	Lands to the side and rear of No.182 Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Alterations and additions to approved layout Reg. Ref. S98A/ 0797 with access from approved adjoining site (PL 06S.105101) to provide 2 no. additional 2 bed dormer bungalows.		
3. Date of Application	17/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/04/2000 2.	1. 2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Jackson Properties Ltd., Address: 17 Hogan Place, off Grand Canal Street, Dublin 2.		
6. Decision	O.C.M. No. 0764 Date 13/04/2000	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, Tamblacht,
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DEPARTMENT
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0764	Date of Decision 13/04/2000
Register Reference S00A/0090	Date: 17/02/00

Applicant Jackson Properties Ltd.,
Development Alterations and additions to approved layout Reg. Ref. S98A/0797 with access from approved adjoining site (PL 06S.105101) to provide 2 no. additional 2 bed dormer bungalows.

Location Lands to the side and rear of No.182 Butterfield Avenue,
Rathfarnham, Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 17/02/00 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:

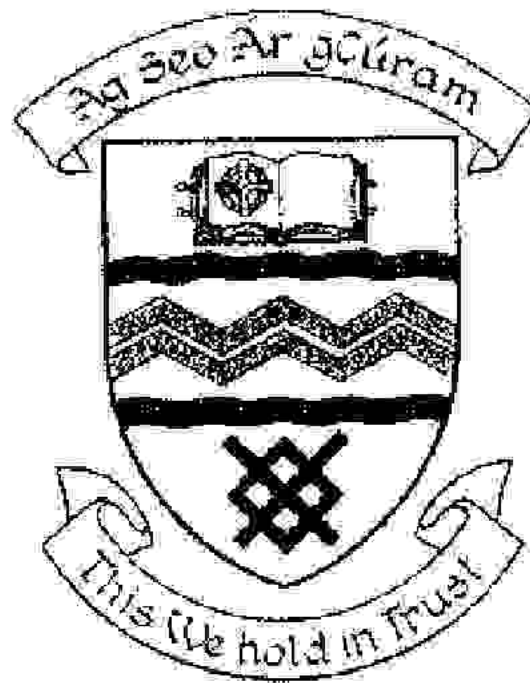
- 1 With regard to foul and surface water drainage, the applicant is requested to submit full details of proposed drainage including pipe sizes, gradients, cover and invert levels, up to and including connection to the public sewer.
- 2 With regard to water supply, the applicant is requested to submit details of proposed watermain layout indicating proposed point of connection to existing watermain. A separate connection is required for each dwelling. The layout is to be in accordance with Part B of the 1997 Building Regulations.
- 3 The applicant is requested to submit revised drawings of the proposed boundary treatment between the side of No. 182 Butterfield Avenue and the side garden of the nearest bungalow.

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

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REG REF. S00A/0090

- 4 The applicant is requested to submit revised drawings indicating the removal of the optional conservatory indicated on Drawing No. BAR/2000/001.
- 5 The applicant is requested to submit revised site layout plans and details indicating the following:-
 - (a) Existing boundaries along Butterfield Avenue frontage (including adjacent houses 182/184).
 - (b) Visibility splays of 6m x 175m in both directions of the main access point. This will involve the relocation of the existing bus shelter. No new boundary walls are to be erected within this visibility splay.
 - (c) Proposed new boundaries and proof that the applicant has the right to enclose land that is presently part of the public road.
 - (d) As Butterfield Avenue is a District Distributor road the facade of houses should be 15m back from the road reservation. The two houses proposed in this application are between 6-8 metres from the applicant's proposed boundary and are between 10-12 metres back from the kerb line. The Roads Department consider this setback to be totally inadequate and recommend that the houses be set back a minimum of 15 metres from the kerb line. This will have knock-on effects on the car parking layout which is already very cramped.
- 6 The applicant is requested to submit details of assessment of the tree located on the southern side of the proposed new entrance to determine whether it should be retained and the entrance relocated to facilitate its retention.
- 7 The applicant is requested to submit a detailed tree survey indicating the location, species, age, condition, crown spread and height of existing trees. Information should be given on the proposals for removal/retention of these trees and measures proposed to protect them during the course of the development.
- 8 The applicant is requested to submit a detailed landscape plan with full works specifications (including timescale for implementation) and bill of quantities for the development

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of the open space. This plan to include grading,
topsoiling, seeding, paths drainage, boundary treatment and
tree and shrub planting as necessary.

- 9 The proposed boundary treatment along the western boundary
needs to be clarified. Where the wall passes under the
canopy of existing trees to be retained, their roots are to
be bridged with reinforced beams as no excavation for
foundations will be permitted under the canopy of these
trees.

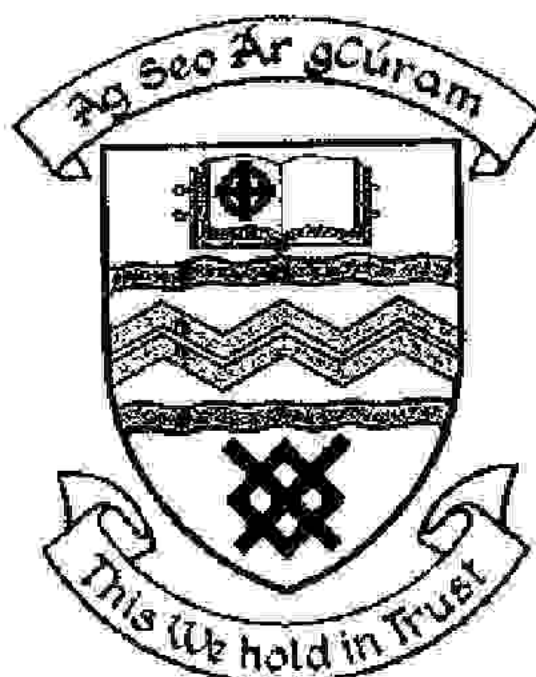
Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

13/04/00

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0090	
1. Location	Lands to the side and rear of No.182 Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Alterations and additions to approved layout Reg. Ref. S98A/0797 with access from approved adjoining site (PL 06S.105101) to provide 2 no. additional 2 bed dormer bungalows.		
3. Date of Application	17/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/04/2000 2.	1. 19/05/2000 2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Jackson Properties Ltd., Address: 17 Hogan Place, off Grand Canal Street, Dublin 2.		
6. Decision	O.C.M. No. 1573 Date 18/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1985 Date 31/08/2000	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.	

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Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1985	Date of Final Grant 31/08/2000
Decision Order Number 1573	Date of Decision 18/07/2000
Register Reference S00A/0090	Date 19/05/00

Applicant Jackson Properties Ltd.,

Development Alterations and additions to approved layout Reg. Ref. S98A/0797 with access from approved adjoining site (PL 06S.105101) to provide 2 no. additional 2 bed dormer bungalows.

Location Lands to the side and rear of No.182 Butterfield Avenue, Rathfarnham, Dublin 14.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

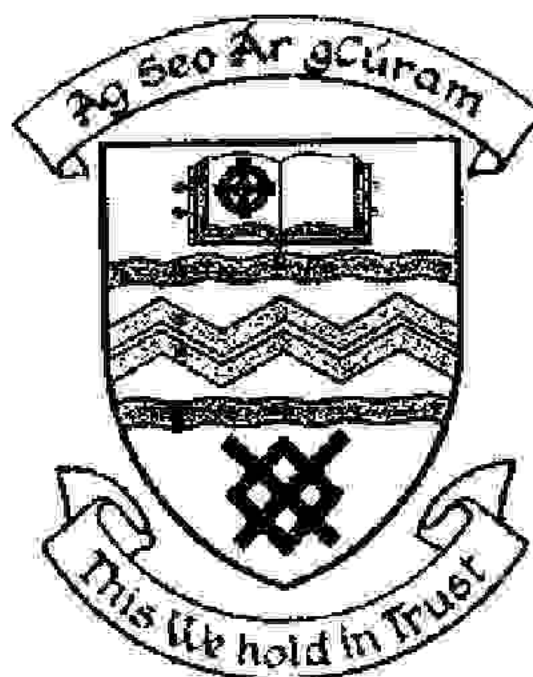
Additional Information Requested/Received 13/04/2000 /19/05/2000

A Permission has been granted for the development described above,
subject to the following (21) 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 on 19/05/00, 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 each 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 no dwellinghouse be occupied until all the services have been connected thereto and are operational.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 That an acceptable naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

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REASON:

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

- 8 With regard to both foul and surface water drainage the applicant shall ensure that all pipes are laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

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

- 9 The applicant shall ensure the full and complete separation of foul and surface water systems.

REASON:

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

- 10 Prior to the construction of additional houses the applicant shall submit to the Planning Authority proposals for the attenuation of peak surface water flows. The applicant shall limit surface water discharge to pre-development levels.

REASON:

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

- 11 With regard to water supply, a separate connection is required for each 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. The applicant shall provide 24 hour storage for each dwelling.

REASON:

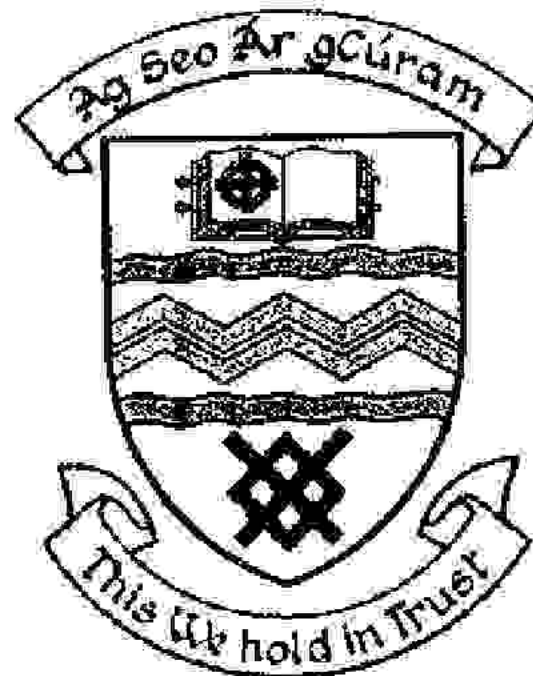
In the interest of the proper planning and development of the area.

- 12 With regard to the vision splays at access point as shown on Drawing No. BAR/97/01/R2 the applicant shall ensure that the relocation of the existing bus shelter shall be outside the area required for visibility. Prior to the commencement of development details of the proposed relocation of the bus shelter shall be submitted to and agreed by the Planning Authority.

REASON:

In the interests of road safety.

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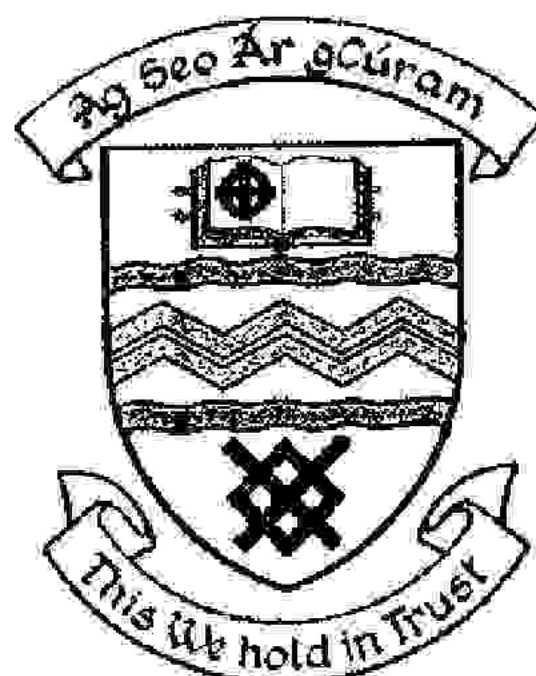
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- 13 With regard to the proposed entrance details the applicant is required to ensure that the piers are set back at least 0.5 metres from the front of the kerbline.
 REASON:
 In the interests of road safety.
- 14 Landscaping and boundary treatment shall be carried out in accordance with plans submitted as part of Additional Information submitted on 19/05/00.
 REASON:
 In the interest of the proper planning and development of the area.
- 15 The applicant shall submit to the Planning Authority prior to construction, revised drawing No. BAR/2000/001 indicating the bungalow without the optional conservatory.
 REASON:
 In the interest of clarity and visual amenity.
- 16 Full details of proposed external facing and roofing materials shall be submitted to and agreed by the Planning Authority before development commences.
 REASON:
 In the interest of visual amenity.
- 17 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, (plus additional units granted on foot of this permission) as required by condition No. 15, 16, 17 and 18 of Register Reference S98A/0797, arrangements to be made prior to commencement of development.
 REASON:
 It is considered reasonable that the developer should contribute towards the costs of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.
- 18 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,905 (one thousand nine hundred and five 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 19 That a financial contribution in the sum of £4,200 (four thousand two hundred pounds) EUR 5,333 (five thousand three hundred and thirty three 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.

- 20 That a financial contribution in the sum of £7,627 (seven thousand six hundred and twenty seven pounds) EUR 9,684 (nine thousand six hundred and eighty four euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Rathfarnham Castle Park 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.

- 21 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £5,000 (five thousand pounds) EUR 6,349 (six thousand three hundred and forty nine euros), a bond of an Insurance Company of £8,000 (eight thousand pounds) EUR 10,158 (ten thousand one hundred and fifty eight euros), or other security to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

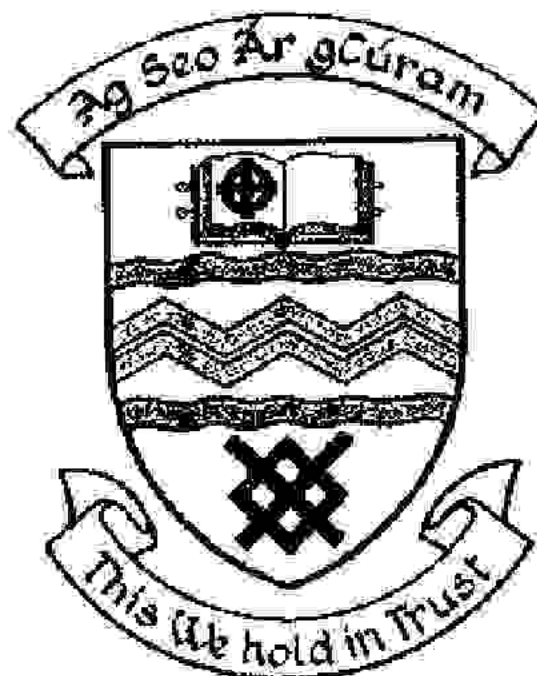
REASON:

To ensure the satisfactory completion of the development.

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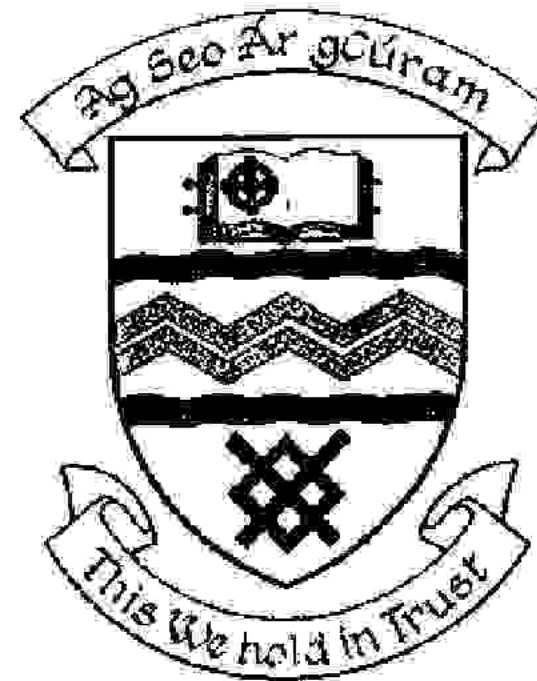
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

Nora Kane 31/08/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0090	
1. Location	Lands to the side and rear of No.182 Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Alterations and additions to approved layout Reg. Ref. S98A/ 0797 with access from approved adjoining site (PL 06S.105101) to provide 2 no. additional 2 bed dormer bungalows.		
3. Date of Application	17/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/04/2000 2.	1. 19/05/2000 2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Jackson Properties Ltd., Address: 17 Hogan Place, off Grand Canal Street, Dublin 2.		
6. Decision	O.C.M. No. 1573 Date 18/07/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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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 1573	Date of Decision 18/07/2000
Register Reference S00A/0090	Date: 17/02/00

Applicant Jackson Properties Ltd.,

Development Alterations and additions to approved layout Reg. Ref. S98A/0797 with access from approved adjoining site (PL 06S.105101) to provide 2 no. additional 2 bed dormer bungalows.

Location Lands to the side and rear of No.182 Butterfield Avenue, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/04/2000 /19/05/2000

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

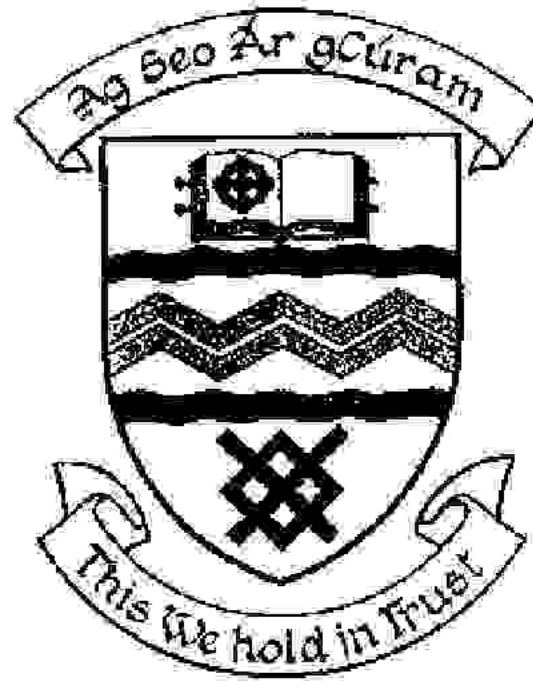
P.A.
..... 18/07/00
for SENIOR ADMINISTRATIVE OFFICER

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
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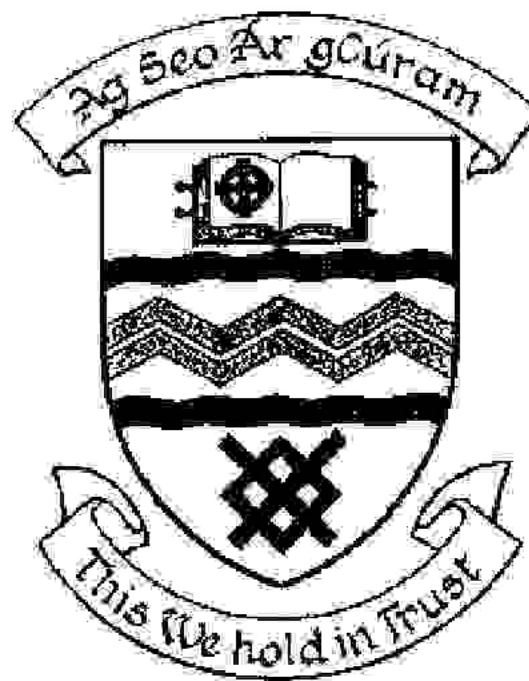
Conditions and Reasons

- 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 on 19/05/00, 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 each 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 no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 6 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their dwellings.
REASON:

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REG. REF. S00A/0090

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

- 7 That an acceptable naming and house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed houses.

REASON:

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

- 8 With regard to both foul and surface water drainage the applicant shall ensure that all pipes are laid with a minimum cover of 1.2 metres in roads, footpaths and driveways and 0.9 metres in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

REASON:

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

- 9 The applicant shall ensure the full and complete separation of foul and surface water systems.

REASON:

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

- 10 Prior to the construction of additional houses the applicant shall submit to the Planning Authority proposals for the attenuation of peak surface water flows. The applicant shall limit surface water discharge to pre-development levels.

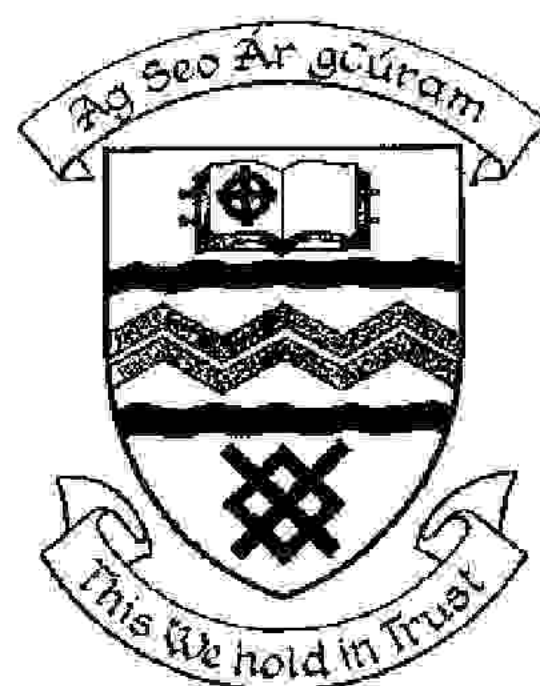
REASON:

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

- 11 With regard to water supply, a separate connection is required for each 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. The applicant shall provide 24 hour storage for each dwelling.

REASON:

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

- 12 With regard to the vision splays at access point as shown on Drawing No. BAR/97/01/R2 the applicant shall ensure that the relocation of the existing bus shelter shall be outside the area required for visibility. Prior to the commencement of development details of the proposed relocation of the bus shelter shall be submitted to and agreed by the Planning Authority.

REASON:

In the interests of road safety.

- 13 With regard to the proposed entrance details the applicant is required to ensure that the piers are set back at least 0.5 metres from the front of the kerbline.

REASON:

In the interests of road safety.

- 14 Landscaping and boundary treatment shall be carried out in accordance with plans submitted as part of Additional Information submitted on 19/05/00.

REASON:

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

- 15 The applicant shall submit to the Planning Authority prior to construction, revised drawing No. BAR/2000/001 indicating the bungalow without the optional conservatory.

REASON:

In the interest of clarity and visual amenity.

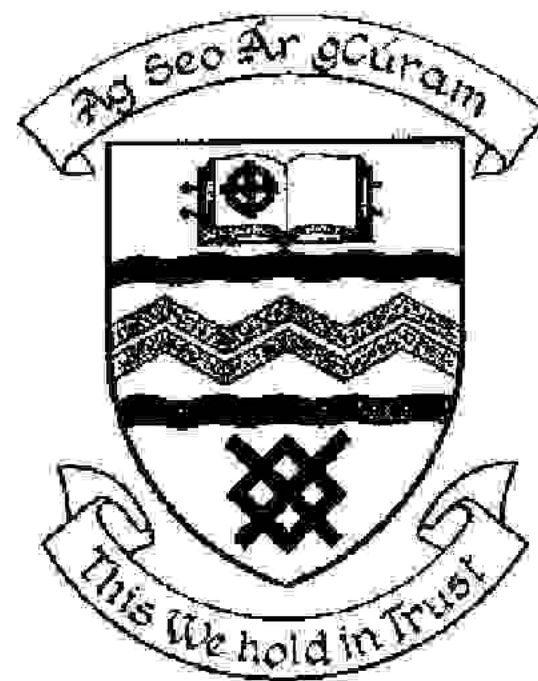
- 16 Full details of proposed external facing and roofing materials shall be submitted to and agreed by the Planning Authority before development commences.

REASON:

In the interest of visual amenity.

- 17 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, (plus additional units granted on foot of this permission) as required by condition No. 15, 16, 17 and 18 of Register Reference S98A/0797, arrangements

**SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S00A/0090

to be made prior to commencement of development.

REASON:

It is considered reasonable that the developer should contribute towards the costs of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

- 18 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) EUR 1,905 (one thousand nine hundred and five 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.

- 19 That a financial contribution in the sum of £4,200 (four thousand two hundred pounds) EUR 5,333 (five thousand three hundred and thirty three 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:

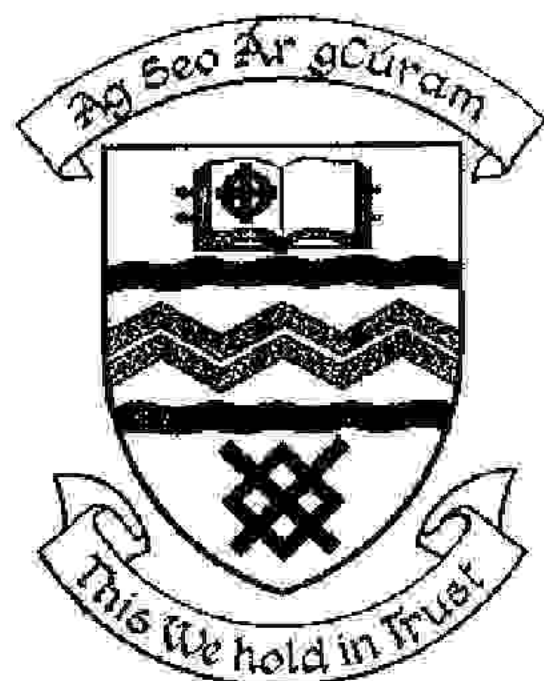
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 20 That a financial contribution in the sum of £7,627 (seven thousand six hundred and twenty seven pounds) EUR 9,684 (nine thousand six hundred and eighty four euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in Rathfarnham Castle Park and which will facilitate the development; this contribution to be paid before the

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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.

- 21 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £5,000 (five thousand pounds) EUR 6,349 (six thousand three hundred and forty nine euros), a bond of an Insurance Company of £8,000 (eight thousand pounds) EUR 10,158 (ten thousand one hundred and fifty eight euros), or other security to secure the provision and satisfactory completion and maintenance until taken-in-charge by the said Council of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

REASON:

To ensure the satisfactory completion of the development.