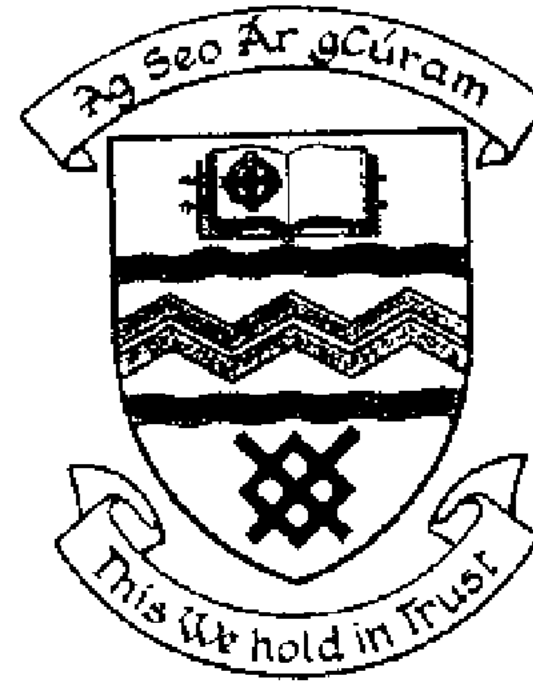


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99B/0607
1. Location	123 Forest Hills, Rathcoole, Co. Dublin.	
2. Development	Kitchen, playroom and conservatory extension to rear and living room and porch extension to front.	
3. Date of Application	15/09/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Tony Colbert, Address: 169 Forest Hills, Rathcoole,	
5. Applicant	Name: A. Halpin Address: 123 Forest Hills, Rathcoole, Co. Dublin.	
6. Decision	O.C.M. No. 2472 Date 11/11/1999	Effect AG GRANT PERMISSION & REFUSE PERMISSION
7. Grant	O.C.M. No. 2861 Date 22/12/1999	Effect AG GRANT PERMISSION & REFUSE 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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**PLANNING  
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Tony Colbert,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

**NOTIFICATION OF GRANT OF PERMISSION**

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

<b>Final Grant Order Number</b> 2861	<b>Date of Final Grant</b> 22.11.1999
<b>Decision Order Number</b> 2472	<b>Date of Decision</b> 11.11.1999
<b>Register Reference</b> S99B/0607	<b>Date</b> 15.09.1999

**Applicant** A. Halpin

**Development** Kitchen, playroom and conservatory extension to rear and living room and porch extension to front.

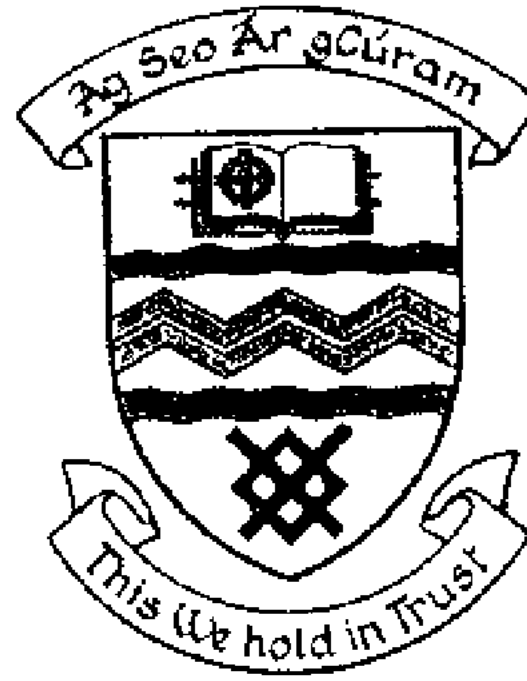
**Location** 123 Forest Hills, Rathcoole, Co. Dublin.

**Floor Area**  
**Time Extension(s) up to and including**  
**Additional Information Requested/Received**

**SOUTH DUBLIN COUNTY COUNCIL**  
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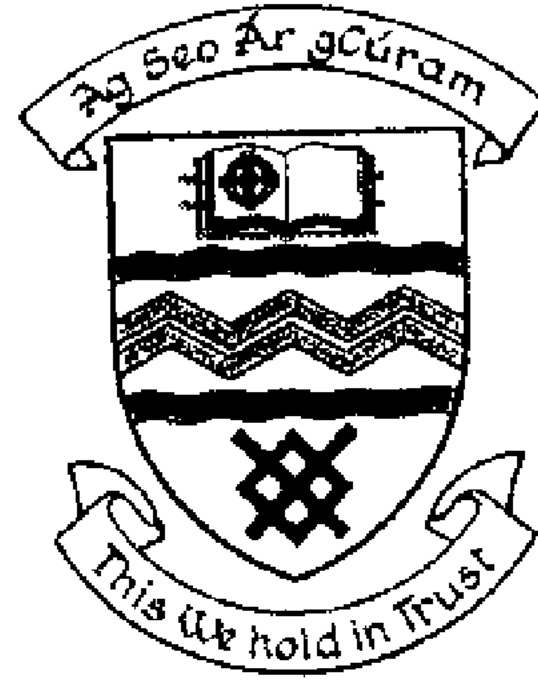
A Permission has been granted for the kitchen, playroom and conservatory extension to the rear subject to (5) conditions and reasons :

**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, 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 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.
3. That the entire premises be used as a single dwelling unit.  
**REASON:**  
To prevent unauthorised development.
4. That all external finishes harmonise in colour and texture with the existing premises.  
**REASON:**  
In the interest of visual amenity.
5. The applicant shall employ a suitably qualified archaeologist who shall monitor all site investigations and excavation works. The archaeologist shall submit a report of his/her findings, including recommendations, to the Planning Authority. No construction works, including pouring foundations, shall commence until the written agreement of the Planning Authority has been obtained.  
**REASON:**  
To facilitate the Planning Authority in the archaeological appraisal of the site which is located within the boundary of a Recorded Monument and Place protected under S12, National Monuments (Amendment) Act, 1994.

**NOTE :** Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

**SOUTH DUBLIN COUNTY COUNCIL**  
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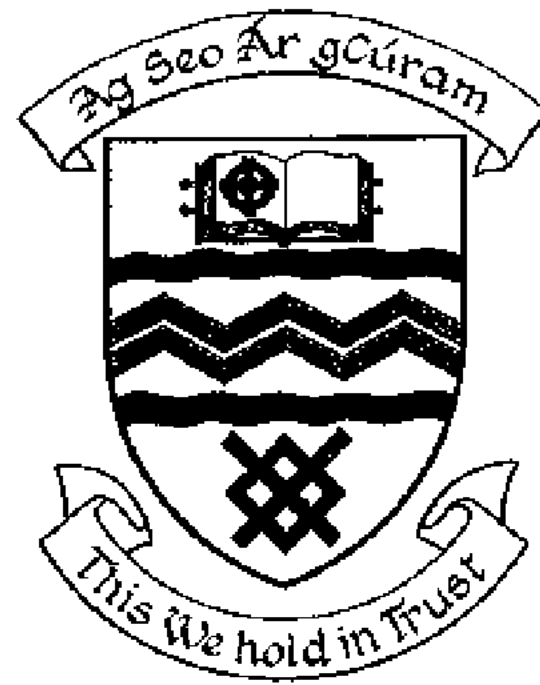
A permission has been refused for the living room and porch extension for the following (1) reason:

1. The proposed front porch and living room extension would result in a loss of light to the front of the adjoining residential properties and as such would seriously injure the amenities of property in the vicinity.
- 
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
  - (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.

*Andrew Bowler* March 1999  
for SENIOR ADMINISTRATIVE OFFICER

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



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

Decision Order Number 2472	Date of Decision 11/11/1999
Register Reference S99B/0607	Date 15/09/99

**Applicant** A. Halpin  
**Development** Kitchen, playroom and conservatory extension to rear and living room and porch extension to front.

**Location** 123 Forest Hills, Rathcoole, Co. Dublin.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**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 & REFUSE PERMISSION** in respect of the above proposal, as detailed on the following page.

Signed on behalf of the South Dublin County Council.

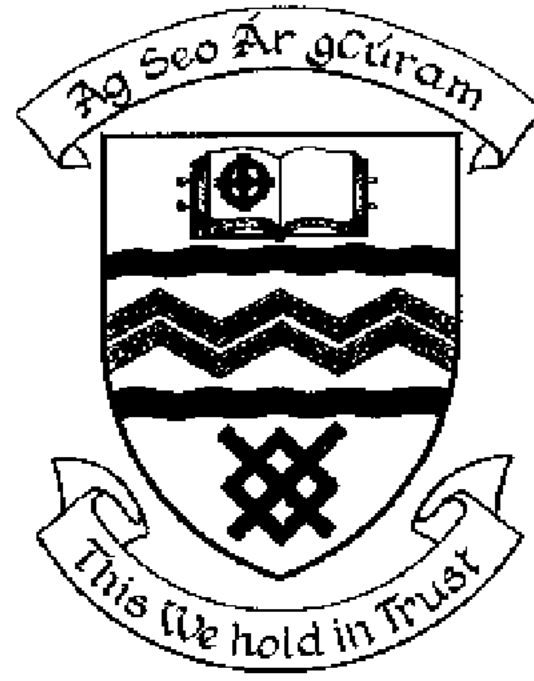
11/11/99

..... *SAC* .....  
for SENIOR ADMINISTRATIVE OFFICER

Tony Colbert,  
169 Forest Hills,  
Rathcoole,  
Co. Dublin.

A decision to Grant Permission for the kitchen, playroom and conservatory extension to the rear subject to (5) conditions and reasons specified in Schedule 1.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG REF. S99B/0607  
Schedule 1

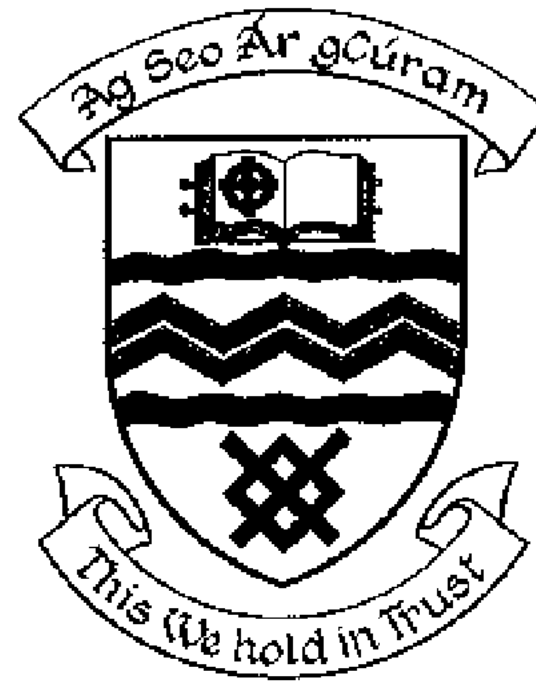
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 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.
- 3 That the entire premises be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 4 That all external finishes harmonise in colour and texture with the existing premises.  
REASON:  
In the interest of visual amenity.
- 5 The applicant shall employ a suitably qualified archaeologist who shall monitor all site investigations and excavation works. The archaeologist shall submit a report of his/her findings, including recommendations, to the Planning Authority. No construction works, including pouring foundations, shall commence until the written agreement of the Planning Authority has been obtained.  
REASON:  
To facilitate the Planning Authority in the archaeological appraisal of the site which is located within the boundary of a Recorded Monument and Place protected under S12, National Monuments (Amendment) Act, 1994.

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REG. REF. S99B/0607

NOTE: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

A decision to Refuse Permission for the living room and porch extension subject to (1) reasons specified in Schedule 2.

Schedule 2

Reasons

- 1 The proposed front porch and living room extension would result in a loss of light to the front of the adjoining residential properties and as such could seriously injure the amenities of property in the vicinity.