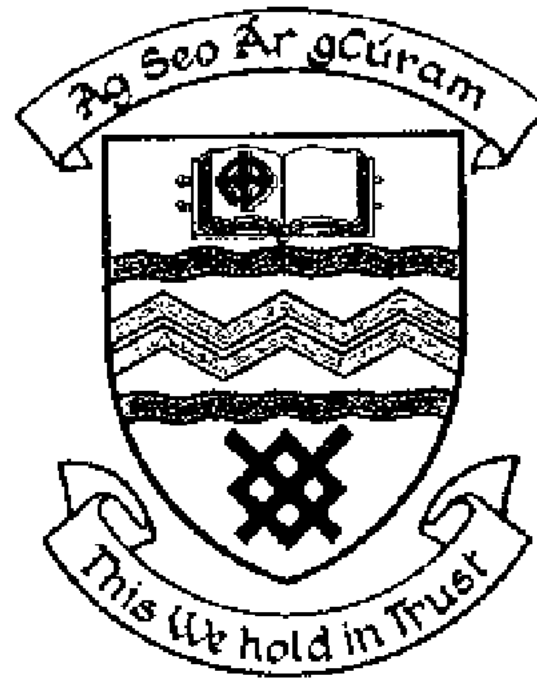


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0886	
1. Location	St. Enda's, Sarah Curran Avenue, Rathfarnham, Dublin 14.		
2. Development	Demolition of existing single storey house and for the construction of 1 no. 4 bed dormer bungalow with attached double domestic garage.		
3. Date of Application	13/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Niall D. Brennan Associates, Address: Architects, 24 Fitzwilliam Place,		
5. Applicant	Name: Jean Raymond, Address: St. Enda's, Sarah Curran Avenue, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0273 Date 11/02/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0608 Date 23/03/2000	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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Dublin 24

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Niall D. Brennan Associates,
Architects,
24 Fitzwilliam Place,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0608	Date of Final Grant 23/03/2000
Decision Order Number 0273	Date of Decision 11/02/2000
Register Reference S99A/0886	Date 13/12/99

Applicant Jean Raymond,

Development Demolition of existing single storey house and for the construction of 1 no. 4 bed dormer bungalow with attached double domestic garage.

Location St. Enda's, Sarah Curran Avenue, Rathfarnham, Dublin 14.

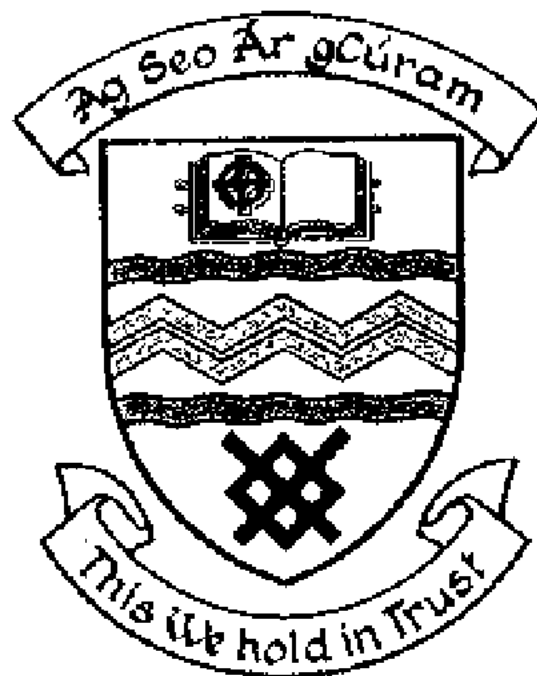
Floor Area 248.92 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (16) 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, 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 dwellinghouse is not 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 the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
 REASON:

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

- 8 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 be paid to South Dublin County Council before any development commences.

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.

- 9 That the areas shown and conditioned as open space be fenced off during construction work and shall not be used for the purpose of site compounds or for the storage of plant, materials or spoil.

REASON:

To protect the amenities of the area.

- 10 The footpath and kerb are to be dished and the new entrance and driveway are to be designed and finished to the satisfaction of the Area Engineer, Road Maintenance Section.

REASON:

In the interest of public safety and visual amenity.

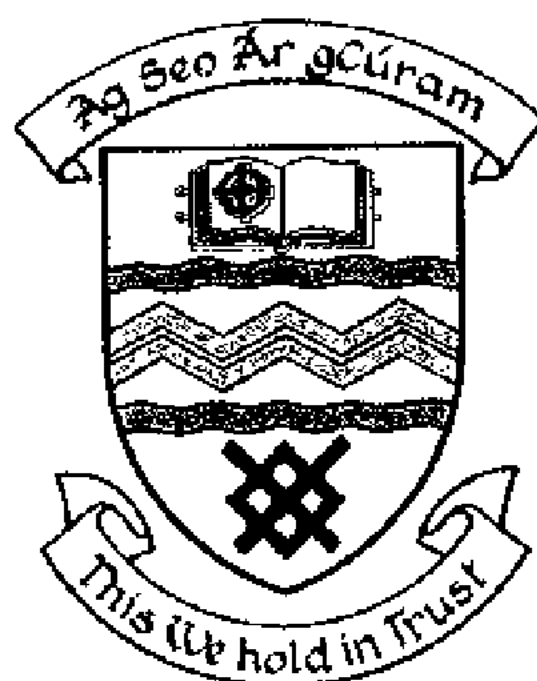
- 11 The roof finish to the dwelling shall be black, blue/black, grey turf tiles or slates.

REASON:

In the interests of visual amenity.

- 12 A detailed tree survey to be provided and receive written agreement from the Planning Department, prior to the commencement of works on site, indicating the location, species, age, condition, crown spread and height of trees. Information should be given on the proposals for removal/retention of these trees and the measures proposed to protect them during the course of development. The trees to be retained on site are to be protected by suitable fencing and a scheme of tree felling and surgery works based on the applicants tree survey is to be carried out prior to the commencement of works on site. The protective fencing is to be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to the development works commencing on site.

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REASON:

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

- 13 The land required for road improvement works is to be reserved free of development.

REASON:

To ensure the long term road objective as indicated in the Development Plan is not prejudiced.

- 14 The access to the site will have to be improved due to the current deficiency in vision splays. A section of the boundary wall will have to be set back in order to provide adequate vision splays. Details of this access are to be submitted to and receive written agreement of the Planning Department following consultation with the Roads Department.

REASON:

In the interests of traffic safety and the proper planning and development of the area.

- 15 Demolition work shall not be carried out outside of Monday to Friday between the hours of 08:00 and 18:00.

REASON:

In the interests of residential amenity.

- 16 That the proposed dwellinghouse is not occupied until the existing single-storey dwellinghouse on the site is demolished.

REASON:

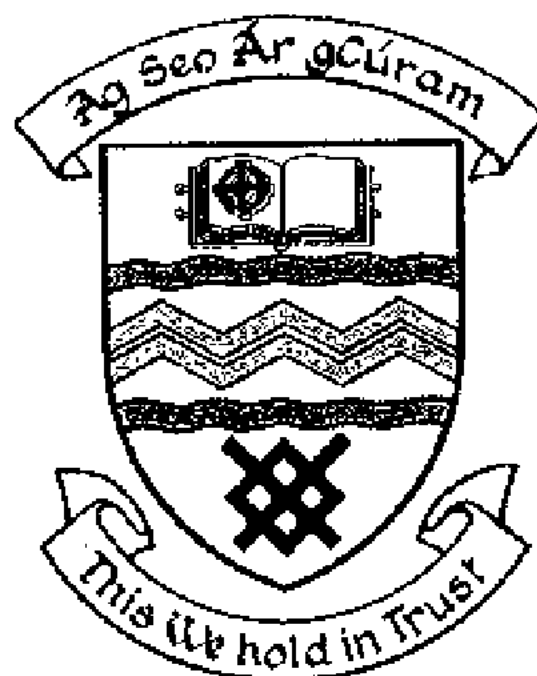
To comply with the terms of the application and to prevent unauthorised development.

- (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.

REG. REF. S99A/0886

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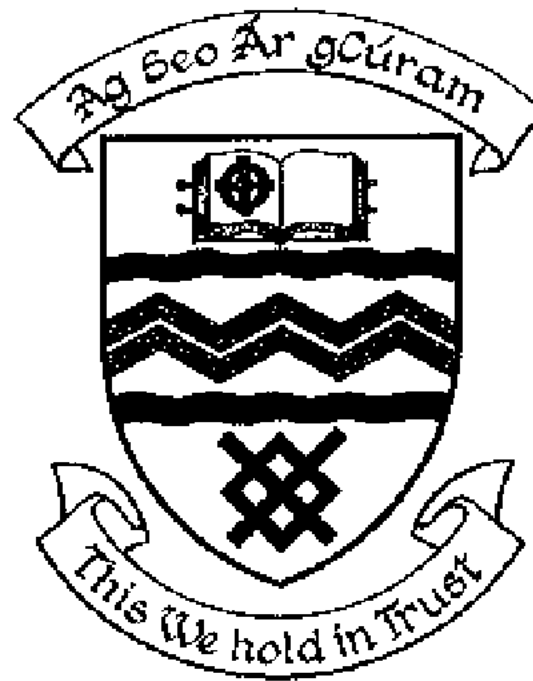
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E. Aulow. B. Baulow27/03/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0273	Date of Decision 11/02/2000 <i>MM</i>
Register Reference S99A/0886	Date: 13/12/99

Applicant Jean Raymond,

Development Demolition of existing single storey house and for the
 construction of 1 no. 4 bed dormer bungalow with attached
 double domestic garage.

Location St. Enda's, Sarah Curran Avenue, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

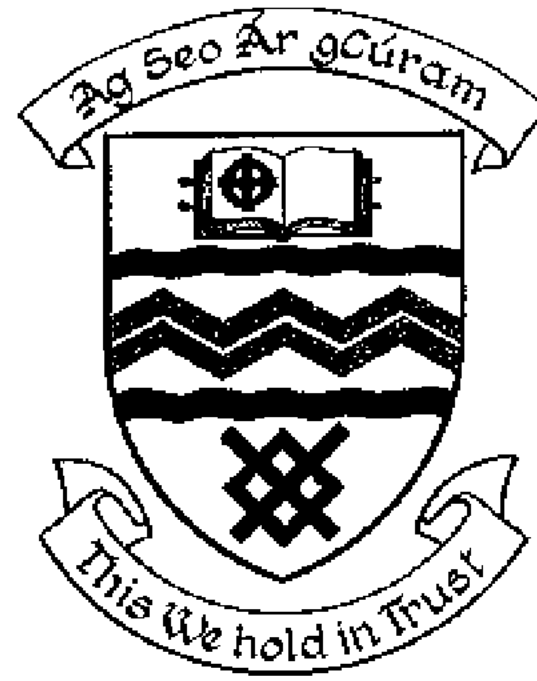
MM
..... 11/02/00
for SENIOR ADMINISTRATIVE OFFICER

Niall D. Brennan Associates,
Architects,
24 Fitzwilliam Place,
Dublin 2.

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Conditions and Reasons

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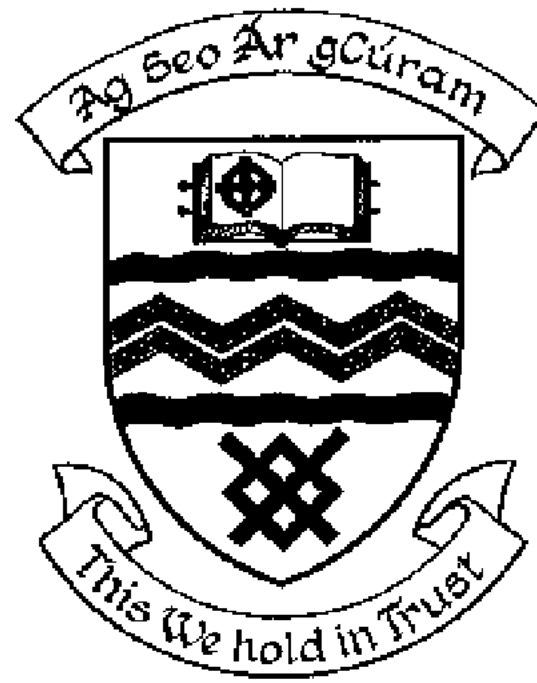
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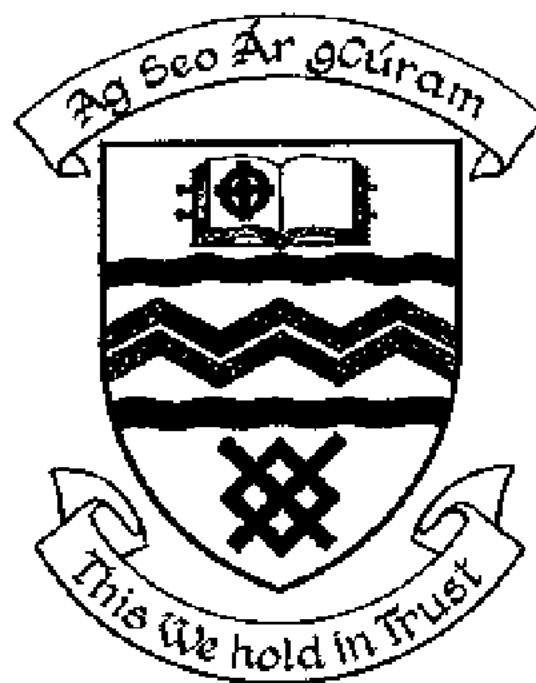
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