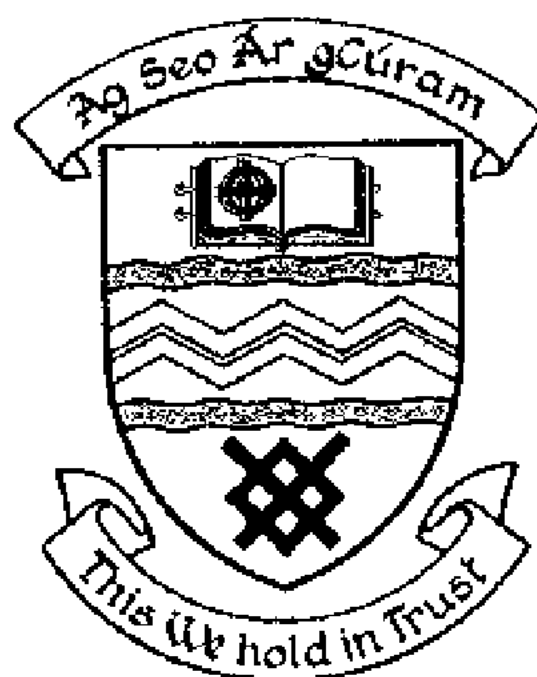


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0885	
1. Location	No.168,180,120 and W.A.C.E. Specialist Print, Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	Alterations to part of approved layout (PL06S105101, Reg.Ref S97A/0411) to give revised entrance and minor alteration to road layout and change of approved house types on sites 1-10 to give 8 no.2 storey /attic room houses (4x4 bed semi detached, 2x4 bed terrace, 2x3 bed terrace) in lieu of 10 no 2 storey/attic room houses (2x5 bed detached, 2x4 bed semi detached, 4x3 bed terrace , 2 by 4 bed terrace).		
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: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Jackson Properties Ltd., Address: 17 Hogan Place, Off Grand Canal, Dublin 2.		
6. Decision	O.C.M. No. 0266 Date 10/02/2000	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



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

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 0608	Date of Final Grant 23/03/2000
Decision Order Number 0266	Date of Decision 10/02/2000
Register Reference S99A/0885	Date 13/12/99

Applicant Jackson Properties Ltd.,

Development Alterations to part of approved layout (PL06S105101, Reg.Ref S97A/0411) to give revised entrance and minor alteration to road layout and change of approved house types on sites 1-10 to give 8 no.2 storey /attic room houses (4x4 bed semi detached, 2x4 bed terrace, 2x3 bed terrace) in lieu of 10 no 2 storey/attic room houses (2x5 bed detached, 2x4 bed semi detached, 4x3 bed terrace , 2 by 4 bed terrace).

Location No.168,180,120 and W.A.C.E. Specialist Print, Butterfield Avenue, Rathfarnham, Dublin 14.

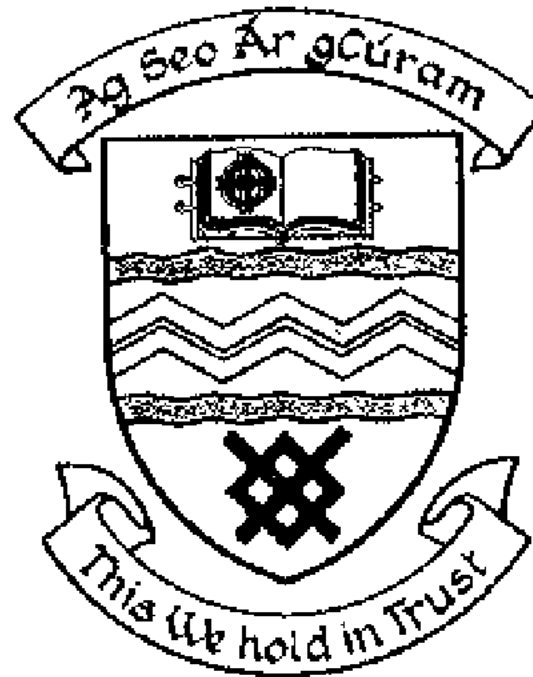
Floor Area 0.00 Sq Metres

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 (10) Conditions.

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**

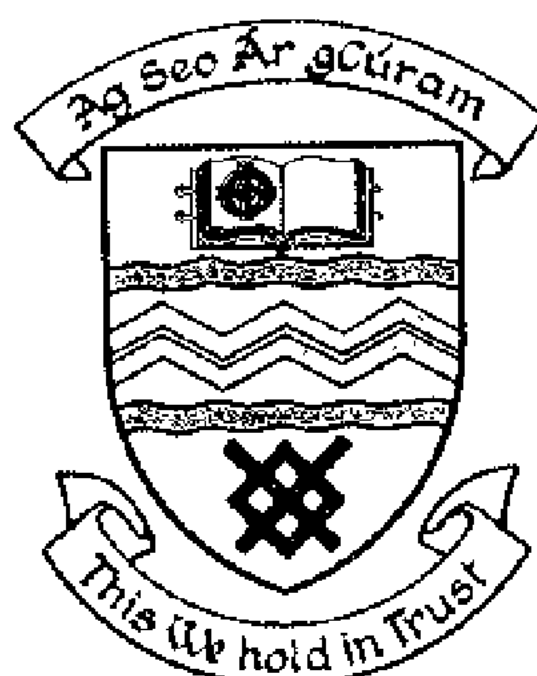
P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

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

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 conditions as per An Bord Pleanála decision Register Reference PL.06S.105101 (South Dublin County Council Register Reference S97A/0411) continue to be upheld, save as may be required by other conditions attached hereto.
 REASON:
 To ensure that the development shall be in accordance with the previous permission and that effective control be maintained.
- 3 That each proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 4 That an acceptable street 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.
- 5 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 The trees to be retained on site are to be protected by post and rail fencing to enclose at least the area covered by the crown spread. This is to be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to development works commencing on site.
 REASON:

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

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

- 7 The proposed windows in the gable walls are to be fitted with obscured or frosted glass.

REASON:

In the interests of residential amenity and the proper planning and development of the area.

- 8 No conservatory is to be built on to House Type B1 due to its location facing Butterfield Avenue.

REASON:

In the interests of the proper planning and development of the area and to ensure privacy and residential amenity.

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council, which are:

- . All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9 in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.
- . Applicant to ensure full and complete separation of foul and surface water systems.
- . A separate water connection is required for the proposed dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicants prior expense. Applicant to provide 24-hour storage for dwelling.
- . Applicant to ensure that no building is within 5 metres of any public sewer or sewer with potential to take in charge.

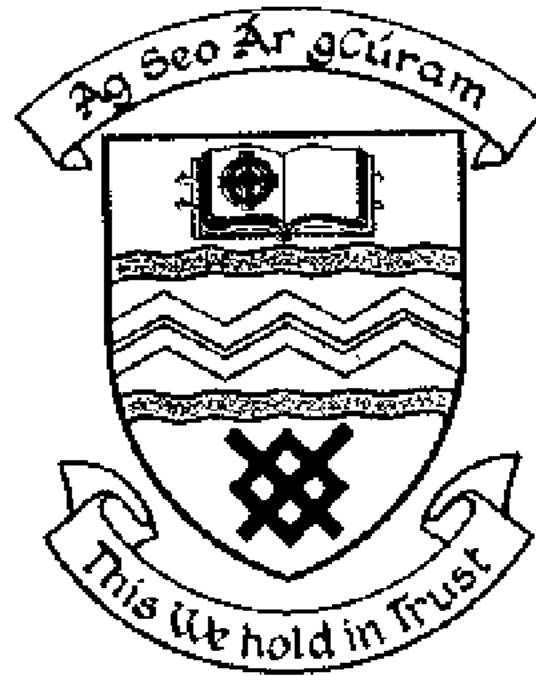
REASON:

In order to comply with the Sanitary Services Acts, 1878-1964 and to comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council it is considered reasonable that the Council should recoup the cost.

- 10 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 20, 21, 22 and 23 of Register Reference S97A/0411 (An Bord Pleanála Order No. PL.06S.105101), arrangements to be made prior to commencement of development.

REASON:

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

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

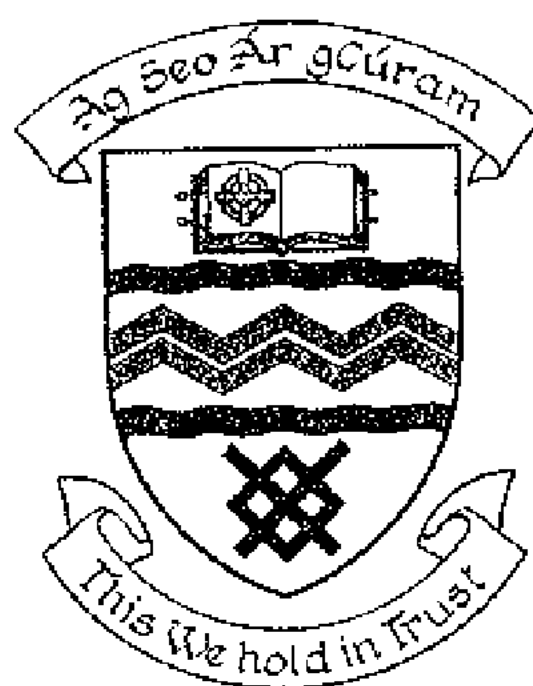
Signed on behalf of South Dublin County Council.

Eamon Bowler27/03/00
for SENIOR ADMINISTRATIVE OFFICER

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 0266	Date of Decision 10/02/2000
Register Reference S99A/0885	Date: 13/12/99

Applicant Jackson Properties Ltd.,

Development Alterations to part of approved layout (PL06S105101, Reg.Ref S97A/0411) to give revised entrance and minor alteration to road layout and change of approved house types on sites 1-10 to give 8 no.2 storey /attic room houses (4x4 bed semi detached, 2x4 bed terrace, 2x3 bed terrace) in lieu of 10 no 2 storey/attic room houses (2x5 bed detached, 2x4 bed semi detached, 4x3 bed terrace , 2 by 4 bed terrace).

Location No.168,180,120 and W.A.C.E. Specialist Print, Butterfield 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 (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

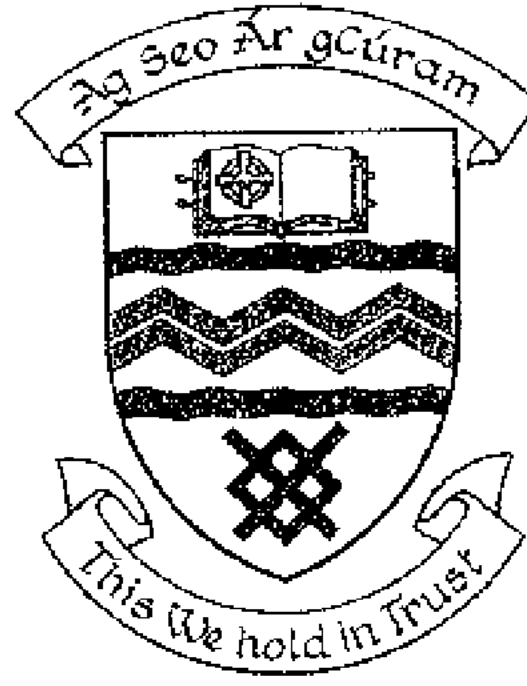
..... 10/02/00
for SENIOR ADMINISTRATIVE OFFICER

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
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. S99A/0885

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 conditions as per An Bord Pleanála decision Register Reference PL.06S.105101 (South Dublin County Council Register Reference S97A/0411) continue to be upheld, save as may be required by other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the previous permission and that effective control be maintained.
- 3 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 That an acceptable street 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.
- 5 That the developer shall construct and maintain to the Council's standard for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development.
REASON:
In the interest of the proper planning and development of the area.

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. S99A/0885

- 6 The trees to be retained on site are to be protected by post and rail fencing to enclose at least the area covered by the crown spread. This is to be erected by the developer and inspected by an official from the Parks and Landscape Services Department prior to development works commencing on site.

REASON:

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

- 7 The proposed windows in the gable walls are to be fitted with obscured or frosted glass.

REASON:

In the interests of residential amenity and the proper planning and development of the area.

- 8 No conservatory is to be built on to House Type B1 due to its location facing Butterfield Avenue.

REASON:

In the interests of the proper planning and development of the area and to ensure privacy and residential amenity.

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council, which are:

All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9 in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

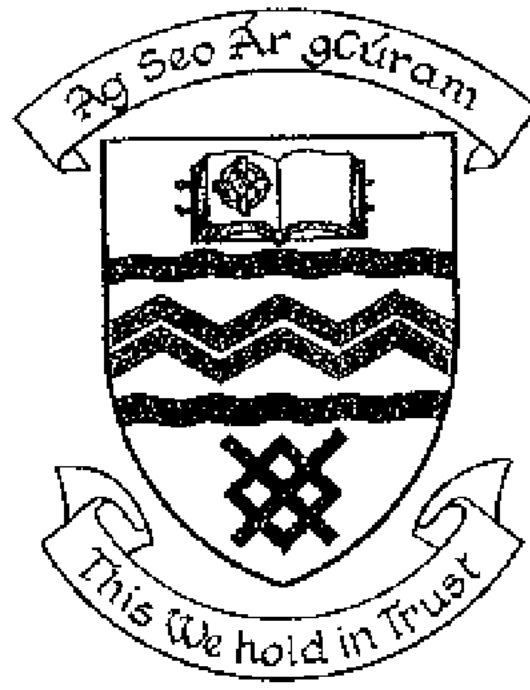
Applicant to ensure full and complete separation of foul and surface water systems.

A separate water connection is required for the proposed dwelling. All connection, swabbing, chlorination and tappings of mains to be carried out by South Dublin County Council personnel at the applicants prior expense. Applicant to provide 24-hour storage for dwelling.

Applicant to ensure that no building is within 5 metres of any public sewer or sewer with potential to take in charge.

REASON:

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. S99A/0885

In order to comply with the Sanitary Services Acts, 1878-1964 and to comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council it is considered reasonable that the Council should recoup the cost.

- 10 That arrangements be made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, as required by Condition No's. 20, 21, 22 and 23 of Register Reference S97A/0411 (An Bord Pleanála Order No. PL.06S.105101), arrangements to be made prior to commencement of development.

REASON:

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