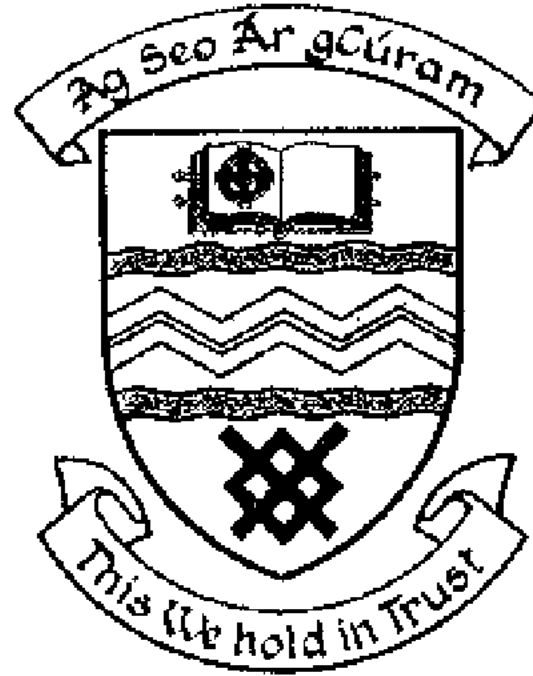


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0769	
1. Location	Site Adjoining "Kenure", 64 Butterfield Avenue, Rathfarnham, Dublin 14.		
2. Development	New two storey house together with new entrance gates.		
3. Date of Application	29/10/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/12/1999 2.	1. 20/12/1999 2.
4. Submitted by	Name: P. Don Henihan, Address: Summergrove House, The Hill,		
5. Applicant	Name: Mr & Mrs. Desmond Bradley, Address: "Kenure", 64 Butterfield Avenue, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 0323 Date 17/02/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 664 Date 30/03/2000	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.	

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P. Don Henihan,
Summergrove House,
The Hill,
Monkstown,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 664	Date of Final Grant 30/03/2000
Decision Order Number 0323	Date of Decision 17/02/2000
Register Reference S99A/0769	Date 20/12/99

Applicant Mr & Mrs. Desmond Bradley,

Development New two storey house together with new entrance gates.

Location Site Adjoining "Kenure", 64 Butterfield Avenue, Rathfarnham,
Dublin 14.

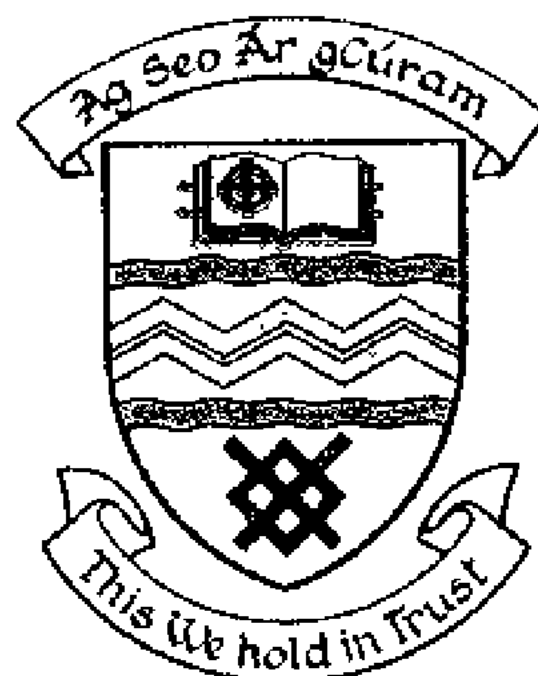
Floor Area 47.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/12/1999 /20/12/1999

A Permission has been granted for the development described above,
subject to the following (14) Conditions.

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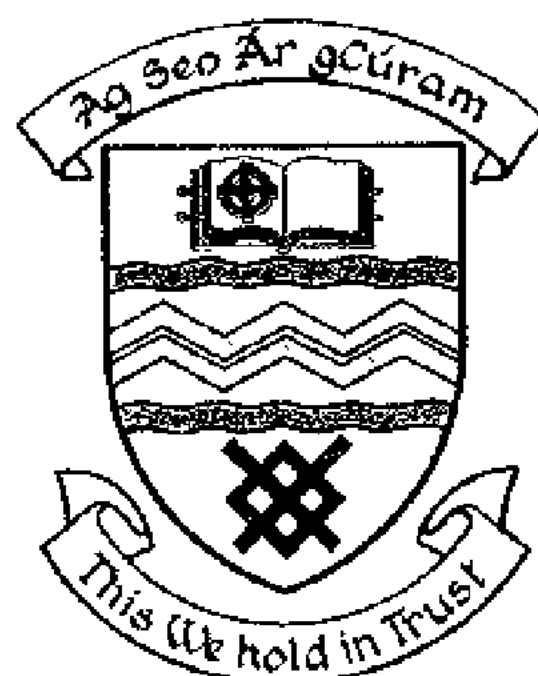
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application and as amended by Additional Information received by the Planning Authority on 20/12/99, 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 shall not 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 an acceptable house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed house.
 REASON:
 In the interest of the proper planning and development of the area.
- 7 The roof finishes to the house shall be black, blue/black slate, grey or turf brown tiles or slates.
 REASON:
 In the interests of visual amenity.

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- 8 The footpath and kerb to be dished and the new entrance and driveway are to be constructed to the satisfaction of the Area Engineer, Roads Maintenance. (Ballymount Depot Ph. 459354).

REASON:

In the interest of public safety and visual amenity.

- 9 The relocation of the ESB pole/light is to be at the applicant's own expense.

REASON:

It is considered reasonable that the applicant should meet the cost of the relocation caused as a result of the development.

- 10 The requirements of the Environmental Services Department are to be strictly adhered to in the development. These requirements are:-

- . Applicant to ensure full and complete separation of foul and surface water systems.
- . All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m 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 that there is no increase in surface water from the proposed development.
- . Separate water connections are required for each dwelling. The applicant shall provide facilities for 24 hour storage of water.

REASON:

In order to comply with public health requirements and to ensure adequate standards of workmanship.

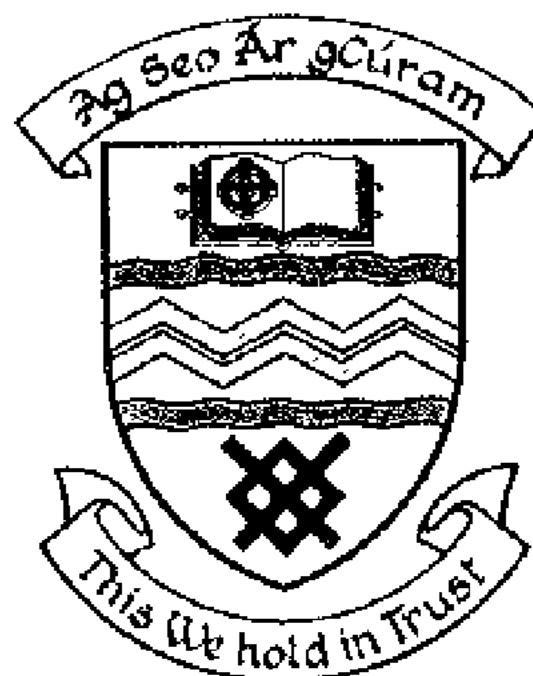
- 11 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

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.

- 12 That a financial contribution in the sum of £750.00 (seven hundred and fifty pounds) EUR952 (nine hundred and fifty two

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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.

- 13 That a financial contribution in the sum of £2,100.00 (two thousand one hundred pounds) EUR2666 (two thousand six hundred and sixty six 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.

- 14 That a financial contribution in the sum of £1,000 (one thousand pounds) EUR1270 (one thousand two hundred and seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

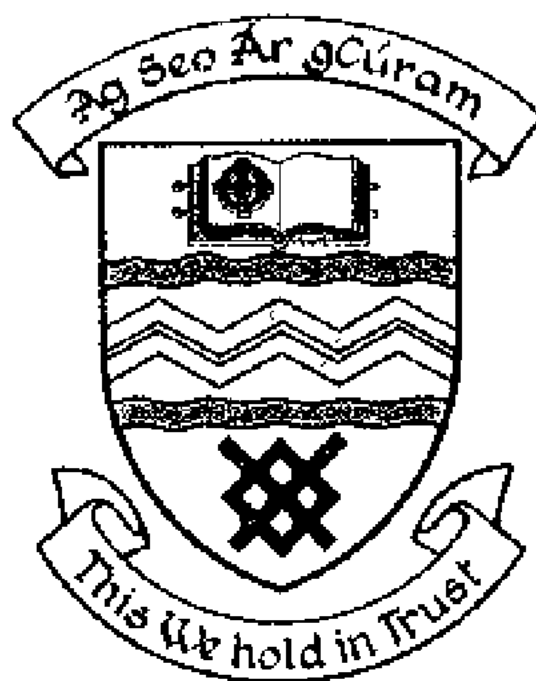
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- (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.

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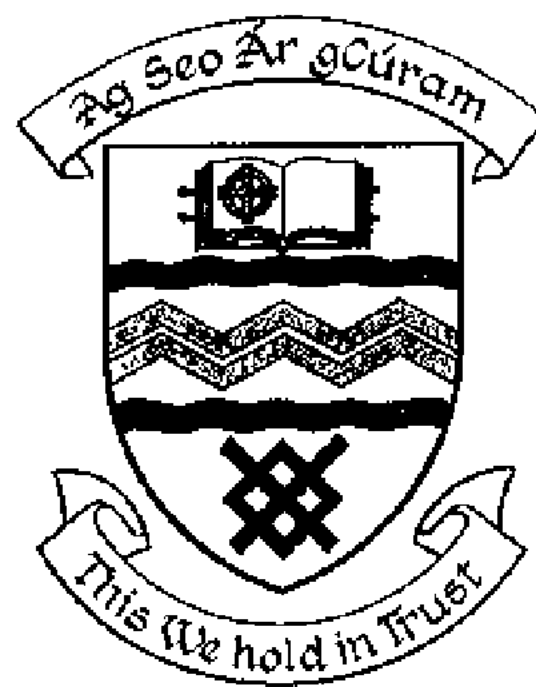
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- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use 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.

[Signature]
.....31/03/00
for SENIOR ADMINISTRATIVE OFFICER

**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 0323	Date of Decision 17/02/2000
Register Reference S99A/0769	Date: 29/10/99

Applicant Mr & Mrs. Desmond Bradley,

Development New two storey house together with new entrance gates.

Location Site Adjoining "Kenure", 64 Butterfield Avenue, Rathfarnham,
Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 15/12/1999 /20/12/1999

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

.....
for SENIOR ADMINISTRATIVE OFFICER

P. Don Henihan,
Summergrove House,
The Hill,
Monkstown,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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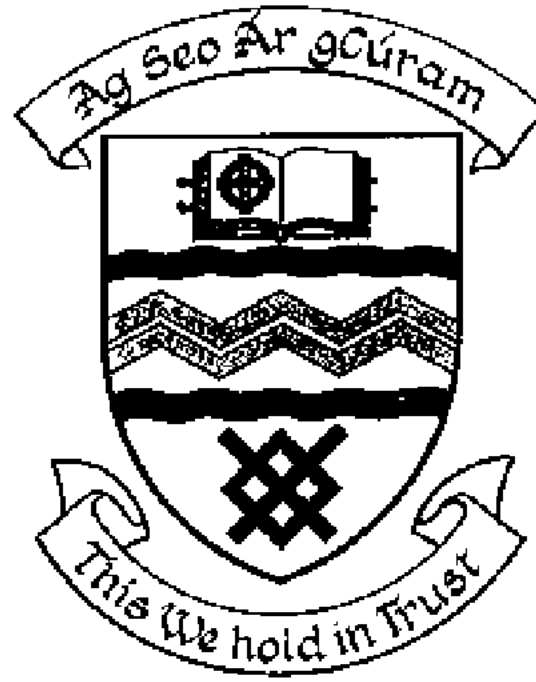
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REG REF. S99A/0769

Conditions and Reasons

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To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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REASON:
To prevent unauthorised development.
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REASON:
To protect the amenities of the area.
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REASON:
In the interest of amenity.
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REASON:
In the interest of the proper planning and development of the area.
- 6 That an acceptable house numbering scheme be submitted to and approved by the County Council before any constructional work takes place on the proposed house.
REASON:

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- 8 The footpath and kerb to be dished and the new entrance and driveway are to be constructed to the satisfaction of the Area Engineer, Roads Maintenance. (Ballymount Depot Ph. 459354).

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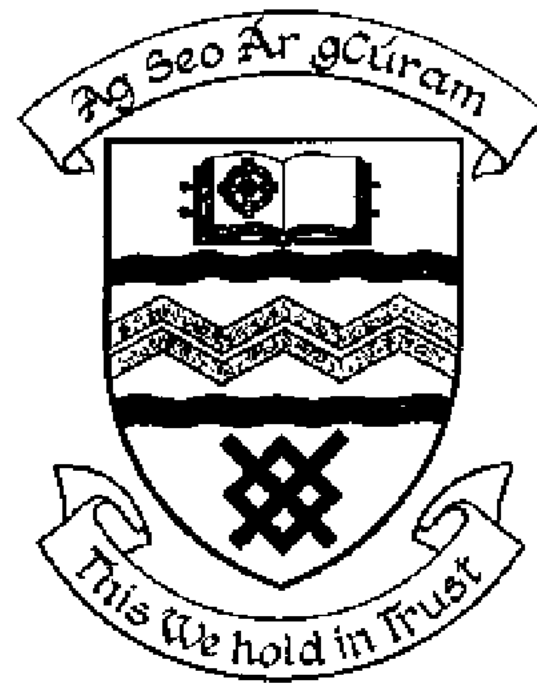
REASON:

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REASON:

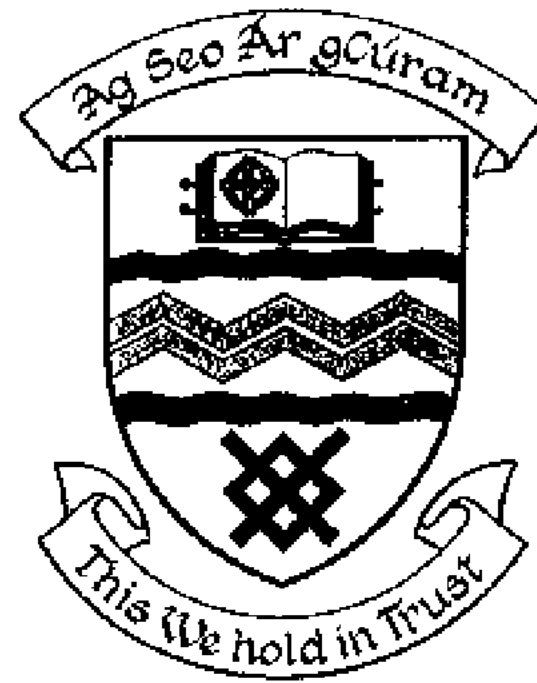
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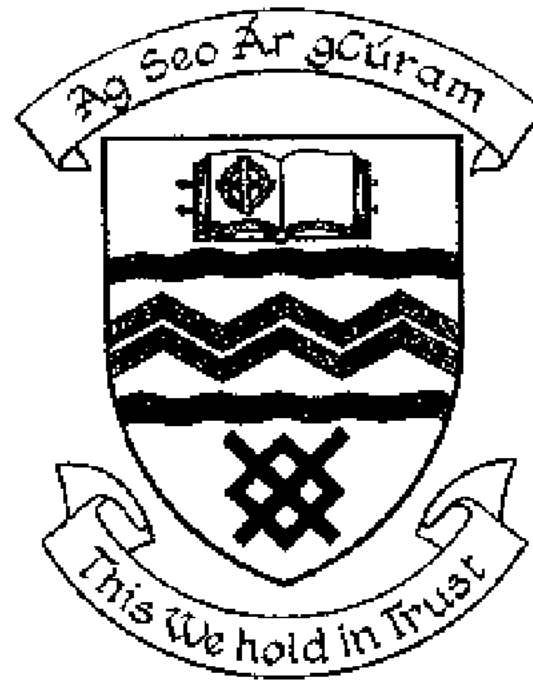
REG. REF. S99A/0769

seventy euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development 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.

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

Decision Order Number 2777	Date of Decision 15/12/1999 <i>LA</i>
Register Reference S99A/0769	Date: 29/10/99

Applicant Mr & Mrs. Desmond Bradley,
Development New two storey house together with new entrance gates.

Location Site Adjoining "Kenure", 64 Butterfield Avenue, Rathfarnham,
Dublin 14.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 29/10/99 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 submit drawings showing existing buildings on site. The site location map submitted with the application illustrates that there are three (3) no. buildings on the subject site. However, survey drawings in relation to these buildings have not been submitted. Revised drawings are to include elevations and floor plans. The applicant is requested to indicate whether these buildings are to be incorporated in the proposals or whether they are to be demolished to allow for the proposed development. If they are to be demolished, the applicant is hereby advised that revised site notice and newspaper notice procedures will have to be undertaken. *→*

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

15/12/99

P. Don Henihan,
Summergrove House,
The Hill,
Monkstown,
Co. Dublin.