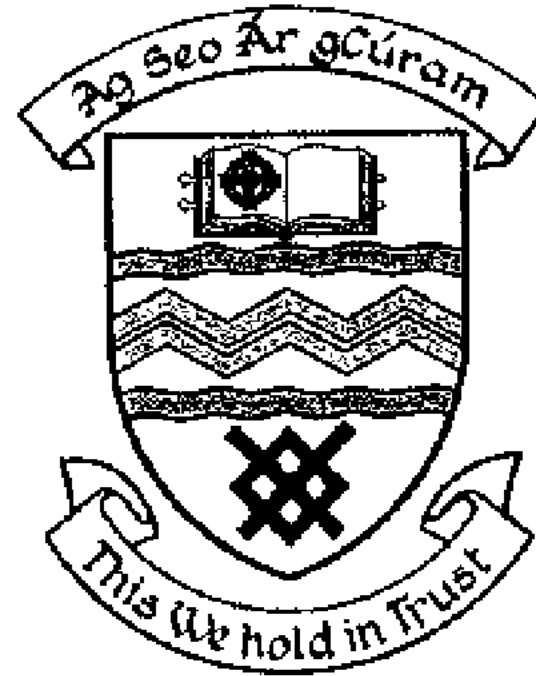


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0308	
1. Location	Adjacent to 32 Brookvale Downs, Rathfarnham, Dublin 14.		
2. Development	Erection of a two storey dwelling.		
3. Date of Application	13/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 27/05/1999 2.	1. 14/06/1999 2.
4. Submitted by	Name: Grainne Mallon & Associates Architects, Address: 6 Merrion Square, Dublin 2.		
5. Applicant	Name: Tony O'Shaughnessy, Address: 32 Brookvale Downs, Rathfarnham, Dublin 14.		
6. Decision	O.C.M. No. 1701 Date 11/08/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2088 Date 24/09/1999	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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Baile Átha Cliath 24

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Applications/Registry/Appeals
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Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

Grainne Mallon & Associates Architects,
6 Merrion Square,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2088	Date of Final Grant 24/09/1999
Decision Order Number 1701	Date of Decision 11/08/1999
Register Reference S99A/0308	Date 14/06/99

Applicant Tony O'Shaughnessy,

Development Erection of a two storey dwelling.

Location Adjacent to 32 Brookvale Downs, Rathfarnham, Dublin 14.

Floor Area 121.44 Sq Metres

Time extension(s) up to and including

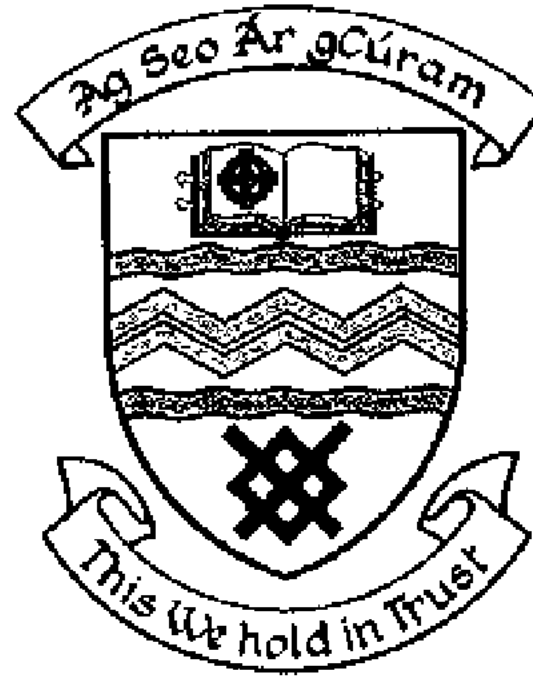
Additional Information Requested/Received 27/05/1999 /14/06/1999

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

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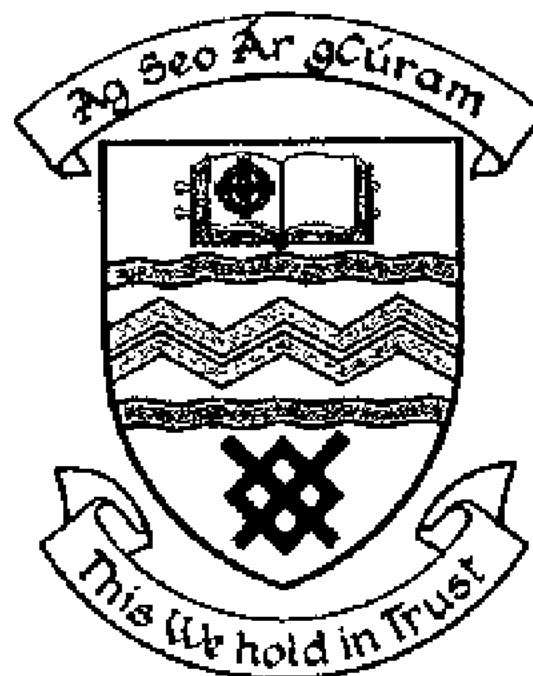
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 External finishes to the proposed dwelling shall harmonise with existing adjacent development.
 REASON:
 In the interest of visual amenity.
- 3 That the proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 4 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.
- 5 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.
- 6 That the dwellinghouse shall not be occupied until all the services are connected thereto and are operational.
 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:
 In order to comply with the Sanitary Services Acts, 1878-1964.

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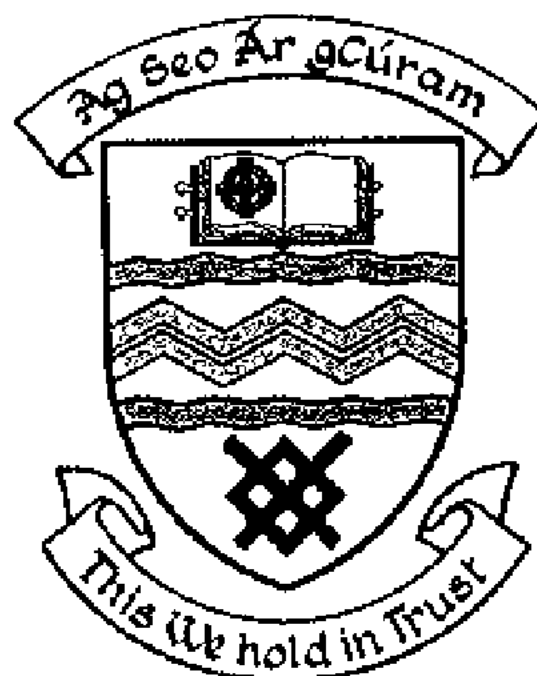
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-
- 8 Footpath and kerb to be dished and new entrance constructed to the Council's satisfaction.
 REASON:
 In the interest of public safety and the proper planning and development of the area.
 - 9 The separation between the side wall of No. 32 and the nearest side wall of the proposed house shall be 2.3 metres.
 REASON:
 In the interest of the proper planning and development of the area.
 - 10 The applicant shall ensure a complete and full separation of foul and surface water drainage systems.
 REASON:
 In the interest of satisfactory drainage.
 - 11 That a financial contribution in the sum of £2,100 (two thousand, one hundred pounds) 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.
 - 12 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) 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 £1,000 (one thousand pounds) 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

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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.

- 14 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

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

- (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.

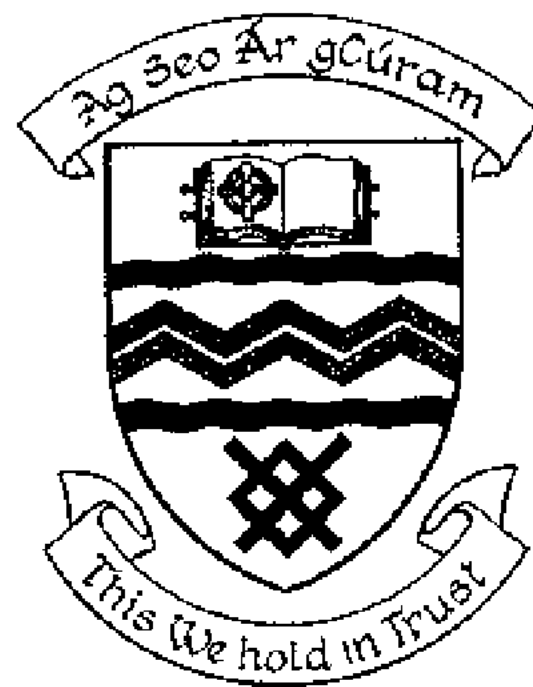
Signed on behalf of South Dublin County Council.


27/09/99
 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 1701	Date of Decision 11/08/1999
Register Reference S99A/0308	Date: 13/05/99

Applicant Tony O'Shaughnessy,

Development Erection of a two storey dwelling.

Location Adjacent to 32 Brookvale Downs, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 27/05/1999 /14/06/1999

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.

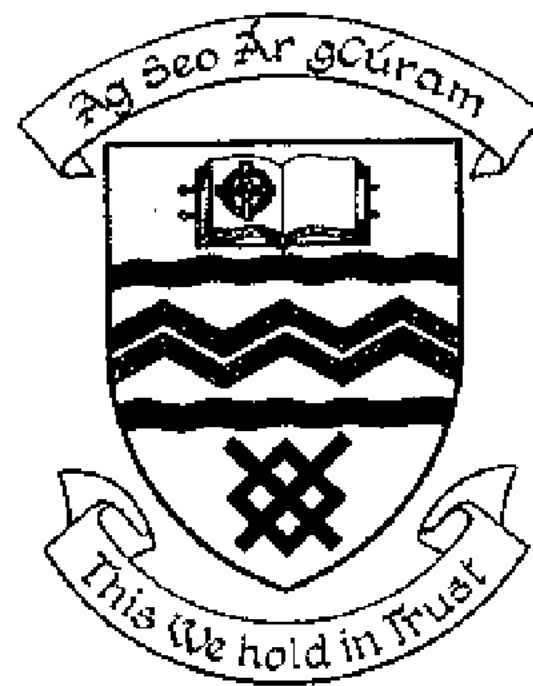
..... 11/08/99
for SENIOR ADMINISTRATIVE OFFICER

Grainne Mallon & Associates Architects,
6 Merrion Square,
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL
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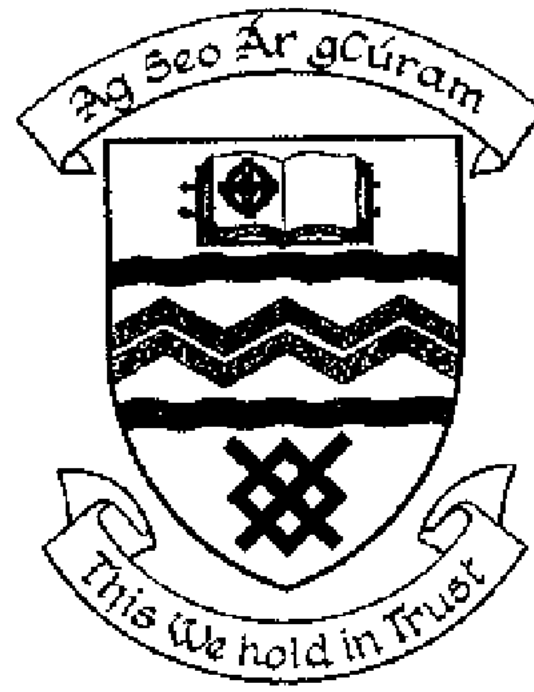
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REG REF. S99A/0308

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 External finishes to the proposed dwelling shall harmonise with existing adjacent development.
REASON:
In the interest of visual amenity.
- 3 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 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.
- 5 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.
- 6 That the dwellinghouse shall not be occupied until all the services are connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.

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- 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:

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

- 8 Footpath and kerb to be dished and new entrance constructed to the Council's satisfaction.

REASON:

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

- 9 The separation between the side wall of No. 32 and the nearest side wall of the proposed house shall be 2.3 metres.

REASON:

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

- 10 The applicant shall ensure a complete and full separation of foul and surface water drainage systems.

REASON:

In the interest of satisfactory drainage.

- 11 That a financial contribution in the sum of £2,100 (two thousand, one hundred pounds) 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:

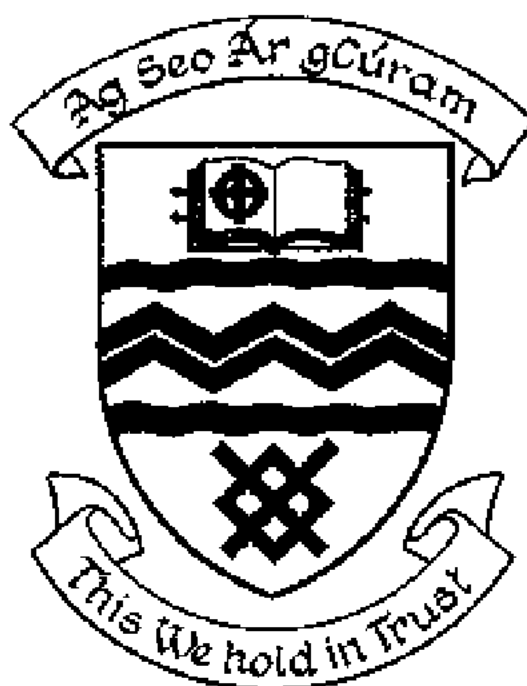
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 12 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) 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

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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 £1,000 (one thousand pounds) 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:

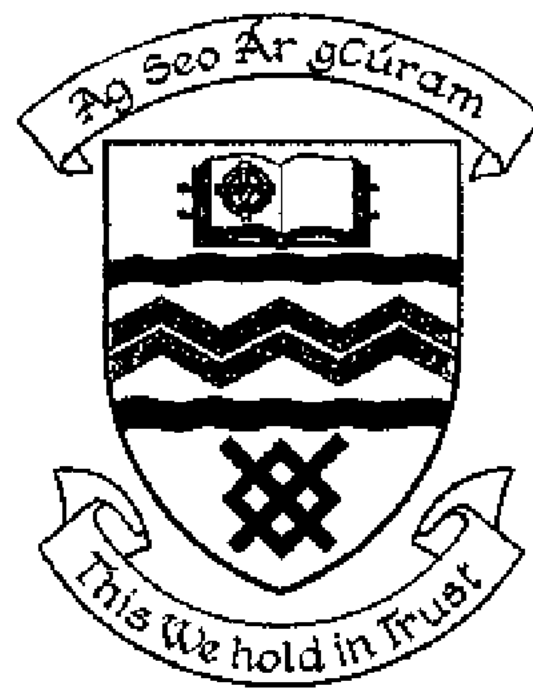
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 14 That an acceptable name/house number be submitted and approved by the County Council before any constructional work has taken place on the proposed house.

REASON:

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

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

Order Number 1110	Date of Order 27/05/1999
Register Reference S99A/0308	Date 13/05/1999

Applicant Tony O'Shaughnessy,
Development Erection of a two storey dwelling.
Location Adjacent to 32 Brookvale Downs, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 25/05/99 has shown that a site notice erected was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

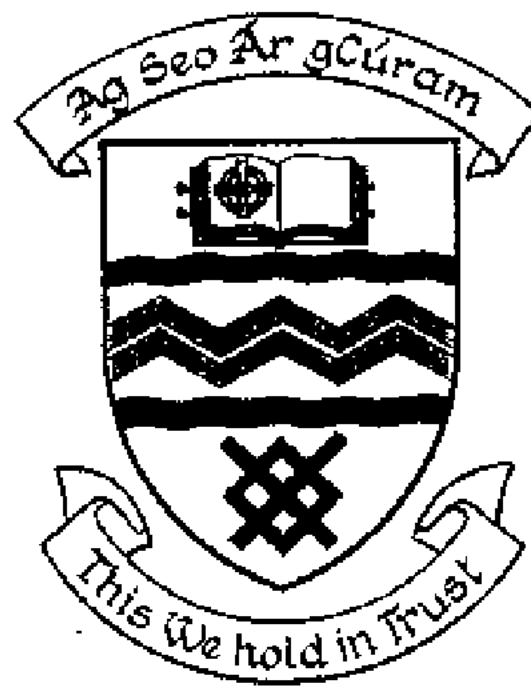
- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

Grainne Mallon & Associates Architects,
6 Merrion Square,
Dublin 2.

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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer. 28/05/1999