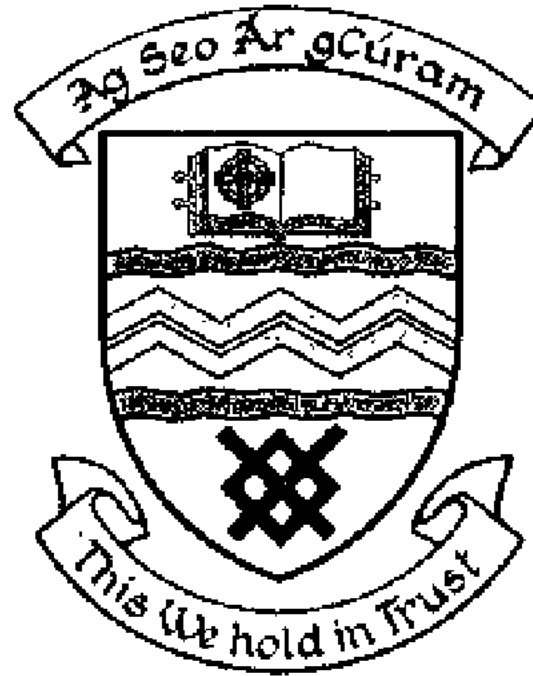


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0169	
1. Location	Cliff Lodge, Whitechurch Road, Rathfarnham, Dublin 14.		
2. Development	Demolition of existing cottage and erection of a two storey house with associated site works and landscaping.		
3. Date of Application	16/03/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/04/1999 2.	1. 19/04/1999 2.
4. Submitted by	Name: Rowe & Associates, Address: 28-30 Rathmines Park, Rathmines,		
5. Applicant	Name: Michael McGill, Address: 19 Zion Road, Rathgar, Dublin 6.		
6. Decision	O.C.M. No. 1107 Date 27/05/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1423 Date 07/07/1999	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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**PLANNING
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Dublin 24

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Rowe & Associates,
28-30 Rathmines Park,
Rathmines,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1423	Date of Final Grant 07/07/1999
Decision Order Number 1107	Date of Decision 27/05/1999
Register Reference S99A/0169	Date 19/04/99

Applicant Michael McGill,

Development Demolition of existing cottage and erection of a two storey house with associated site works and landscaping.

Location Cliff Lodge, Whitechurch Road, Rathfarnham, Dublin 14.

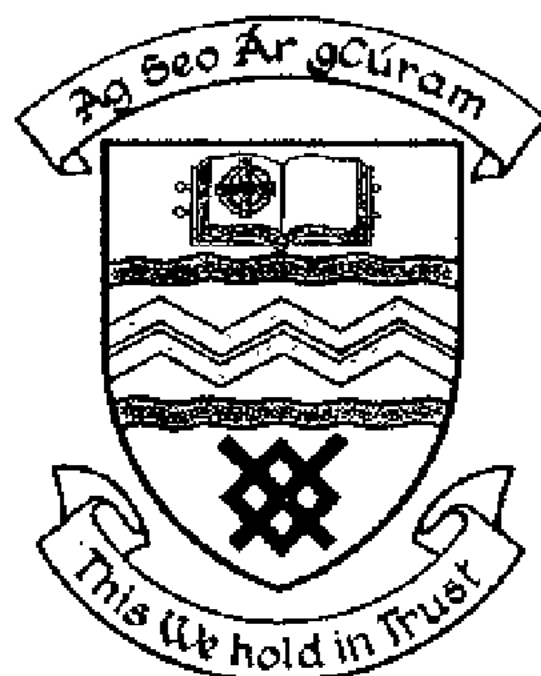
Floor Area 234.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/04/1999 /19/04/1999

A Permission has been granted for the development described above,
subject to the following (9) Conditions.

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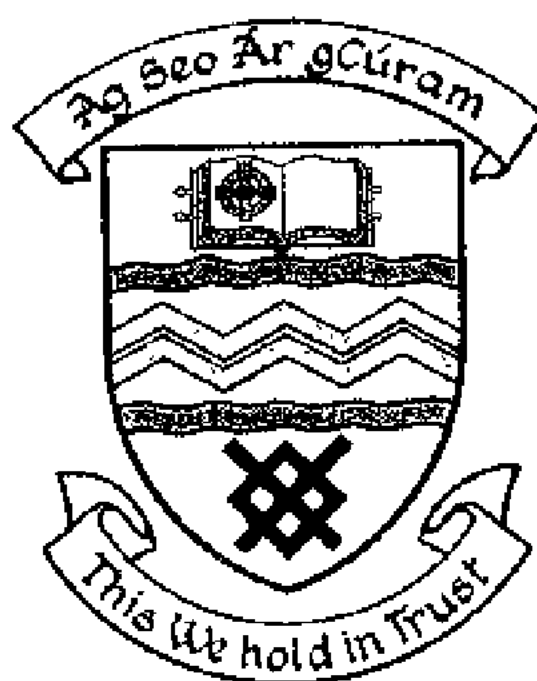
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Dublin 24

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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 dwelling house 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.
- 6 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.
- 7 That all watermain tapplings, 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.

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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.

- 8 The existing access shall be improved by setting back the pier and a section of wall to the Planning Authority's requirements in order to achieve adequate visibility. In this regard, revised drawings showing alterations to the existing access shall be submitted for the agreement of the Planning Authority prior to commencement of development.

REASON:

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

- 9 That an acceptable name/number be submitted to and approved by South County Council before any constructional work takes place on the proposed house.

REASON:

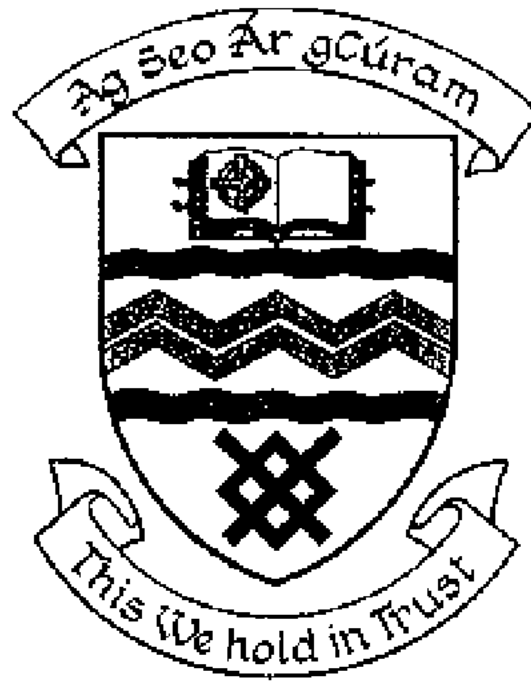
In the interest of the proper planning and development of the area.

- (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.

S. Andrew Galloway ...08/07/99
 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 1107	Date of Decision 27/05/1999
Register Reference S99A/0169	Date: 16/03/1999

Applicant . Michael McGill,

Development Demolition of existing cottage and erection of a two storey house with associated site works and landscaping.

Location Cliff Lodge, Whitechurch Road, Rathfarnham, Dublin 14.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/04/1999 /19/04/1999

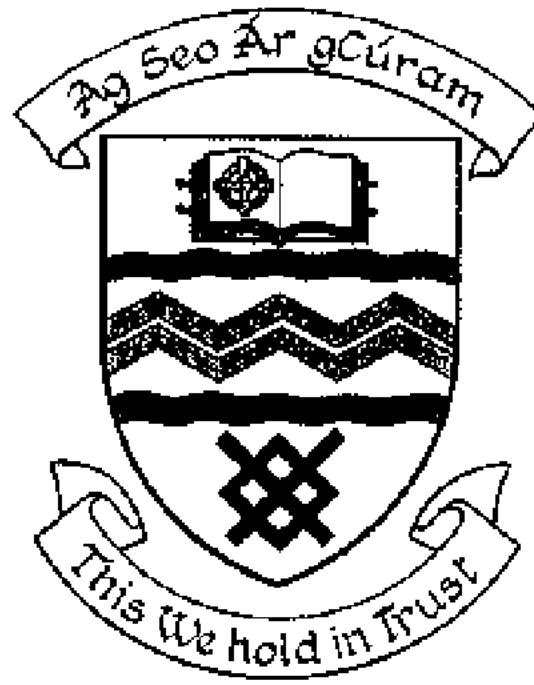
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (9) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 27/05/1999
for SENIOR ADMINISTRATIVE OFFICER

Rowe & Associates,
28-30 Rathmines Park,
Rathmines,
Dublin 6.

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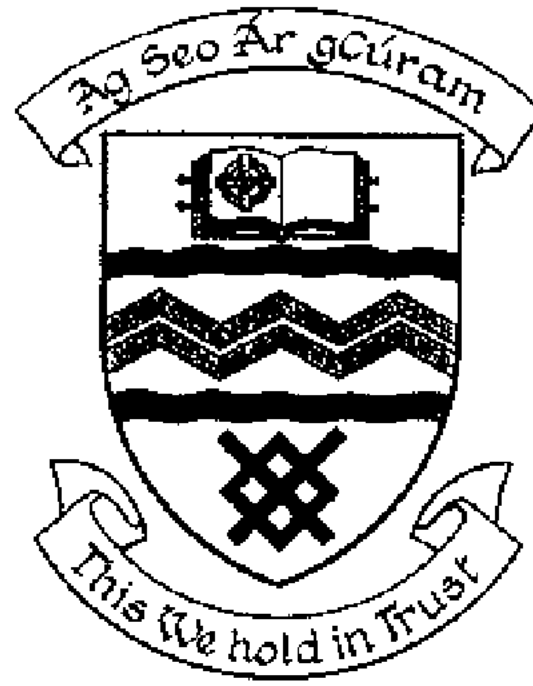
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REG REF. S99A/0169

Conditions and Reasons

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REASON:
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:
In the interest of amenity.
- 5 That the dwelling house 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.
- 6 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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- 7 That all watermain tapplings, 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.

- 8 The existing access shall be improved by setting back the pier and a section of wall to the Planning Authority's requirements in order to achieve adequate visibility. In this regard, revised drawings showing alterations to the existing access shall be submitted for the agreement of the Planning Authority prior to commencement of development.

REASON:

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

- 9 That an acceptable name/number be submitted to and approved by South 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.

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

Order Number 0677	Date of Order 12/04/1999
Register Reference S99A/0169	Date 16/03/1999

Applicant Michael McGill,
Development Demolition of existing cottage and erection of a two storey house with associated site works and landscaping.
Location Cliff Lodge, Whitechurch Road, Rathfarnham, Dublin 14.

Dear Sir/Madam,

An inspection carried out on 31/03/99 has shown that a site notice 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:

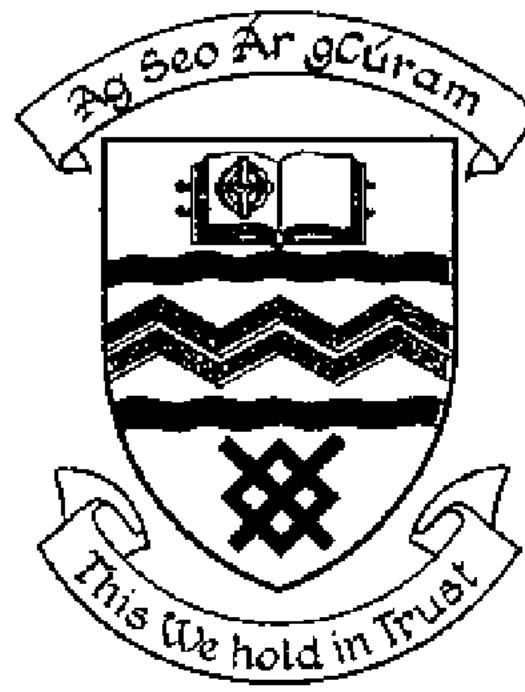
- (a) Applicant's name

Rowe & Associates,
28-30 Rathmines Park,
Rathmines,
Dublin 6.

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REG REF. S99A/0169

- (b) whether application is for Permission, Outline Permission, or Approval.
- (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,

..... J.S.
for Senior Administrative Officer.

12/04/1999