

## **R. C. Design Services**

Architect Engineers Project managers  
"Moyalla"  
2, Wynberg park,  
Stradbrook,  
Blackrock,  
Co. Dublin.  
Telephone (01) 2846938  
3<sup>rd</sup> May '02

**Mr Shea Fitzsimons  
The Coffee Shop,  
Main Street,  
Rathcoole,  
Co. Dublin.**

Re :Site adjacent to council development at Main Street, Rathcoole, Co. Dublin.

Councils Ref : LD862  
Our Ref : 01/36

Dear Shea,

Further to our recent conversations with Ms. Ann Cancannon and subsequent meetings with Mr David Garvey (Valuation Officer) the council representatives, we have received a verbal cost, for the permission to access to your site through the councils neighbouring site, of 40,000 euro - (£ 31,502.56). We have negotiated this down from 50,000 euro and having now established the principle which allows access, your next step should be to involve your local council representatives to negotiate this cost down to a more affordable level.

We would like to advance plans for your site advancing this project to planning stage, with your approval so as we can lodge the applications for the development of your site with South Dublin County Council.

We have put together a statement of account for discussion and approval on the attached page. We would be grateful if we could arrange to discuss this account and the next steps necessary for the lodging of the plans for planning approval on this site. From our original letter, options have been set out. It is now appropriate to pursue option 2 now that access has been agreed. The council's planners are familiar with your site and appear to be favourably disposed to this development.

Trusting this is to your satisfaction and may I take this opportunity to thank you for your valued enquiry. Assuring you of our best care and attention at all times.

With kind regards,

Yours sincerely

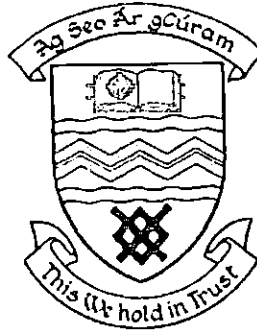
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Ciaran McMahon.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
Facs: 01-414 9204



DEVELOPMENT  
DEPARTMENT  
County Hall  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-4149000  
Fax: 01-4149204

Mr. Shay Fitzsimons,  
Main Street,  
Rathcoole,  
Co. Dublin.

Our Ref: LD 962.

13<sup>th</sup> November, 02

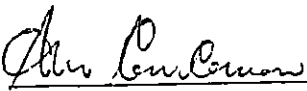
Dear Mr. Fitzsimons,

I refer to terms issued to you by the Council's Valuer in respect of the provision of an access to your property, from the Council's Housing Scheme at Barrack Court, Rathcoole.

In this connection, I wish to confirm that the provision of a pedestrian entrance to the front portion of your property from the proposed new access road is acceptable, but under no circumstances should this entrance be used to facilitate commercial deliveries.

If you have any further queries in this case, please contact the undersigned.

Yours sincerely,

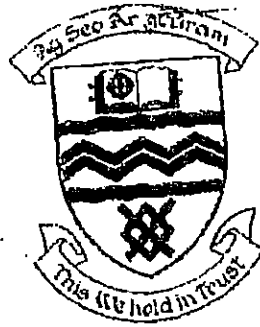
  
Ann Concannon,  
Senior Staff Officer,  
Development Department.

/MR.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,  
 Lár an Bhaile, Tamlacht,  
 Baile Átha Cliath 24.

Telefon: 01-414 9230  
 Facs: 01-414 9104



PLANNING  
 DEPARTMENT  
 County Hall,  
 Town Centre, Tallaght,  
 Dublin 24.

Telephone: 01-414 9230  
 Fax: 01-414 9104  
 E-Mail: [planning.dept@southdublincoco.ie](mailto:planning.dept@southdublincoco.ie)

R.C. Design  
 Unit 1, Brewery Court  
 Brewery Road  
 Stillorgan  
 Co. Dublin

**NOTIFICATION OF DECISION TO GRANT PERMISSION  
 PLANNING AND DEVELOPMENT ACT 2000, &  
 PLANNING REGULATIONS THEREUNDER**

Decision Order Number:	0104	Date of Decision:	19-Jan-2004
Register Reference:	SD03A/0286	Date:	11-Dec-2003

**Applicant:**

Mr. Shea Fitzsimons

**Development:**

Two storey detached house together with the relocating of the existing car parking adjacent to the site. Site access as agreed with South Dublin County Council and associated site development and ancillary works.

**Location:**

The rear of the Coffee Shop, Main Street,  
 Rathcoole, Co. Dublin

**Floor Area:**

**Time extension(s) up to and including:**

**Additional Information Requested/Received:**

08-Jul-2003 /

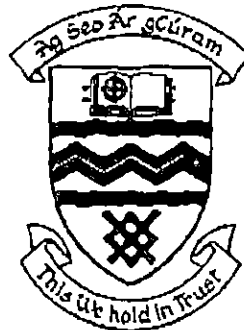
**Clarification of Additional Information Requested/Received:**

08-Jul-2003 /

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH**

Hallam Chontae, Lár an Bhaile,  
 Tamlaght, Baile Átha Cliath 24.

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 Tallaght, Dublin 24.

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 www.southdublin.ie

**J. O'Toole,**  
**8, Barrack Court**  
**Rathcoole**  
**Co. Dublin**

**Dated: 26-May-2003**

Dear Sir/Madam,

**Register Reference :** SD03A/0286

**Development:** Two storey detached house together with the relocating of the existing car parking adjacent to the site. Site access as agreed with South Dublin County Council and associated site development and ancillary works.

**Location:** The rear of the Coffee Shop, Main Street, Rathcoole, Co. Dublin

**Applicant:** Mr. Shea Fitzsimons  
**App. Type :** Permission  
**Date Recd :** 14-May-2003

I wish to acknowledge receipt of your letter in connection with the above planning application. It should be noted that the South Dublin County Council as Planning Authority will consider this application strictly in accordance with the provisions of the recent Development Plan. The contents of your letter will be brought to the attention of the Senior Planner during the course of consideration of the above application and you will be informed of the decision in due course. Please also note that all current applications are available for inspection at the public counter.

Your attention is drawn to the register, maintained in accordance with Article 7 of the Planning & Development Act, 2000, in which full particulars concerning planning applications, including decisions thereon, are recorded. This Register and the Development Plans for South Dublin may be consulted at the above address during the hours of 9.30 a.m.-3.30p.m. Please note that a weekly list of planning applications and decisions is available for inspection on request at all South Dublin County Council Libraries.

Yours faithfully,

*Alice Garrigan*