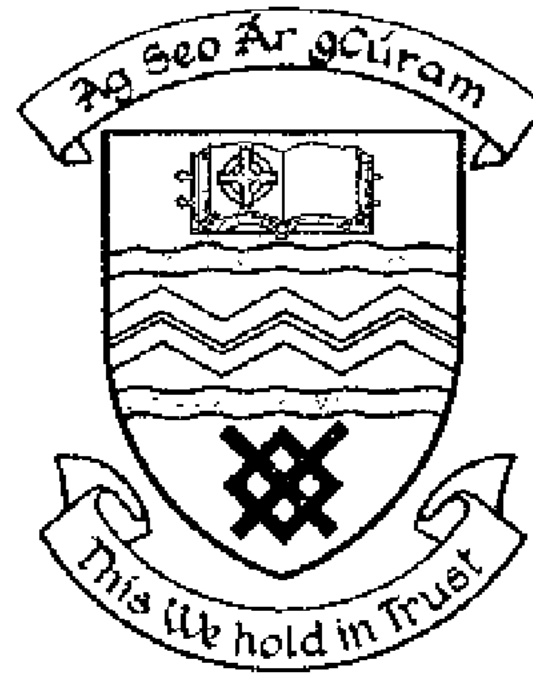


| | | | |
|--|--|--|--------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S98A/0626 | |
| 1. Location | Calliaghstown Upper, Rathcoole, Co. Dublin. | | |
| 2. Development | Detached house. | | |
| 3. Date of Application | 07/09/98 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Outline Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: C. & M. Joyce, Address: Red Gap, Rathcoole, | | |
| 5. Applicant | Name: C. & M. Joyce, Address: Red Gap, Rathcoole, Co. Dublin. | | |
| 6. Decision | O.C.M. No. 2175 Date 28/10/98 | Effect AO GRANT OUTLINE PERMISSION | |
| 7. Grant | O.C.M. No. 2524 Date 15/12/98 | Effect AO GRANT OUTLINE 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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C. & M. Joyce,
Red Gap,
Rathcoole,
Co. Dublin.

NOTIFICATION OF GRANT OF Outline Permission

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

| | |
|-------------------------------|------------------------------|
| Final Grant Order Number 2524 | Date of Final Grant 15/12/98 |
| Decision Order Number 2175 | Date of Decision 28/10/98 |
| Register Reference S98A/0626 | Date 7th September 1998 |

Applicant C. & M. Joyce,

Development Detached house.

Location Calliaghstown Upper, Rathcoole, Co. Dublin.

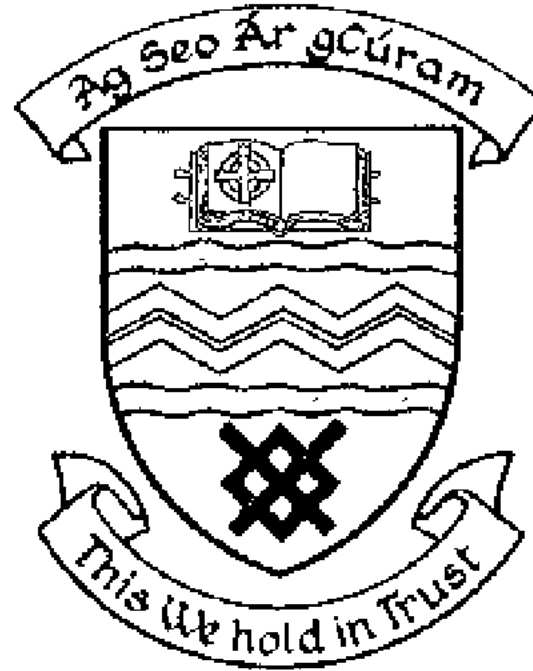
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Outline Permission has been granted for the development described above,
subject to the following (13) conditions.

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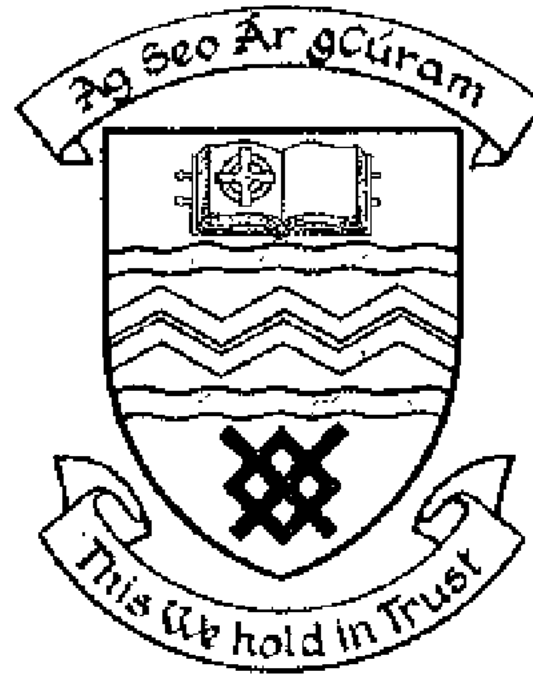
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Conditions and Reasons

- 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 No development shall take place on site pending the grant of approval by the Local Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 3 Only one house shall be erected on this 38 acre holding as outlined in red on the site location map (Scale 6 inches to 1 mile) received with this planning application on 07/09/98.
REASON:
To restrict future residential development in this high amenity area in the interest of visual amenity, traffic safety and the proper planning and development of the area.
- 4 The proposed house shall have an overall height of not greater than 5.0m.
REASON:
To ensure the proposed house is not unduly obtrusive on this elevated site zoned to protect and improve high amenity areas.
- 5 All mature trees in the vicinity of the proposed house shall be retained.
REASON:
To help screen the proposed development in the interest of visual amenity.
- 6 The proposed house shall have a blue/black slate or tile roof and cement plaster or wet-dash external walls.

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REASON:

In the interest of visual amenity.

- 7 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.

- 8 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 9 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.

- 10 Access to the site from the public road shall be to the requirements of the Roads Department, South Dublin County Council.

REASON:

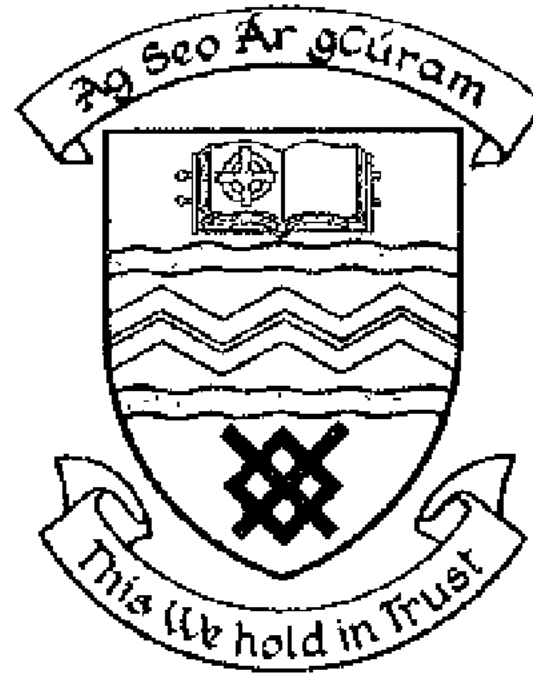
In the interest of traffic safety.

- 11 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on 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.

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- 12 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of road improvements and traffic management in the area of the proposed 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 road improvement works and traffic management schemes facilitating the proposed development.

- 13 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision and development of public open space in the area of the proposed 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 provision and development 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 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.

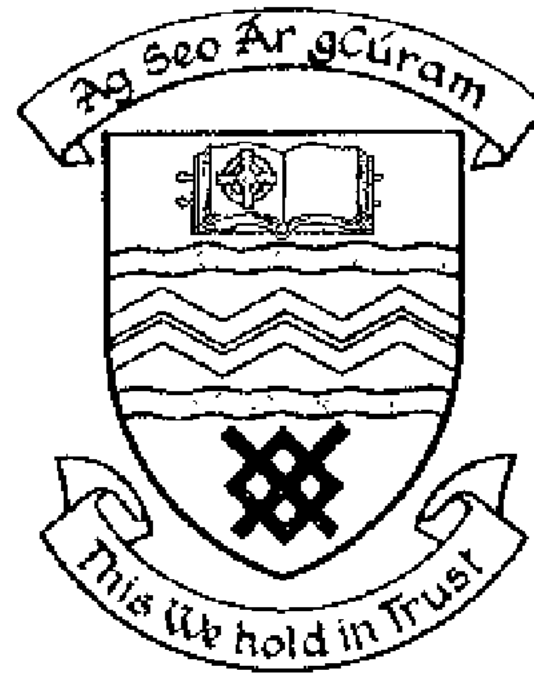
Signed on behalf of South Dublin County Council.

REG. REF. S98A/0626

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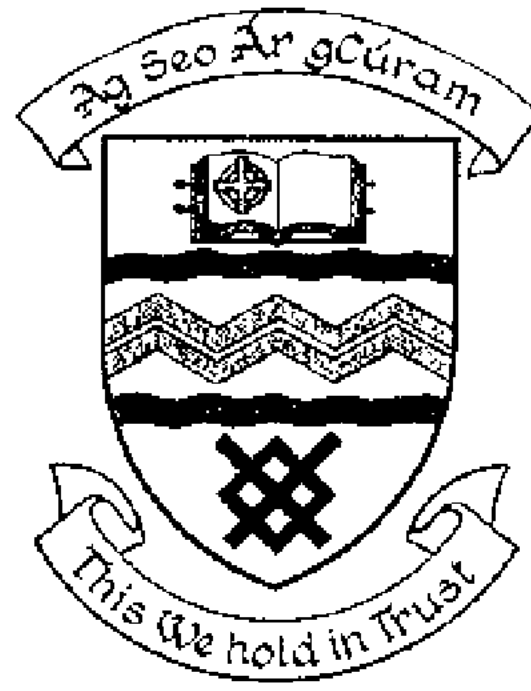
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..... 16 December 1998
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

| | |
|------------------------------|---------------------------|
| Decision Order Number 2175 | Date of Decision 28/10/98 |
| Register Reference S98A/0626 | Date 7th September 1998 |

Applicant C. & M. Joyce,
Development Detached house.
Location Calliaghstown Upper, Rathcoole, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

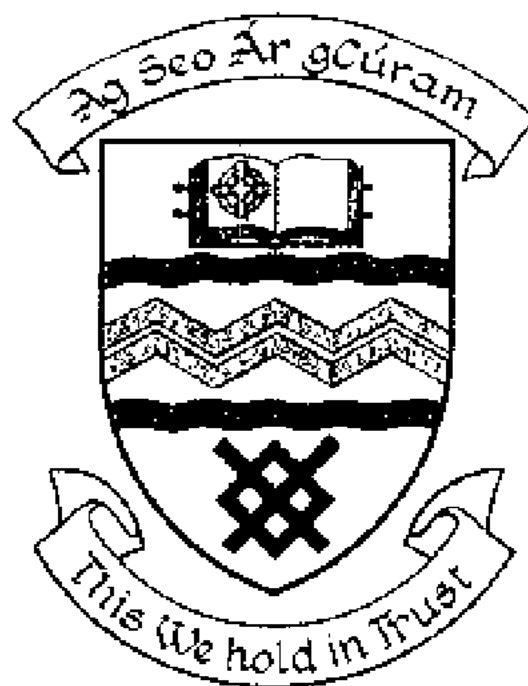
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT OUTLINE PERMISSION** in respect of the above proposal.

Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

LAH
..... 28/10/98
for SENIOR ADMINISTRATIVE OFFICER

C. & M. Joyce,
Red Gap,
Rathcoole,
Co. Dublin.

**SOUTH DUBLIN COUNTY COUNCIL
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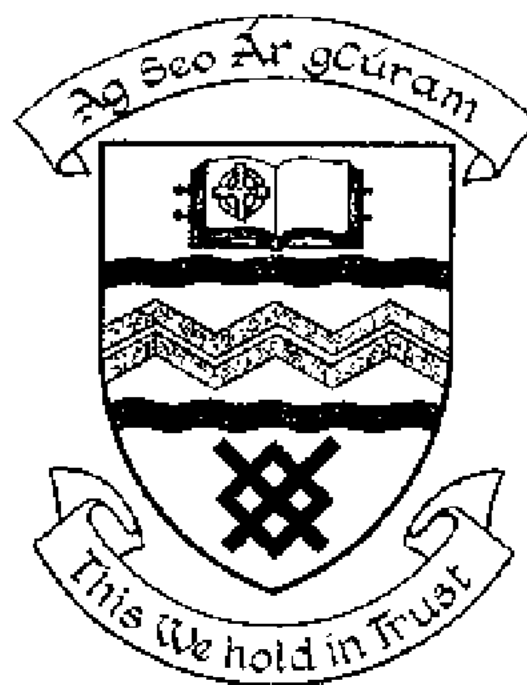
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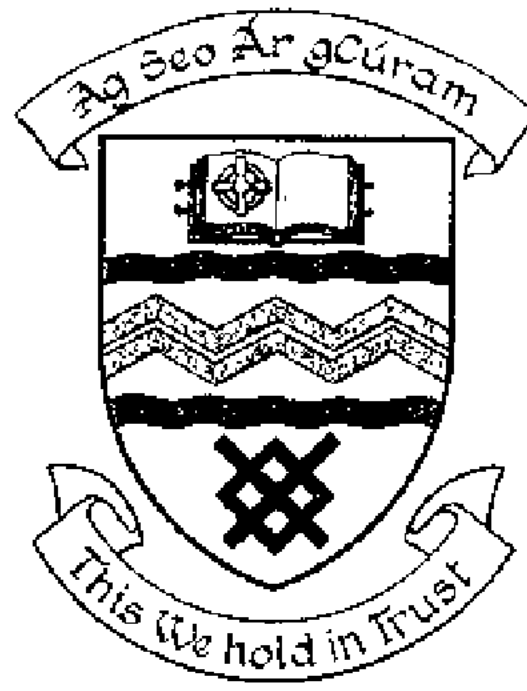
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Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before the commencement of development on site.

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