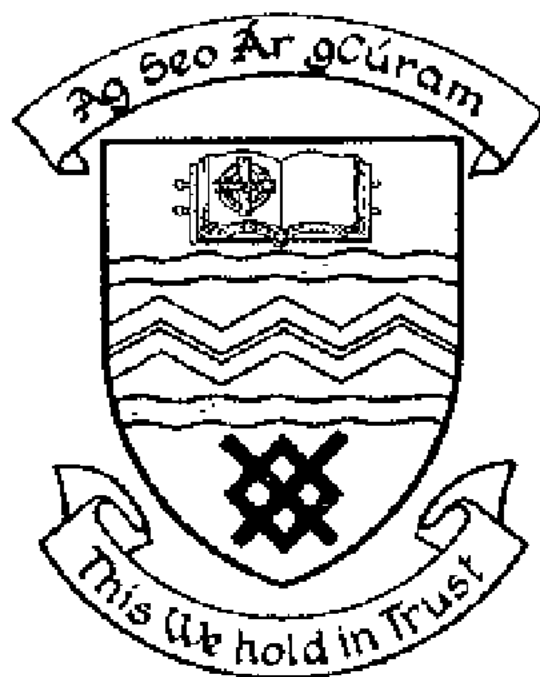


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0598	
1. Location	Glenaraneen, Brittas, Co. Dublin.		
2. Development	A dormer bungalow.		
3. Date of Application	28/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 19/11/1998 2.	1. 08/03/1999 2.
4. Submitted by	Name: Carla Fitzsimons, Address: Glenaraneen, Brittas,		
5. Applicant	Name: Carla Fitzsimons, Address: Glenaraneen, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 0932 Date 30/04/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1193 Date 09/06/1999	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



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Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Carla Fitzsimons,
Glenaraneen,
Brittas,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1193	Date of Final Grant 09/06/1999
Decision Order Number 0932	Date of Decision 30/04/1999
Register Reference S98A/0598	Date 08/03/99

Applicant Carla Fitzsimons,

Development A dormer bungalow.

Location Glenaraneen, Brittas, Co. Dublin.

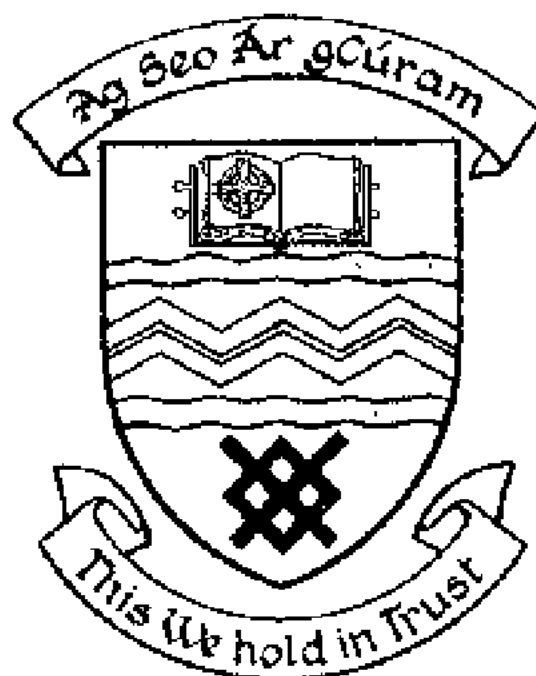
Floor Area 132.01 Sq Metres
Time extension(s) up to and including 20/11/1998
Additional Information Requested/Received 19/11/1998 /08/03/1999

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

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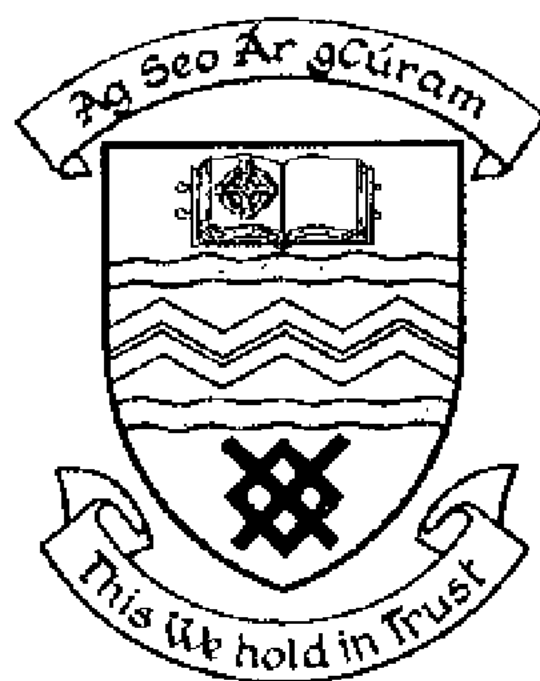
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 08/03/99 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 The dwelling hereby permitted shall first be occupied as a place of permanent residence by the applicant or by a member of the immediate family for a minimum period of one year.
REASON:
To accord with the Planning Authority's policy of only permitting housing in the Dublin Mountain zone in accordance with restrictive criteria in order to protect and enhance the outstanding natural character of the Dublin Mountain Area.
- 3 There shall be no further dwellings on the site outlined in red or on the lands hatched yellow on Drawing No. 1 submitted to the Planning Authority as additional information on 8 March 1999.
REASON:
To protect the outstanding natural character of the locality which is in the Dublin Mountain Area.
- 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 There shall be a vision splay on the uphill side of the proposed entrance of 3 metres x 70 metres minimum.
REASON:
In the interest of road safety.
- 6 A landscaping and tree planting plan shall be submitted to the Planning Authority for agreement before work commences and the agreed scheme shall be implemented in accordance with an agreed timetable.
REASON:
To secure a satisfactory appearance to the development.

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- 7 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 8 The septic tank and percolation areas shall accord with Standard Recommendations for Septic Tank Systems, SR6:1991 published by the National Standards Authority of Ireland.

REASON:

To secure satisfactory septic tank drainage.

- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

REASON:

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

- 10 The driveway gradient shall not be greater than 3% over the last 6 metres of approach to the public road.

REASON:

In the interest of traffic safety.

- 11 Prior to the commencement of the development the applicant shall submit revised elevational drawings for the written agreement of the Planning Authority. These shall provide, in particular, for a simplified and more unified fenestrational treatment with an emphasis on vertical proportions.

REASON:

To protect the amenities of the Dublin Mountain Area.

- 12 That a financial contribution in the sum of £375 (three hundred and seventy five 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:

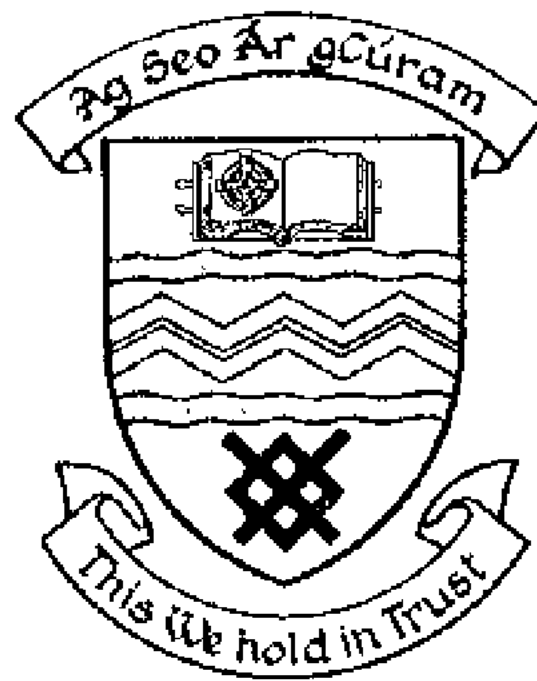
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 13 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South

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Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

- 14 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.

- (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.

Edward Bowler
.....10/06/99
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 0932	Date of Decision 06/05/1999
Register Reference S98A/0598	Date: 28/08/1998

Applicant Carla Fitzsimons,
Development A dormer bungalow.
Location Glenaraneen, Brittas, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including 20/11/1998
Additional Information Requested/Received 19/11/1998 /08/03/1999

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.

..... 06/05/1999
for SENIOR ADMINISTRATIVE OFFICER

Jim Lane,
2 Orwell Gardens,
Churchtown,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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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 as amended by Additional Information received by the Planning Authority on 08/03/99 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 The dwelling hereby permitted shall first be occupied as a place of permanent residence by the applicant or by a member of the immediate family for a minimum period of one year.
REASON:
To accord with the Planning Authority's policy of only permitting housing in the Dublin Mountain zone in accordance with restrictive criteria in order to protect and enhance the outstanding natural character of the Dublin Mountain Area.
- 3 There shall be no further dwellings on the site outlined in red or on the lands hatched yellow on Drawing No. 1 submitted to the Planning Authority as additional information on 8 March 1999.
REASON:
To protect the outstanding natural character of the locality which is in the Dublin Mountain Area.
- 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 There shall be a vision splay on the uphill side of the proposed entrance of 3 metres x 70 metres minimum.
REASON:
In the interest of road safety.

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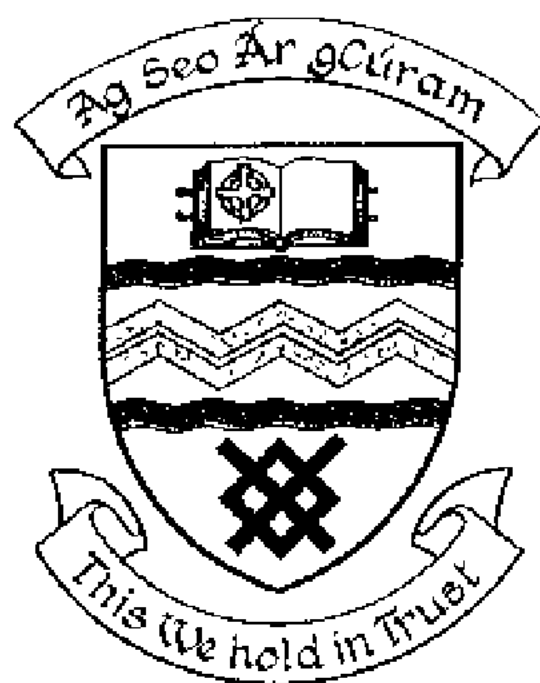
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- 6 A landscaping and tree planting plan shall be submitted to the Planning Authority for agreement before work commences and the agreed scheme shall be implemented in accordance with an agreed timetable.
REASON:
To secure a satisfactory appearance to the development.
- 7 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 8 The septic tank and percolation areas shall accord with Standard Recommendations for Septic Tank Systems, SR6:1991 published by the National Standards Authority of Ireland.
REASON:
To secure satisfactory septic tank drainage.
- 9 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 10 The driveway gradient shall not be greater than 3% over the last 6 metres of approach to the public road.
REASON:
In the interest of traffic safety.
- 11 Prior to the commencement of the development the applicant shall submit revised elevational drawings for the written agreement of the Planning Authority. These shall provide, in particular, for a simplified and more unified fenestrational treatment with an emphasis on vertical proportions.
REASON:
To protect the amenities of the Dublin Mountain Area.
- 12 That a financial contribution in the sum of £375 (three hundred and seventy five pounds) be paid by the proposer to

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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 In the event of a connection to the public sewer, a further financial contribution in the sum of £375 (three hundred and seventy five pounds) to be paid by the proposer to South Dublin County Council towards the cost of provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

REASON:

The provision of such service 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 service.

- 14 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.

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

Decision Order Number 2333	Date of Decision 19/11/98
Register Reference S98A/0598	Date 28th August 1998

Applicant Carla Fitzsimons,
Development A dormer bungalow.

Location Glenaranssen, Brittas, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 28/08/98 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 clarify the extent of the lands and buildings used for donkey sanctuary and to indicate the extent of the applicants involvement in that activity.
- 2 The applicant is requested to consider the location of the proposal in the context of the condition attached to the grant of permission for the dwelling now existing on the lands. Condition No. 5 of that permission stated "one house only to be erected on this site".
- 3 In view of the condition of the roadway serving the site its poor width, alignment and lack of footpaths and lighting the applicant is requested to consider the construction of an entrance jointly with the existing dwelling. Alternatively the applicant should show how the proposed entrance can be

Jim Lane,
2 Orwell Gardens,
Churchtown,
Dublin 14.

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REG REF. S98A/0598

constructed to the Councils Standards by reference to vision
splays, entrance gradients and embankment slopes.

- 4 A revised house design is requested appropriate to its
location in a high amenity zone taking into consideration
site contours, visibility fenestration and finishes.

Signed on behalf of South Dublin County Council

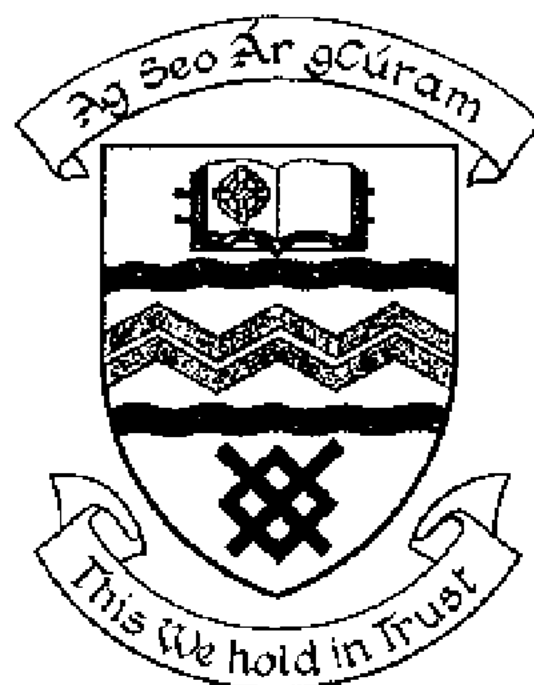
ltt
.....
for Senior Administrative Officer

19/11/98

**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2240	Date of Decision 06/11/98
Register Reference S98A/0598	Date 28th August 1998

Applicant Carla Fitzsimons,
App. Type Permission
Development A dormer bungalow.

Location Glenaraneen, Brittas, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 20/11/98

Yours faithfully

dh.
..... 06/11/98
for SENIOR ADMINISTRATIVE OFFICER

Jim Lane,
2 Orwell Gardens,
Churchtown,
Dublin 14.

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

Decision Order Number 2167	Date of Decision 23/10/98
Register Reference S98A/0598	Date 28th August 1998

Applicant Carla Fitzsimons,
App. Type Permission
Development A dormer bungalow.

Location Glenaraneen, Brittas, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 06/11/98

Yours faithfully

LA
..... 23/10/98
for SENIOR ADMINISTRATIVE OFFICER

Jim Lane,
2 Orwell Gardens,
Churchtown,
Dublin 14.