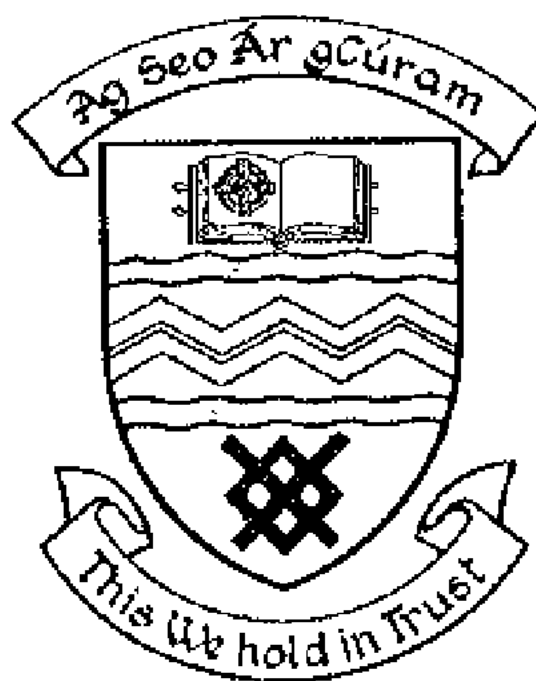


| | | | |
|-----------------------------|--|--|-------------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S98A/0521 | |
| 1. Location | Banshee, Newcastle Road, Co. Dublin. | | |
| 2. Development | A bungalow. | | |
| 3. Date of Application | 23/07/1998 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 22/10/1998 2. |
| 4. Submitted by | Name: Mr. J. Lane, Address: 2 Orwell Gardens, Churchtown, | | |
| 5. Applicant | Name: Anne Brady, Address: Banshee, Athgo, Newcastle Road, Co. Dublin. | | |
| 6. Decision | O.C.M. No. 2531 Date 16/12/1998 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 0178 Date 29/01/1999 | 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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Baile Átha Cliath 24

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Dublin 24

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Mr. J. Lane,
2 Orwell Gardens,
Churchtown,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|--------------------------------|
| Final Grant Order Number 0178 | Date of Final Grant 29/01/1999 |
| Decision Order Number 2531 | Date of Decision 16/12/1998 |
| Register Reference S98A/0521 | Date 22nd October 1998 |

Applicant Anne Brady,

Development A bungalow.

Location Banshee, Newcastle Road, Co. Dublin.

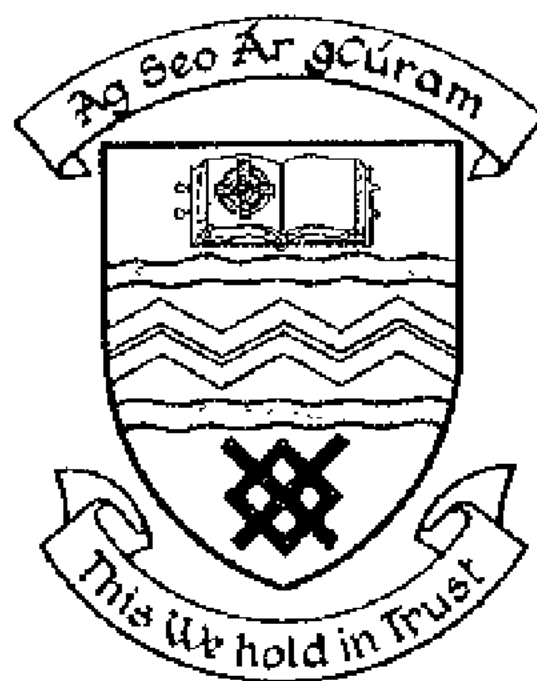
Floor Area 1083.45 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /22/10/1998

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

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REG REF. S98A/0521
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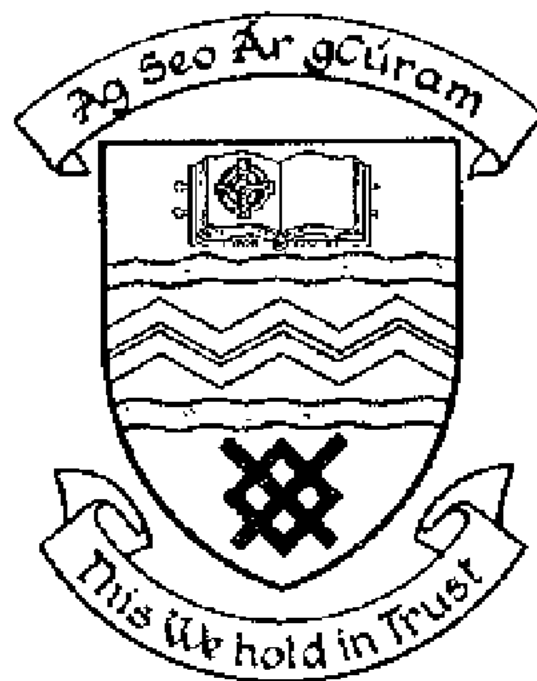
Telephone: 01-414 9000
Fax: 01-414 9104

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 The house when first occupied shall be used as a place of permanent residence by the applicant and/or members of her family.
REASON:
In the interests of the proper planning and development of the area.
- 3 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 (a) External finishes to the dwelling shall be painted smooth or nap plaster;
(b) Roof materials shall be flat tiles or slate and shall be blue/black in colour.
REASON:
In the interests of securing the integration of the development into the landscape.
- 5 Notwithstanding the details submitted a timber post and rail fencing shall be erected along the north-eastern (rear) boundary of the site and shall be backed by deciduous, broad leaved hedgerow material and trees native to the area.

Such planting shall be undertaken in the first planting season following the commencement of development.
Corrugated sheeting shall not be used.
REASON:
in the interests of securing the integration of the development into the landscape and the preservation of the amenities of property in the vicinity.

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- 6 Prior to commencement of development a detailed landscaping and planting scheme for the site, including the site boundaries shall be submitted to and be to the satisfaction of the Planning Authority. The scheme shall provide for the retention of the existing hedgerows bounding the site and provision of a new hedgerow on the southern boundary. All landscaping and planting, which shall consist of a deciduous broad leaved material native to the area, shall be undertaken in the first planting season following the commencement of development.

REASON:

In the interests of visual amenities of the area.

- 7 The applicant shall enter into a maintenance agreement with the supplier of the puraflo system. Details of the agreement shall be submitted to and be to the satisfaction of the Planning Authority prior to commencement of development.

REASON:

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

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

REASON:

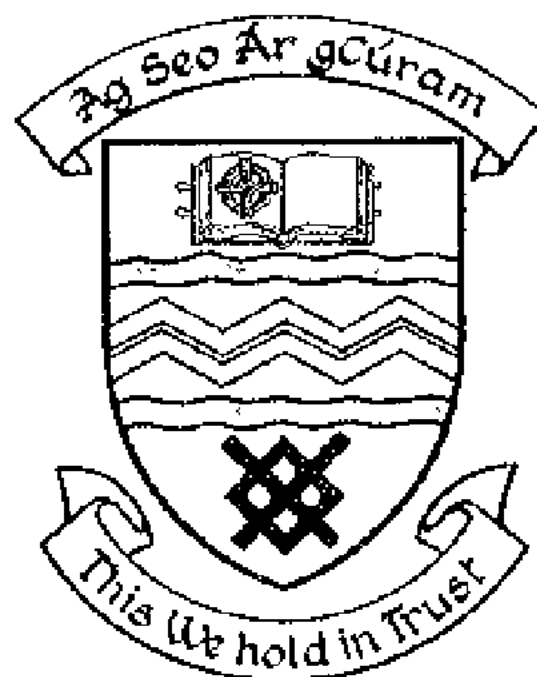
In order to comply with the Sanitary Services Acts, 1878-1964.

- 9 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.

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- 10 That a financial contribution in the sum of money equivalent to the value of #800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate 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.

- 11 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.

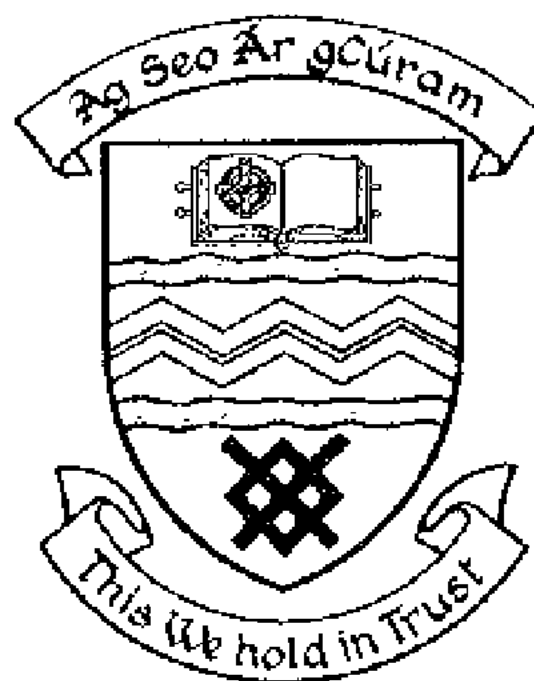
- 12 Notwithstanding the details submitted the access and entrance to the proposed development shall be developed off the laneway to the east of the site. Access off the public road shall not be developed. Full details of the proposed access and entrance area which shall be recessed 1.5 metres from the site boundary shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement off development. The access and entrance area shall be designed and constructed in such a a manner as to ensure that surface water from the development does not enter onto the public road and that surface water drainage from the public road is not adversely interfered with.

REASON:

In the interests of a proper standard of development.

- 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

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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 #375 (three hundred and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of the Athgoe/ CastleWarden Water Supply Improvement scheme which serves this 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 the works.

- (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.

 1st February 1999
for SENIOR ADMINISTRATIVE OFFICER

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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

| | |
|------------------------------|---------------------------|
| Decision Order Number 2531 | Date of Decision 16/12/98 |
| Register Reference S98A/0521 | Date 23rd July 1998 |

Applicant Anne Brady,
Development A bungalow.
Location Banshee, Newcastle Road, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /22/10/98

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.

..... 16/12/98
for SENIOR ADMINISTRATIVE OFFICER

Mr. J. Lane,
2 Orwell Gardens,
Churchtown,
Dublin 14.

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REG REF. S98A/0521

Conditions and Reasons

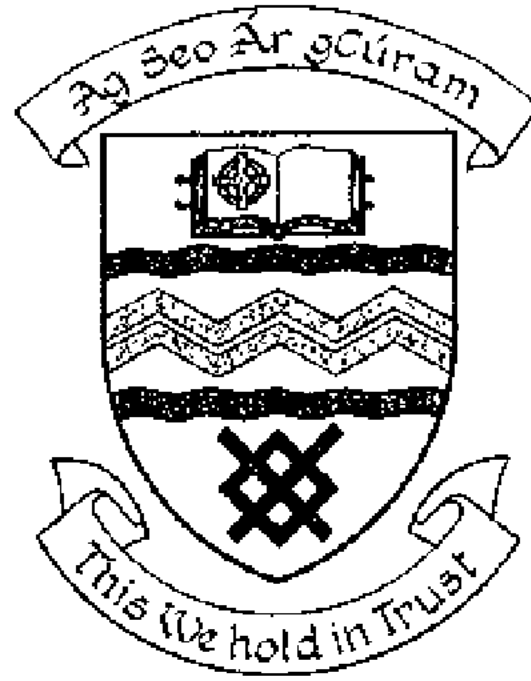
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The house when first occupied shall be used as a place of permanent residence by the applicant and/or members of her family.
REASON:
In the interests of the proper planning and development of the area.
- 3 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 (a) External finishes to the dwelling shall be painted smooth or nap plaster;
(b) Roof materials shall be flat tiles or slate and shall be blue/black in colour.
REASON:
In the interests of securing the integration of the development into the landscape.
- 5 Notwithstanding the details submitted a timber post and rail fencing shall be erected along the north-eastern (rear) boundary of the site and shall be backed by deciduous, broad leaved hedgerow material and trees native to the area.

Such planting shall be undertaken in the first planting season following the commencement of development.

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REG. REF. S98A/0521

Corrugated sheeting shall not be used.

REASON:

in the interests of securing the integration of the development into the landscape and the preservation of the amenities of property in the vicinity.

- 6 Prior to commencement of development a detailed landscaping and planting scheme for the site, including the site boundaries shall be submitted to and be to the satisfaction of the Planning Authority. The scheme shall provide for the retention of the existing hedgerows bounding the site and provision of a new hedgerow on the southern boundary. All landscaping and planting, which shall consist of a deciduous broad leaved material native to the area, shall be undertaken in the first planting season following the commencement of development.

REASON:

In the interests of visual amenities of the area.

- 7 The applicant shall enter into a maintenance agreement with the supplier of the puraflo system. Details of the agreement shall be submitted to and be to the satisfaction of the Planning Authority prior to commencement of development.

REASON:

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- 8 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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REG REF. S98A/0521

- 9 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.

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- 10 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment 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 facilitate this development; this contribution to be paid before the commencement of development on the site.

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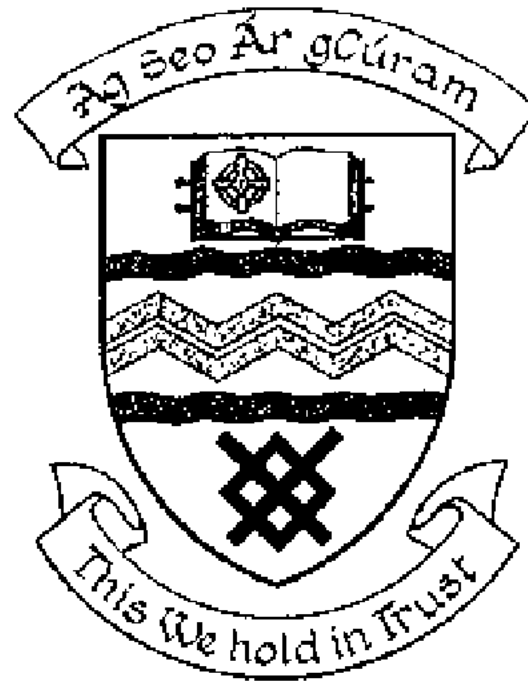
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REASON:

To protect the amenities of the area.

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REG. REF. S98A/0521

- 12 Notwithstanding the details submitted the access and entrance to the proposed development shall be developed off the laneway to the east of the site. Access off the public road shall not be developed. Full details of the proposed access and entrance area which shall be recessed 1.5 metres from the site boundary shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development. The access and entrance area shall be designed and constructed in such a manner as to ensure that surface water from the development does not enter onto the public road and that surface water drainage from the public road is not adversely interfered with.

REASON:

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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 £375 (three hundred and seventy five pounds) be paid by the proposer to South Dublin County Council towards the cost of the Athgoe/CastleWarden Water Supply Improvement scheme which serves this development; this contribution to be paid before the commencement of development on site.

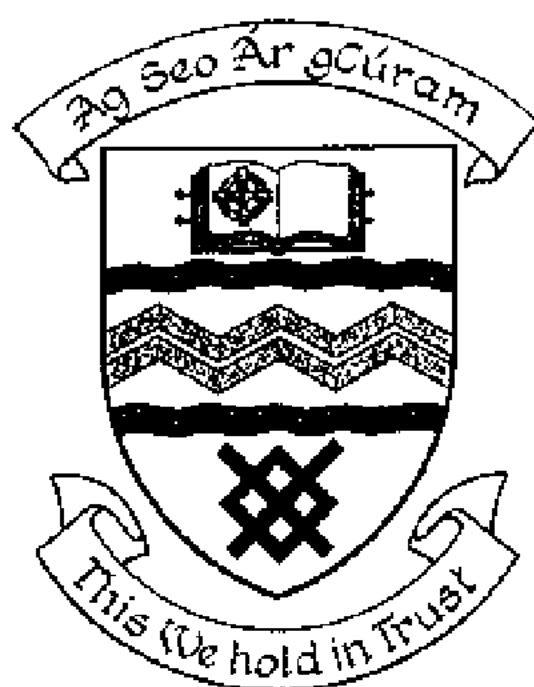
REASON:

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

| | |
|-------------------------------------|----------------------------------|
| Decision Order Number 1895 | Date of Decision 21/09/98 |
| Register Reference S98A/0521 | Date 23rd July 1998 |

Applicant Anne Brady,
Development A bungalow.

Location Banshee, Newcastle Road, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/07/98 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 submit

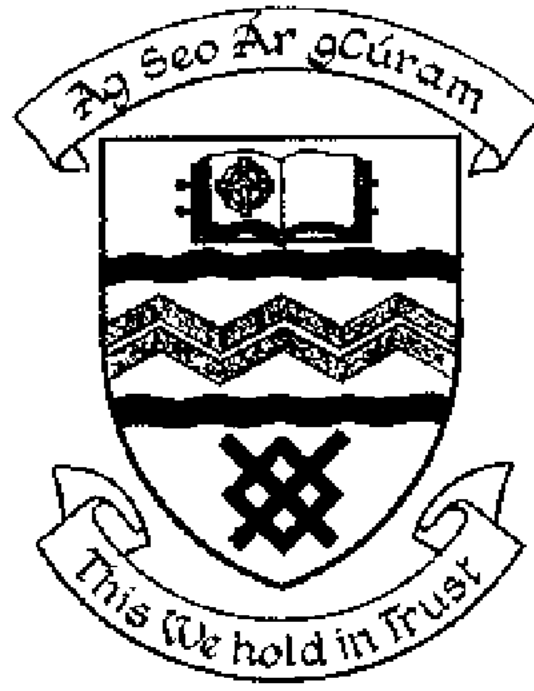
4 Copies of an Ordnance Survey map with a corresponding O.S. reference showing the entire landholding from which the proposed site is formed which shall be outlined in red.

The submission shall also include details of acreage of the landholding, the location of the main dwelling and farmbuildings and any other dwellings on the landholding. In addition, full details of planning permission, if any, which have been granted for dwellings on the subject landholding for occupation by members of landholder's immediate family should be included in the submission.

- 2 Clarification of the applicants need to reside in the area having regard to the Councils policy of houses in rural areas.

Mr. J. Lane,
2 Orwell Gardens,
Churchtown,
Dublin 14.

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3 The applicant is requested to submit:-

- a) Clarification as to whether a biocycle treatment system or puroflo treatment system is proposed. (The lodged plans indicate a biocycle system whereas the written submission indicates a puroflo system);
- b) a specific site assessment report for the puroflo system which shall be certified by a competent professional;
- c) evidence of soil suitability and;
- d) a site plan showing the proposed drainage layout, to include percolation and reserved percolation areas.

Signed on behalf of South Dublin County Council

LH
.....
for Senior Administrative Officer

21/09/98