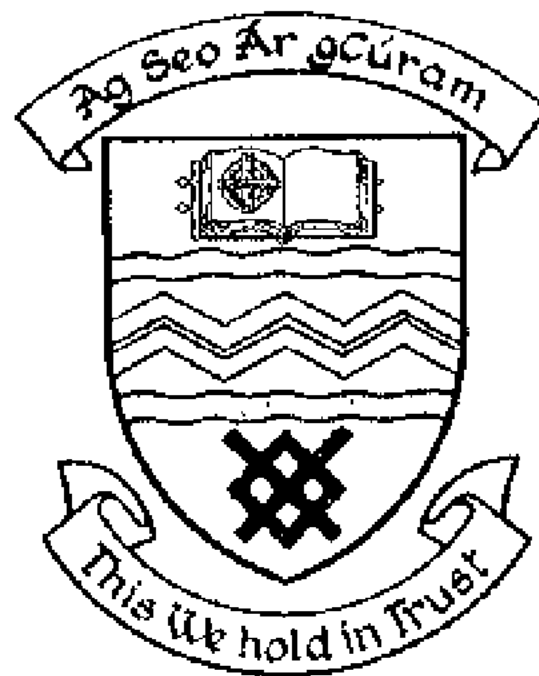


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0500	
1. Location	Castlewarden North, Co. Dublin.		
2. Development	A bungalow, septic tank and ancillary development.		
3. Date of Application	21/07/98	Date Further Particulars (a) Requested (b) Received	
4. Type of Application	Permission	1. 17/09/98 2.	1. 30/09/98 2.
Submitted by	Name: HMG Associates, Address: Office 8b, The Courtyards, Lower Main Street,		
5. Applicant	Name: Conal O'Malley, Address: 176 Monread Heights, Naas, Co. Kildare.		
6. Decision	O.C.M. No. 2367 Date 24/11/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0064 Date 13/01/99	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
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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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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HMG Associates,
Office 8b,
The Courtyard,
Lower Main Street,
Letterkenny,
Co. Donegal.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0064	Date of Final Grant 13/01/99
Decision Order Number 2367	Date of Decision 24/11/98
Register Reference S98A/0500	Date 30th September 1998

Applicant Conal O'Malley,

Development A bungalow, septic tank and ancillary development.

Location Castlewarden North, Co. Dublin.

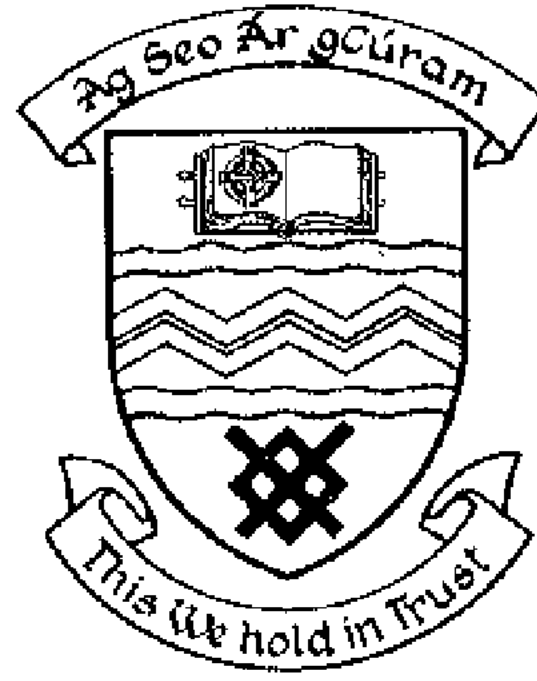
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 17/09/98 /30/09/98

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

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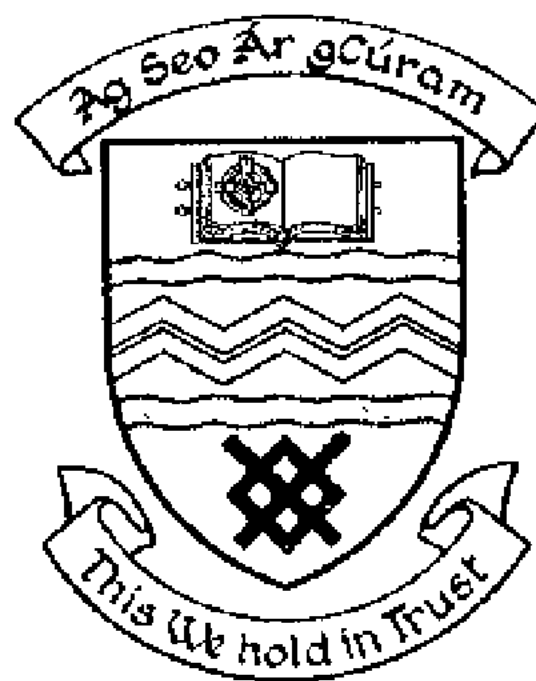
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 house when first occupied shall be used as a place of permanent residence by the applicant and/or members of his immediate family.
REASON:
To secure, in the interests of the proper planning and development of the area, that the house is used to meet the applicant's stated housing needs.
- 3 (a) External finishes of 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 the preservation of the rural character of the area and the amenities of property in the vicinity.
- 4 (a) The hedgerow bounding the site to the north-east shall be retained and shall be augmented with native broad-leaved trees and hedgerow material native to the area.
(b) Planting consisting of native broad-leaved trees and hedgerow material shall be undertaken along the south eastern and south western boundaries.
(c) Subject to the requirements of Condition 8(f) planting consisting of native broad leaved trees and hegerow material shall be undertaken along the north-western roadside boundary.

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

REASON:

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

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

REASON:

To prevent unauthorised development.

- 6 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.

- 7 That the septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank and Drainage Systems SR6:1991" available from Eolas.

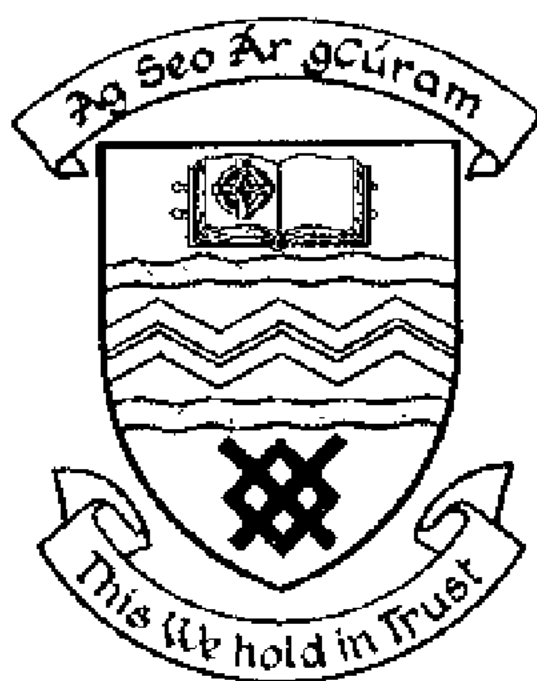
REASON:

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

- 8 Full details of the proposed access and entrance area in accordance with the requirements outlined below shall be submitted to the Planning Authority for agreement prior to commencement of development :

- (a) The roadside ditch shall be piped with pipes of adequate size and strength to the satisfaction of the Area Engineer, Roads Maintenance.
- (b) All storm water shall be disposed of to soakpits or natural watercourse within the site and shall not discharge onto the public road.
- (c) The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.
- (d) The front boundary wall shall be set back three metres from the carriageway edge. The strip between the edge of the carriageway and the boundary shall be levelled and grassed to County Council standards.
- (e) The entrance gate shall be recessed 1.5 metres from the new boundary with wing walls splayed at 45 degrees.

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- (f) No development of any form including planting, fence or wing walls shall exceed a height of 0.9 metres within the area required to provide visibility from the site entrance point. The visibility requirements to be agreed with the Roads Engineer, Roads Planning Division.
- (g) Parking for two cars shall be provided within the curtilage of the site with an adequate turning area.
- (h) All underground or overhead services and poles shall be relocated, as may be necessary, to a suitable location adjacent to the new boundary at the developer's expense.

REASON:

In the interests of traffic safety.

- 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:

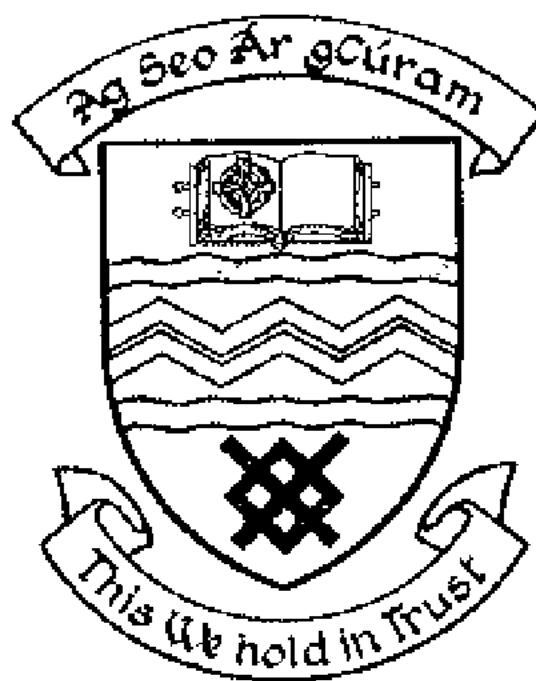
In order to comply with the Sanitary Services Acts, 1878-1964.

- 10 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.

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- 11 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 for Athgoe/Castlewarden Water Scheme 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.

- 12 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.

- 13 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:

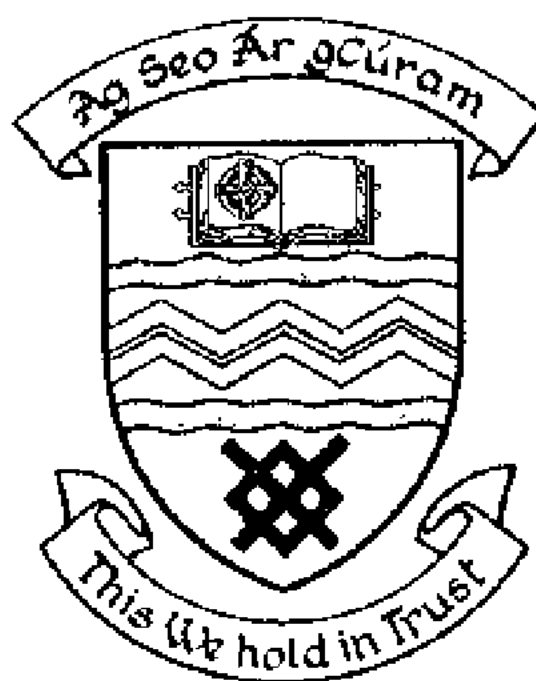
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

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- (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.

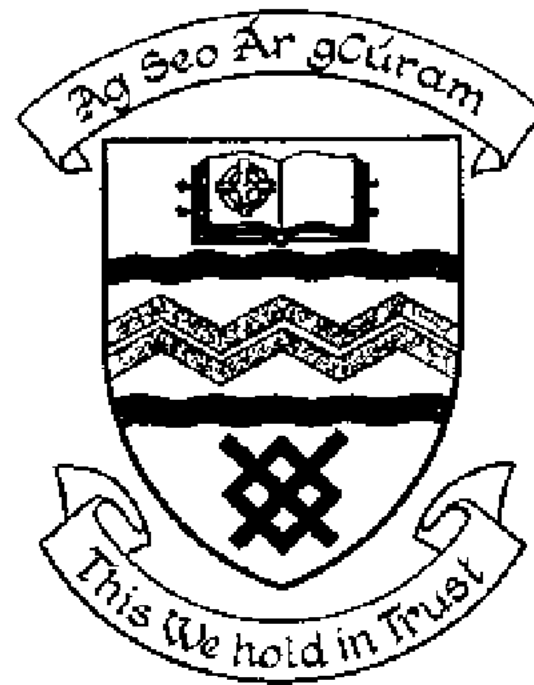
Signed on behalf of South Dublin County Council.

 15 January 1999
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1875	Date of Decision 17/09/98
Register Reference S98A/0500	Date 21st July 1998

Applicant Conal O'Malley,
Development A bungalow, septic tank and ancillary development.

Location Castlewarden North, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 21/07/98 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 copies of an Ordnance Survey Map on which is outlined the entire one hundred and twenty acre landholding from which the site is formed. The submission shall include the location of the existing main farm dwelling and farm buildings and of any other dwellings located on the landholding. In addition full details of planning permissions, if any, which have been granted for dwellings on the landholding for occupation by members of the landholders' immediate family shall be included in the submission.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

17/09/98

HMG Associates,
Office 8b,
The Courtyard,
Lower Main Street,
Letterkenny,