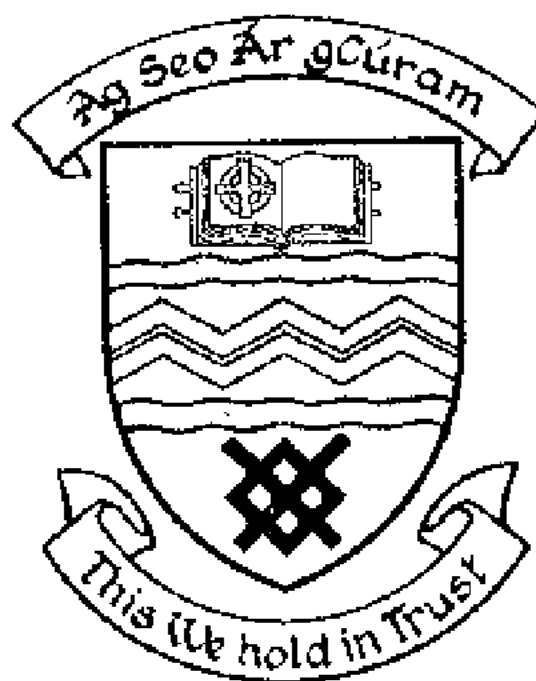


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0346	
1. Location	Brownstown, Newcastle, Co. Dublin.		
2. Development	Dwelling with Bio-Cycle Waste Water Treatment System.		
3. Date of Application	29/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 23/07/98 2.	1. 24/08/98 2.
4. Submitted by	Name: Andrew Dwyer, Address: 39 Pairc Mhuire, Saggart,		
5. Applicant	Name: Andrew Dwyer, Address: 39 Pairc Mhuire, Saggart, Co. Dublin.		
6. Decision	O.C.M. No. 2157 Date 22/10/98	Effect AO GRANT OUTLINE PERMISSION	
7. Grant	O.C.M. No. 2437 Date 04/12/98	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.			

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

Andrew Dwyer,
39 Pairc Mhuire,
Saggart,
Co. Dublin.

NOTIFICATION OF GRANT OF Outline Permission

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

Final Grant Order Number 2437	Date of Final Grant 04/12/98
Decision Order Number 2157	Date of Decision 22/10/98
Register Reference S98A/0346	Date 24th August 1998

Applicant Andrew Dwyer,

Development Dwelling with Bio-Cycle Waste Water Treatment System.

Location Brownstown, Newcastle, Co. Dublin.

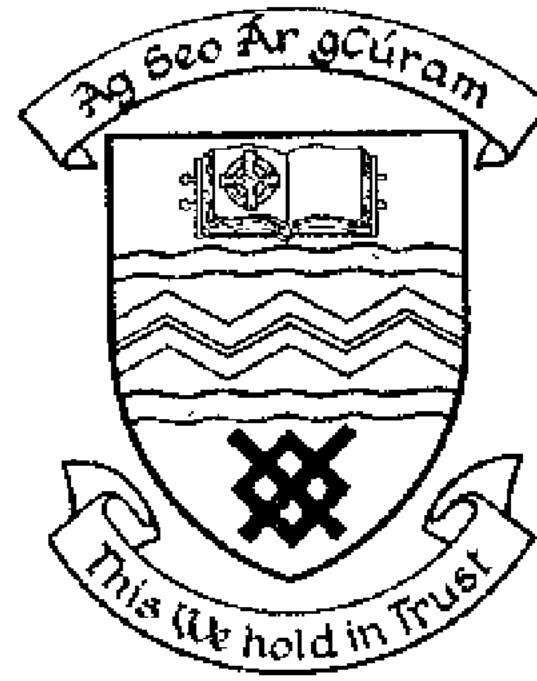
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 23/07/98 /24/08/98

A Outline Permission has been granted for the development described above,
subject to the following (12) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

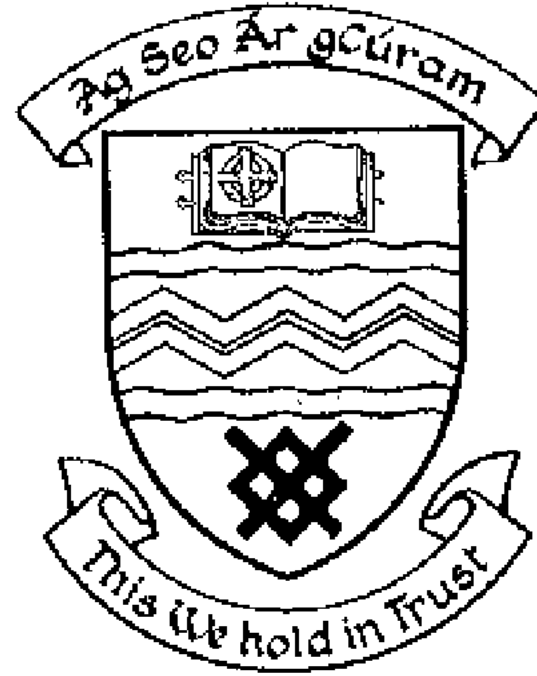
Bosca 4122
Lár an Bhaile, Tarnhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

Conditions and Reasons

- 1 That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted and approved by the Planning Authority before any works are begun.
REASON:
In the interest of the proper planning and development of the area.
- 2 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 The dwelling shall be occupied by the applicants or a member of their immediate family as a place of permanent residence.
REASON:
In the interest of the proper planning and development of the area.
- 5 That the roof tiles shall be either in black, blue/black or slate grey colour.
REASON:
In the interest of visual amenity.
- 6 That the applicant shall enter into a maintenance contract with a wastewater treatment company for the biocycle treatment system and this system shall be alarmed to the main dwelling.
REASON:
In the interest of public health and the proper maintenance of the wastewater treatment system.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

- 7 That the requirements of the Environmental Health Officer shall be ascertained and fully adhered to in the development.

REASON:

In the interest of public health.

- 8 That the following requirements shall be provided for and adhered to in the development:-

- . A raised drained sub-surface irrigation area of 40 linear metres with at least one metre of overburden present between the highest water table level or fissured bedrock on site and the invert level of the irrigation pipe shall be provided.
- . The irrigation area shall be located on site in accordance with the Biocycle Agreement Certificate.
- . Lands drains shall be used beneath the irrigation area around the site to ensure adequate drainage and irrigation.
- . The soakway shall not be upgradient of the percolation area and shall not soak into any percolation area.

REASON:

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

- 9 That the proposed entrance, front boundary treatment including the removal of the existing hedgerow and fencing, and the carparking layout shall be in accordance with the details shown on the revised site layout plan and written submissions received by the Planning Authority on 24th August 1998.

REASON:

In the interest of public safety.

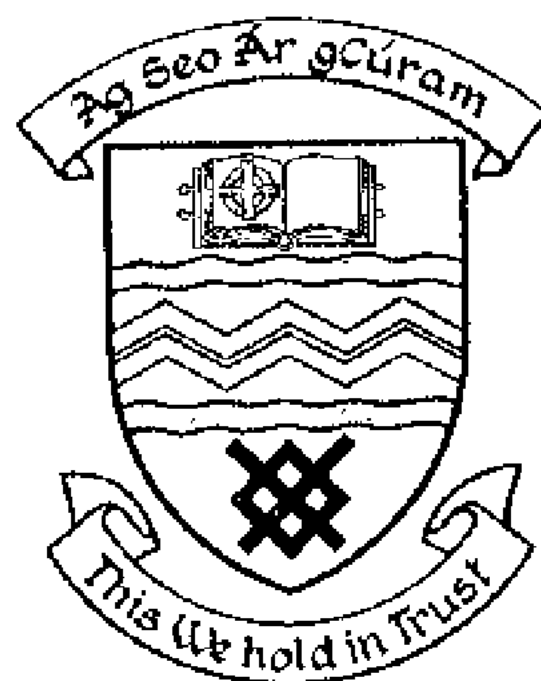
- 10 That a financial contribution to be determined by the Planning Authority on submission of detailed plans for approval be paid by the applicant to South Dublin County Council towards the cost of provision of public services in the area of the proposed development; this contribution to be paid before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

REASON:

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

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.

- 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 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.

- 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 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:

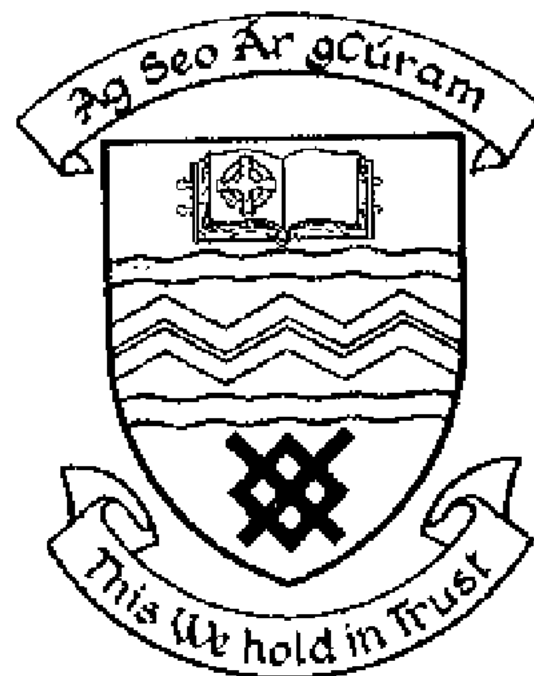
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- (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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9000
Fax: 01-414 9104

- (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.

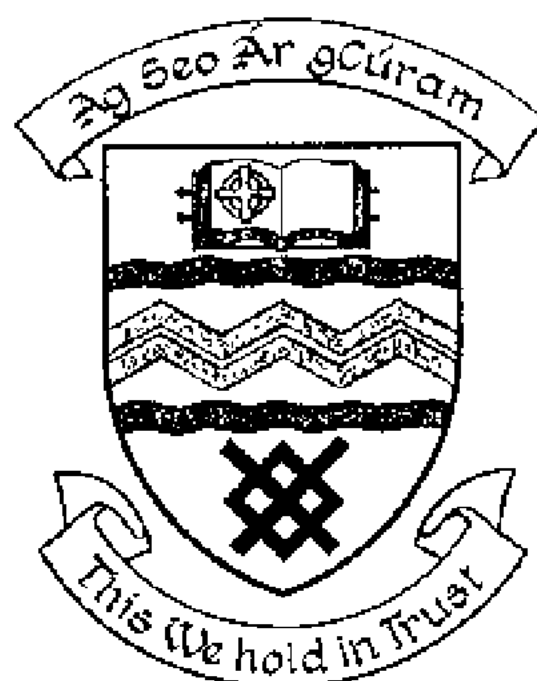
Signed on behalf of South Dublin County Council.

 7. December 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 1478	Date of Decision 23/07/98
Register Reference S98A/0346	Date 29th May 1998

Applicant Andrew Dwyer,
Development Dwelling with Bio-Cycle Waste Water Treatment System.

Location Brownstown, Newcastle, Co. Dublin.

App. Type Outline Permission

Dear Sir/Madam,

With reference to your planning application, received on 29/05/98 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 a detailed site plan showing the proposed access and on site car parking arrangements. The submission should include provision for vision splays in accordance with the standards required by the Roads Department. The applicant is advised to consult with the Roads Department prior to submission.
- 2 The applicant is requested to submit satisfactory evidence as to the soil suitability on site for receipt of effluent from the proposed biocycle waste treatment system and a site assessment report from the approved bio-cycle manufacturer. The applicant is advised to consult with the Environmental Health Officer prior to submission.

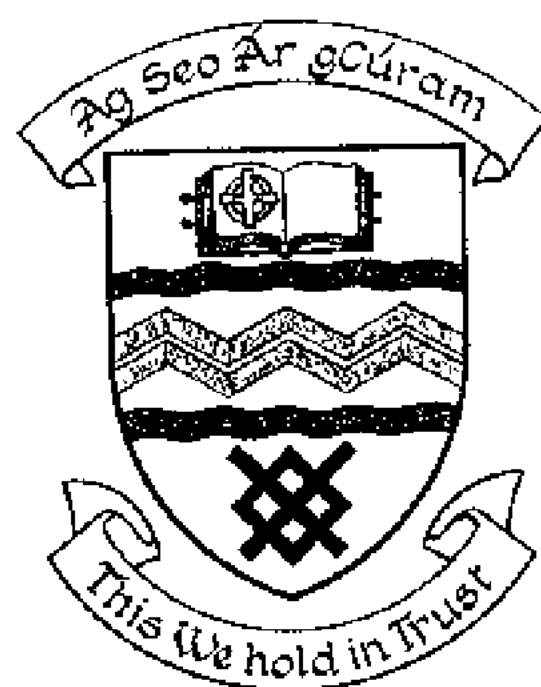
Signed on behalf of South Dublin County Council
Andrew Dwyer,
39 Pairc Mhuire,
Saggart,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

REG REF. S98A/0346



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

.....
for Senior Administrative Officer

24/07/98