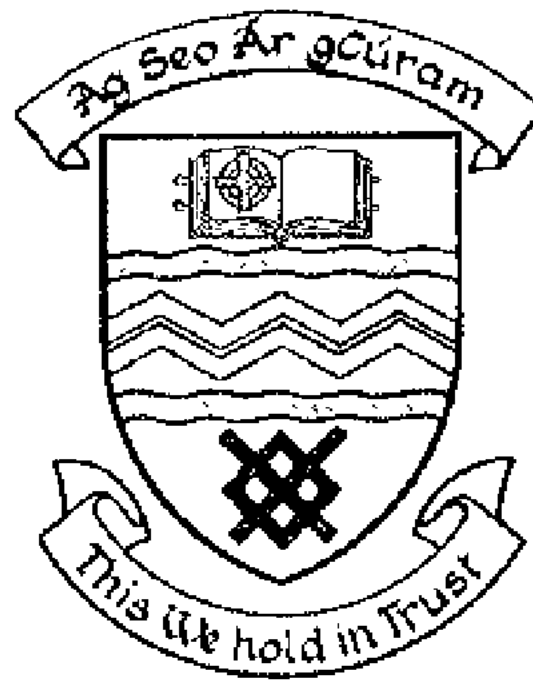


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0322	
1. Location	Land at Greenogue, Rathcoole, Co. Dublin.		
2. Development	One dormer bungalow together with associated septic tank and puraflo treatment system.		
3. Date of Application	20/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Con McCarthy, Address: 3 Willsbrook Green, Lucan, Co. Dublin.		
5. Applicant	Name: Con McCarthy, Address: 3 Willsbrook Green, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1405 Date 16/07/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1743 Date 31/08/98	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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Con McCarthy,
3 Willsbrook Green,
Lucan,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1743	Date of Final Grant 31/08/98
Decision Order Number 1405	Date of Decision 16/07/98
Register Reference S98A/0322	Date 20th May 1998

Applicant Con McCarthy,

Development One dormer bungalow together with associated septic tank and puraflo treatment system.

Location Land at Greenogue, Rathcoole, Co. Dublin.

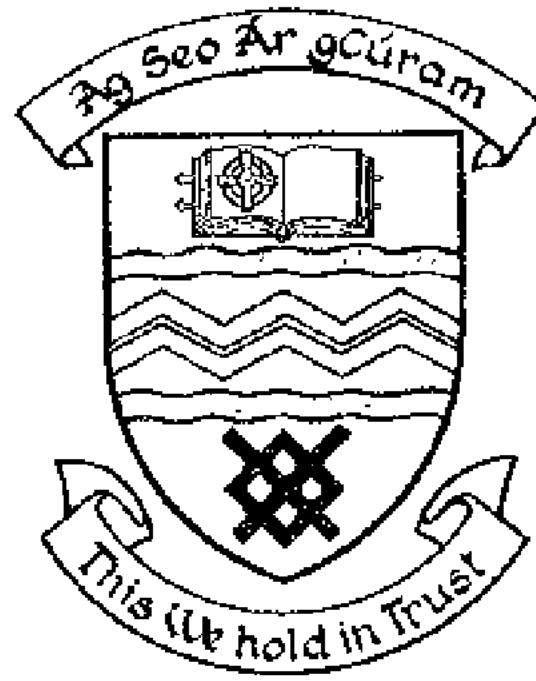
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

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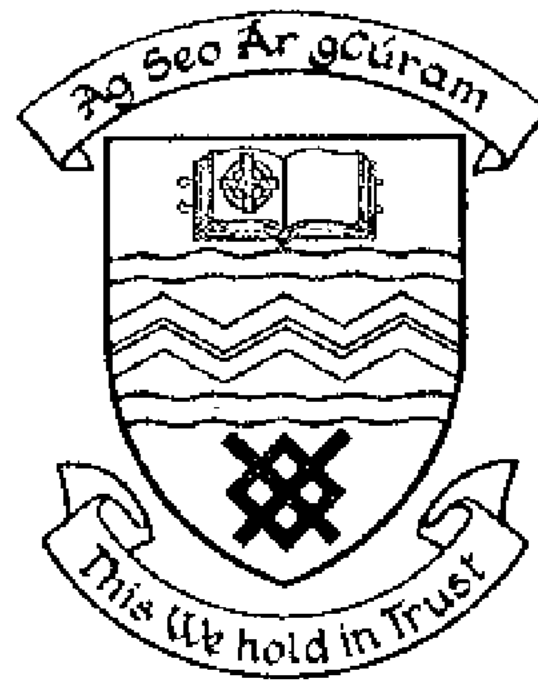
Conditions and Reasons

- 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 proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 That the house, when completed, be first occupied by the applicant and/or members of his immediate family.
REASON:
In the interest of the proper planning and development of the area.
- 5 That the following requirements of the supervising environmental health officer shall be provided for and adhered to in the development.
 - (a) Design, size and specification of the septic tank shall comply with SR 6, 1991
 - (b) Design and installation of the 'puroflow' unit shall be in accordance with Irish Agreement Board Certificate No. 95/0060.
 - (c) A maintenance contract for the 'puroflo' unit shall be entered into with Bord Na Mona.
 REASON:
In the interest of public health and the proper planning and development of the area.
- 6 That the front boundary shall be set back three metres from the edge of the public road and the entrance gate set back 4.5 metres. The area between the new boundary and the edge of the road shall be levelled and grassed to the

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satisfaction of the County Council. Existing poles shall be relocated to a suitable position on the new boundary at the applicant's own expense.

REASON:

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

- 7 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 water supply 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 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.

- 8 That the roof tiles shall be either black, blue black, or slate colour and the external finishes shall be in a mute shade. Brick finish is unacceptable.

REASON:

In the interest of visual amenity.

- 9 That the land outlined in blue on the lodged site location map shall be reserved free of development.

REASON:

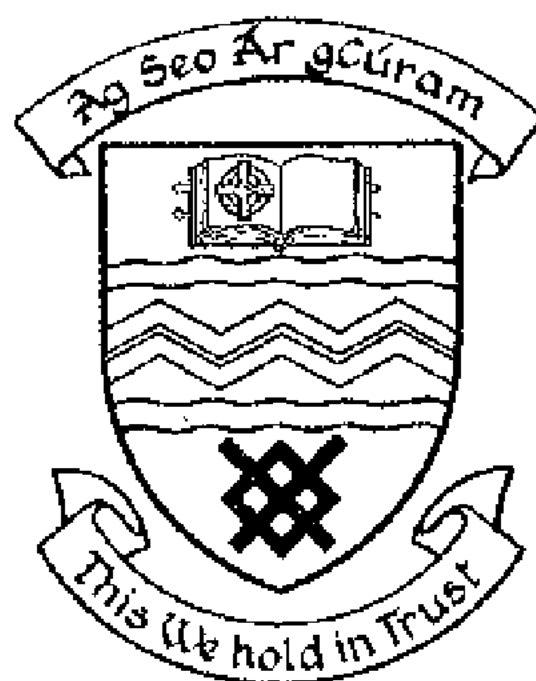
So that the rural character of the area may be preserved.

- 10 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

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reasonable that the developer should contribute towards the cost of providing the service.

- 11 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.

- 12 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

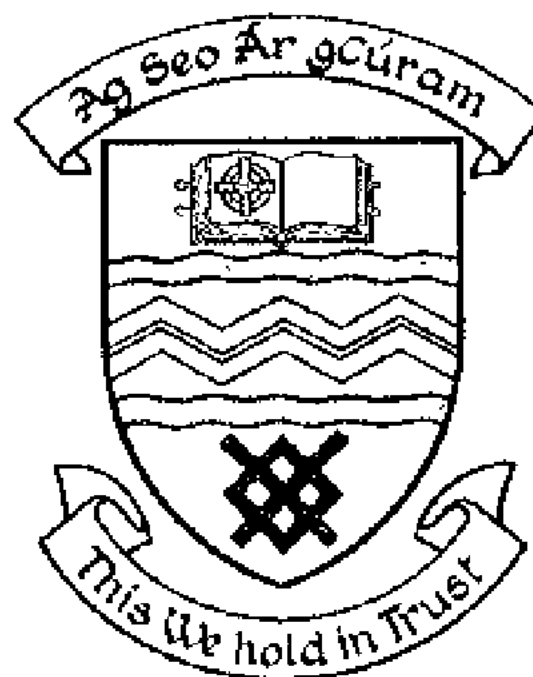
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- (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.

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- (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.


.....September 1998
for SENIOR ADMINISTRATIVE OFFICER