

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0293	
1. Location	Athgoe, Newcastle, Co. Dublin.		
2. Development	Bungalow, septic tank and Bord na Mona effluent treatment system.		
3. Date of Application	07/05/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 02/07/1998 2. 12/10/19	1. 14/08/1998 2. 21/10/19
4. Submitted by	Name: Dermot Moran, Address: Athgoe, Newcastle,		
5. Applicant	Name: Dermot Moran, Address: Athgoe, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 2498 Date 10/12/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0158 Date 27/01/1999	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
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Dermot Moran,
Athgoe,
Newcastle,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

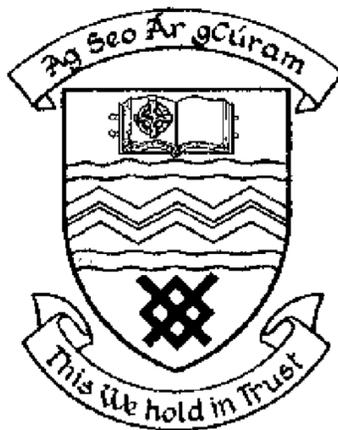
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 0158	Date of Final Grant 27/01/19
Decision Order Number 2498	Date of Decision 10/12/1998
Register Reference S98A/0293	Date 21st October 1998

Applicant Dermot Moran,
Development Bungalow, septic tank and Bord na Mona effluent treatment system.
Location Athgoe, Newcastle, Co. Dublin.
Floor Area 0.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 02/07/1998 /14/08/1998

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, 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 his immediate family.

REASON:

To secure, in the interests of the proper planning and development of the area, and the house is used to meet the applicant's stated needs.

- 3 (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 the preservation of the rural character of the area and the amenities of property in the vicinity.

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

REASON:

To prevent unauthorised development.

- 5 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.

- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

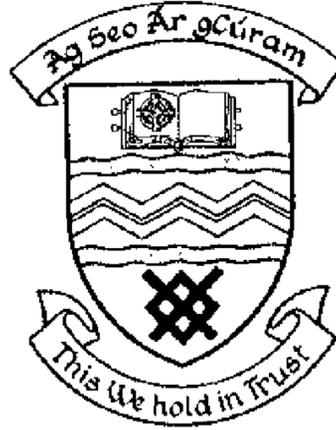
REASON:

In the interest of amenity.

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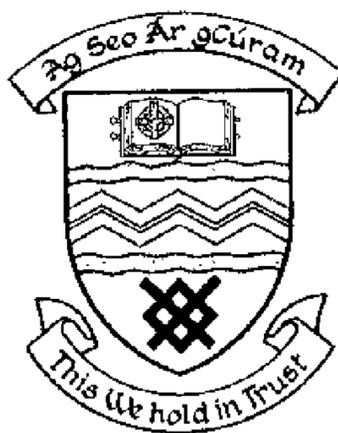
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- 7 Prior to commencement of development a detailed landscaping and planting scheme for the site, including the site boundaries shall be submitted to and be to the satisfaction of the Planning Authority.
The scheme shall provide for:-
(a) the retention of the existing mature trees along the site frontage and the northern boundary;
(b) the provision of a new hedgerow on the southern and western boundaries.
All landscaping and planting shall be undertaken in the first planting season following the commencement of development.
REASON:
In the interests of the proper standard of development and the prevention of the creation of traffic hazard.
- 8 Entrance area shall be recessed 1.5 metres from the site boundary. All underground or overhead services and poles at the site frontage, or within required visibility splays to be set back to a suitable location adjacent to the new boundary at the developer's expense.
REASON:
In the interest of the proper planning and development of the area.
- 9 Full details of the proposed access and entrance area shall be submitted to and be to the satisfaction of the Planning Authority prior to 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. The entrance area shall be surfaced with a dust free and durable material. Gravel or other loose material is not acceptable.
REASON:
In the interests of a proper standard of development and the prevention of the creation of a traffic hazard.
- 10 The applicant shall enter into a maintenance agreement with the supplier of the purflo effluent treatment system. Details of the agreement shall be submitted to and be to the satisfaction of the Planning Authority prior to the

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commencement of development.

REASON:

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

- 11 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.

- 12 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.

- 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 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.

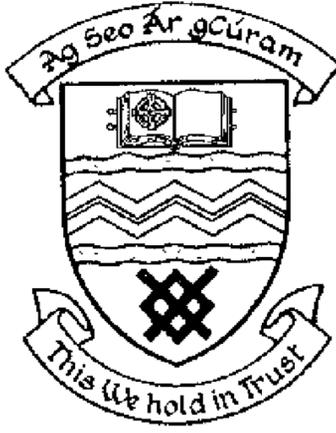
REASON:

The provision of such 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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- 14 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.

- (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.

.....
for SENIOR ADMINISTRATIVE OFFICER

..... January 1999

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

Decision Order Number 2498	Date of Decision 10/12/98
Register Reference S98A/0293	Date 7th May 1998

Applicant Dermot Moran,
Development Bungalow, septic tank and Bord na Mona effluent treatment system.
Location Athgoe, Newcastle, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 02/07/98 /14/08/98

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.

PH
..... 11/12/98
for **SENIOR ADMINISTRATIVE OFFICER**

Dermot Moran,
Athgoe,
Newcastle,
Co. Dublin.

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Conditions and Reasons

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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 his immediate family.
REASON:
To secure, in the interests of the proper planning and development of the area, and the house is used to meet the applicant's stated needs.
- 3 (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 the preservation of the rural character of the area and the amenities of property in the vicinity.
- 4 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 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.

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- 6 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
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REASON:
In the interest of the proper planning and development of the area.
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REASON:

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

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REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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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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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.

- 14 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.

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

Decision Order Number 2069	Date of Decision 12/10/98
Register Reference S98A/0293	Date 7th May 1998

Applicant Dermot Moran,
App. Type Permission
Development Bungalow, septic tank and Bord na Mona effluent treatment system.
Location Athgoe, Newcastle, Co. Dublin.

Dear Sir / Madam,

With reference to your planning application, additional information received on 14th August 1998 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 The applicant is requested to submit full details of acreage of the family's landholding to include the location of the main dwelling and farm buildings and of 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 the landholder's immediate family shall be included in the submission. The applicant shall also indicate the nature and full extent of his farming activity.

Dermot Moran,
Athgoe,
Newcastle,
Co. Dublin.

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REG REF. S98A/0293

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the
Planning Reg Ref. No. given above.

Yours faithfully

LAH

.....
for SENIOR ADMINISTRATIVE OFFICER

12/10/98

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

Decision Order Number 1331	Date of Decision 02/07/98
Register Reference S98A/0293	Date 7th May 1998

Applicant Development Dermot Moran,
Bungalow, septic tank and Bord na Mona effluent treatment system.

Location Athgoe, Newcastle, Co. Dublin.

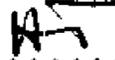
App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 07/05/98 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 should submit evidence that the proposal complies with the Council's policy on dwellings in rural areas as set out in the Dublin County Development Plan 1993 and Written Statement paragraph 2.3.6.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

03/07/98

Dermot Moran,
Athgoe,
Newcastle,
Co. Dublin.