

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0225
1. Location	'Cranbrook', The Grange, Newcastle Road, Lucan, Co.Dublin.	
2. Development	Two storey house and bio cycle treatment plant.	
3. Date of Application	09/04/98	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 05/06/98      1. 22/07/98 2.                      2.
4. Submitted by	Name: John J. Donohue, Address: The Grange, Newcastle Road, Lucan,	
5. Applicant	Name: John J Donohue Address: The Grange, Newcastle Road, Lucan, Co. Dublin.	
6. Decision	O.C.M. No. 1881  Date 18/09/98	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2186  Date 29/10/98	Effect AP GRANT PERMISSION
8. Appeal Lodged		
9. Appeal Decision		
10. Material Contravention		
11. Enforcement	Compensation	Purchase Notice
0	0	0
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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John J. Donohue,  
The Grange,  
Newcastle Road,  
Lucan,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number</b> 2186	<b>Date of Final Grant</b> 29/10/98
<b>Decision Order Number</b> 1881	<b>Date of Decision</b> 18/09/98
<b>Register Reference</b> S98A/0225	<b>Date</b> 22nd July 1998

**Applicant** John J Donohue

**Development** Two storey house and bio cycle treatment plant.

**Location** 'Cranbrook', The Grange, Newcastle Road, Lucan, Co.Dublin.

**Floor Area** 0.000 Sq Metres

**Time extension(s)** up to and including

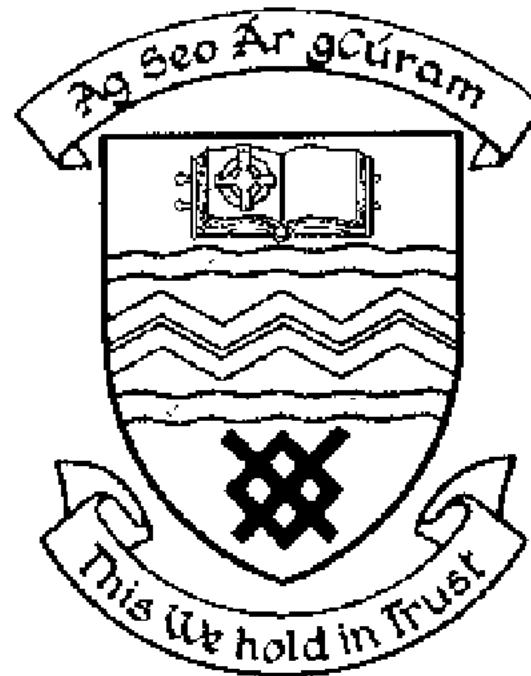
**Additional Information Requested/Received** 05/06/98 /22/07/98

A Permission has been granted for the development described above,  
subject to the following (7) Conditions.

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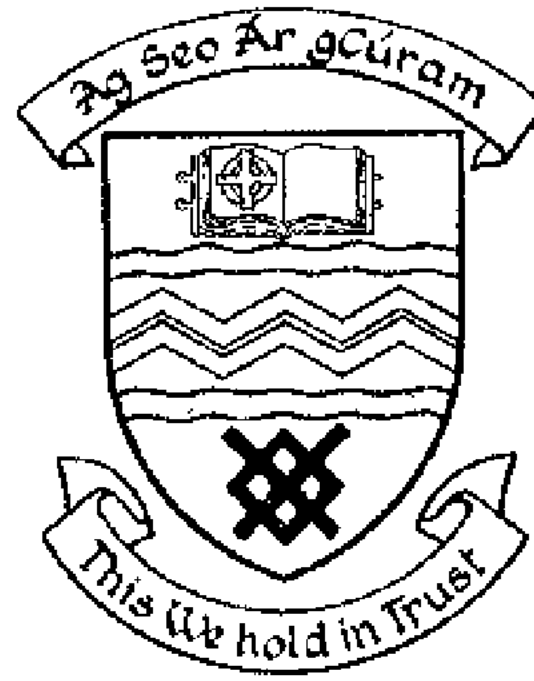
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**Conditions and Reasons**

- 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 the roof tiles shall be in black/grey, blue/black or dark brown and the external finishes shall be in a mute shade.  
REASON:  
In the interest of visual amenity.
- 4 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.
- 5 The biocycle effluent shall be disposed to a raised, drained sub-surface irrigation area of 80 linear metres and shall be located in accordance with the standards set out on the Agreement Certificate (Table 1). The following requirements shall be provided for and adhered to in the development in relation to the effluent disposal arrangements:-
  - (a) the raised irrigation area shall be in accordance with the standards of a recognised biocycle approved company;
  - (b) the surface soak-away shall not be up gradient of the percolation area or in any position where it could soak to the percolation area;
  - (c) provision shall be made for at least one metre of overburden between the highest level of the water level and the invert level of the irrigation system;
  - (d) the biocycle unit shall not be located within, areas

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where vehicles could traverse or damage it.

**REASON:**

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

- 6 That the applicant shall enter into a maintenance contract with a wastewater treatment company prior to the occupation of the dwelling. The system shall be alarmed within the dwelling.

**REASON:**

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

- 7 That the entire front boundary of the site shall be set back by a distance of three metres from its present position. Indigenous hedgerow should be replanted along the boundary. within one calendar year of the date of the commencement of the development. Revised plan and elevation drawings shall be submitted to the Planning Authority prior to the commencement of the development.

**REASON:**

To improve vision at the access to the site, especially in the northern direction.

**NOTE:** The lodged submission is unsatisfactory).

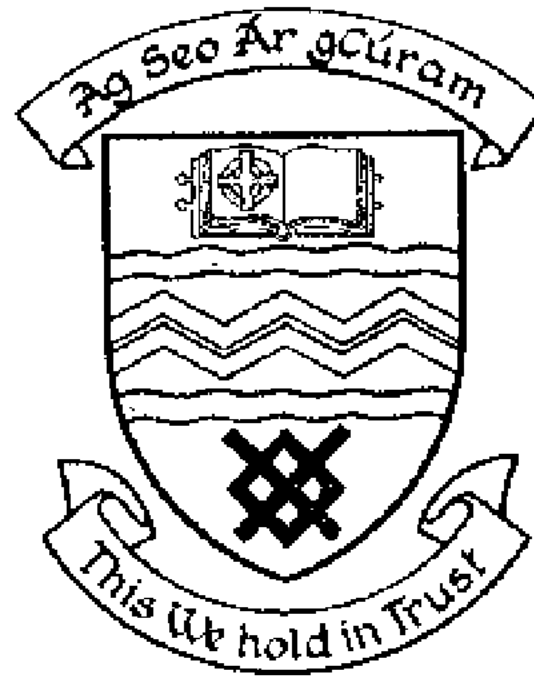
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control 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.

REG REF. S98A/0225

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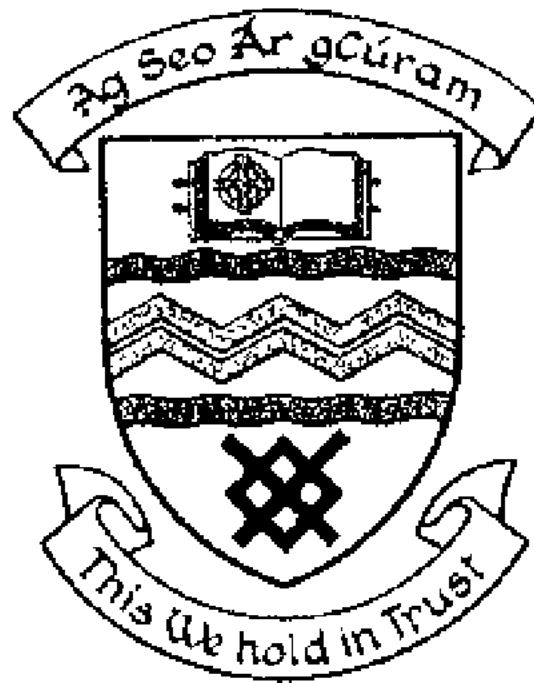
signed on behalf of South Dublin County Council.

.....October 1998  
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 1095	Date of Decision 05/06/98
Register Reference S98A/0225	Date 9th April 1998

**Applicant** John J Donohue  
**Development** Two storey house and bio cycle treatment plant.  
**Location** 'Cranbrook', The Grange, Newcastle Road, Lucan, Co.Dublin.  
**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 09/04/98 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 make arrangements for a trial hole to be dug and for supervised percolation tests to be carried out to ascertain the suitability of the soil on site for a biocycle waste water treatment system, the results of which should be submitted to the planning authority. It is noted that the septic tank for the existing dwelling is not operating satisfactorily. The applicant is advised to consult with the Environmental Health Officer prior to submission.
- 2 Visibility at the proposed access is not satisfactory. The applicant is requested to submit a revised site layout plan along with elevation details of the proposed front entrance and boundary treatment to indicate how visibility and safety at the access can be improved. In this regard it is recommended that gates should be set back five metres from the edge of carriageway and that wing walls be constructed at a forty - five degree angle. The applicant

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is advised to consult with the Roads and Planning Departments  
prior to submission.

- 3 The design of the proposed dwelling by reason of height, scale and design would not adequately assimilate with the character of the surrounding rural area. The applicant is requested to submit his proposals showing how this problem might be overcome. To this end it is recommended that consideration be given to reducing the height and scale of the proposed dwelling and to a dormer-style dwelling or a dwelling which in part only has a two storey element.

Signed on behalf of South Dublin County Council

.....*DC*.....  
for Senior Administrative Officer

05/06/98