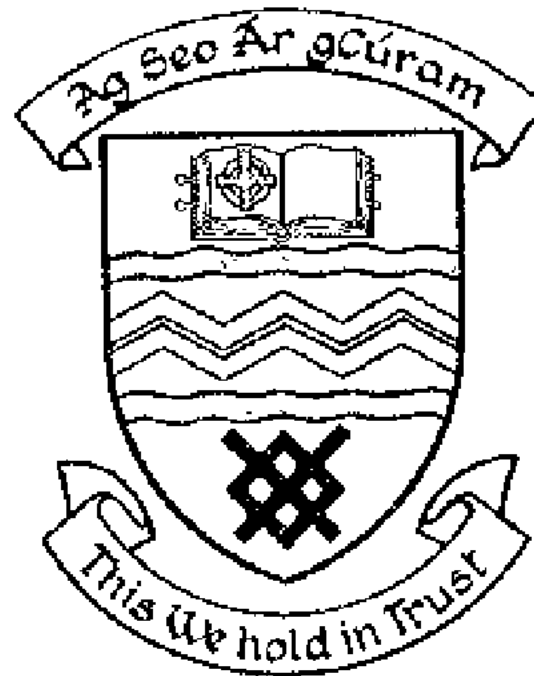


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0011	
1. Location	'Southwold', Hazelhatch Road, Newcastle, Co. Dublin.		
2. Development	Dormer bungalow with septic tank and secondary effluent treatment system.		
3. Date of Application	08/01/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/04/98 2.	1. 15/07/98 2.
4. Submitted by	Name: Kestrel Homes Ltd., Address: 'Germai House', Ballymore Eustace,		
5. Applicant	Name: Colum Mooney, Address: 'Southwold', Hazelhatch Road, Newcastle, Co. Dublin		
6. Decision	O.C.M. No. 1826 Date 11/09/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2150 Date 21/10/98	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



**PLANNING
DEPARTMENT**

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Town Centre, Tallaght
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Kestrel Homes Ltd.,
'Germai House',
Ballymore Eustace,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2150	Date of Final Grant 21/10/98
Decision Order Number 1826	Date of Decision 11/09/98
Register Reference S98A/0011	Date 15th July 1998

Applicant Colum Mooney,

Development Dormer bungalow with septic tank and secondary effluent treatment system.

Location 'Southwold', Hazelhatch Road, Newcastle, Co. Dublin.

Floor Area 173.500 Sq Metres

Time extension(s) up to and including 07/04/98

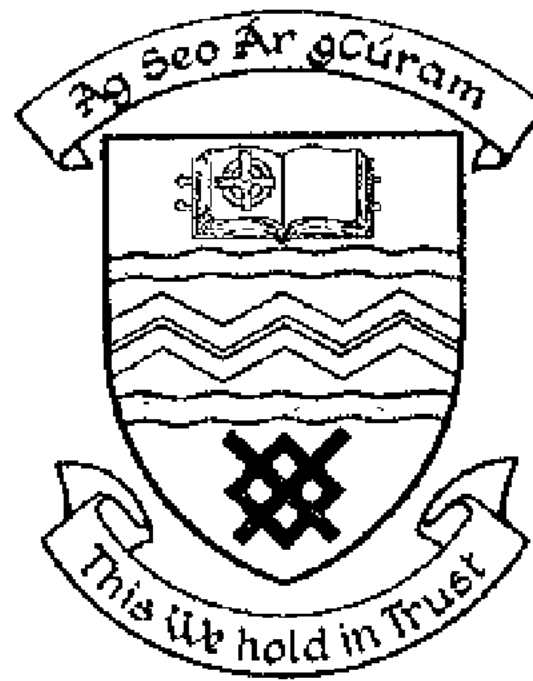
Additional Information Requested/Received 01/04/98 /15/07/98

A Permission has been granted for the development described above,
subject to the following (11) Conditions.

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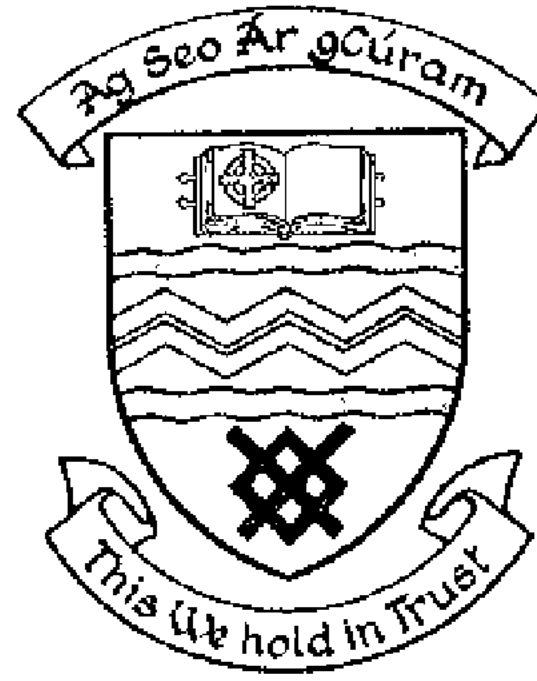
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Conditions and Reasons

- 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 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 That the dwelling shall be first occupied by the applicant or a member of his 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 should be either in black, blueblack or slate colour.
REASON:
In the interest of visual amenity.
- 6 That the requirements of the Environmental Health Officer be ascertained, provided for and adhered to in the development.
REASON:
In the interest of public health.
- 7 That the applicant shall enter into a maintenance contract with a wastewater treatment company for the biocycle

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treatment system and the system shall be alarmed to the main dwelling.

REASON:

To ensure the safe operation of the effluent treatment system.

- 8 That prior to the commencement of the development the applicant shall consult with the Roads Department concerning acceptable vision splays at the proposed entrance and shall make provision for same prior to the occupation of the units.

REASON:

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

- 9 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.

- 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:

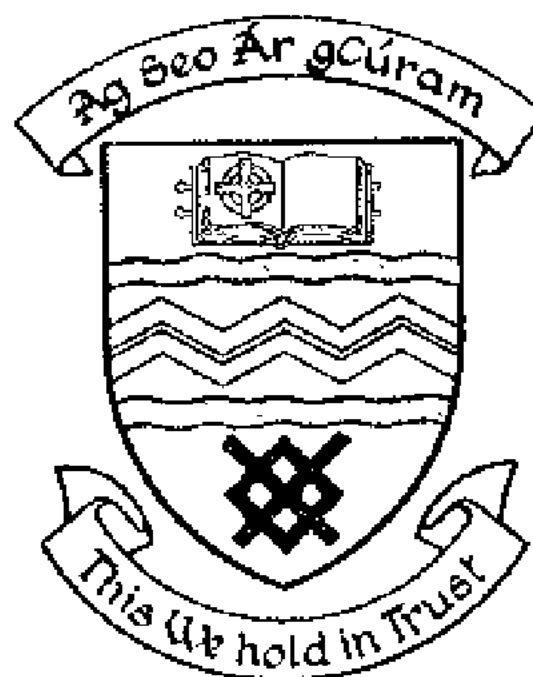
The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 11 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st

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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.

- (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.

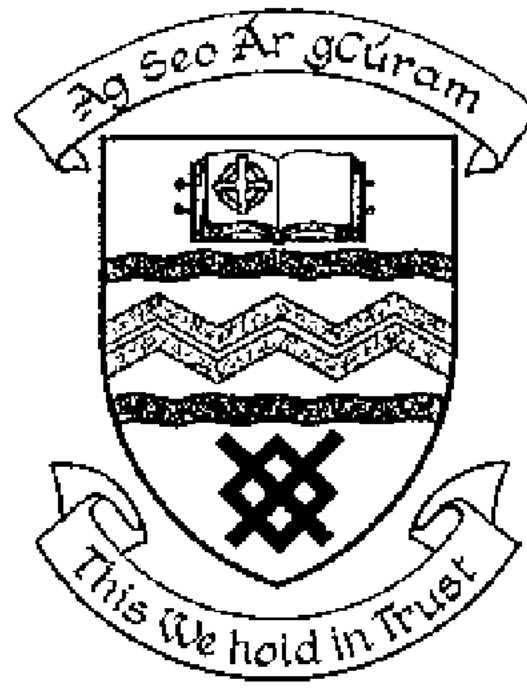
Signed on behalf of South Dublin County Council.

 22 October 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0310	Date of Decision 19/02/98
Register Reference S98A/0011	Date 8th January 1998

Applicant Colum Mooney,
App. Type Permission
Development Dormer bungalow with septic tank and secondary effluent treatment system.

Location 'Southwold', Hazelhatch Road, Newcastle, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 07/04/98

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER 19/02/98

Kestrel Homes Ltd.,
'Germai House',
Ballymore Eustace,
Co. Kildare.