

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0824	
1. Location	Collegeland, Newcastle, Co. Dublin.		
2. Development	A single storey dwelling and septic tank.		
3. Date of Application	22/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Robert Creedon and Company Architects, Address: Owenstown House, Foster Avenue,		
5. Applicant	Name: Ms. Judith Dunbar, Address: c/o Naomh Finian, Cornerpark, Newcastle, Co, Dublin.		
6. Decision	O.C.M. No. 0352  Date 25/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0682  Date 09/04/98	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.	

REG. REF. S97A/0824 **SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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Robert Creedon and Company Architects,  
Owenstown House,  
Foster Avenue,  
Blackrock,  
Co. Dublin.

**NOTIFICATION OF GRANT OF Permission**

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

<b>Final Grant Order Number 0682</b>	<b>Date of Final Grant 09/04/98</b>
<b>Decision Order Number 0352</b>	<b>Date of Decision 25/02/98</b>
<b>Register Reference S97A/0824</b>	<b>Date 22nd December 1997</b>

**Applicant** Ms. Judith Dunbar,

**Development** A single storey dwelling and septic tank.

**Location** Collegeland, Newcastle, Co. Dublin.

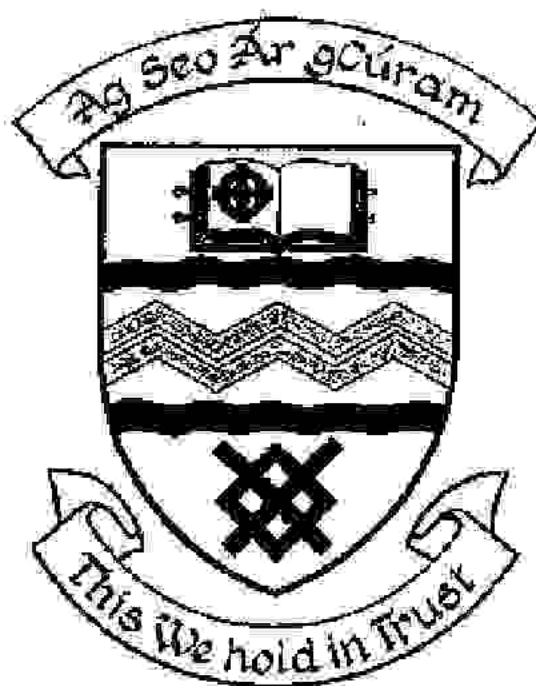
**Floor Area** 145.000 **Sq Metres**  
**Time extension(s) up to and including** 26/02/98  
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (9) conditions.

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**Conditions and Reasons**

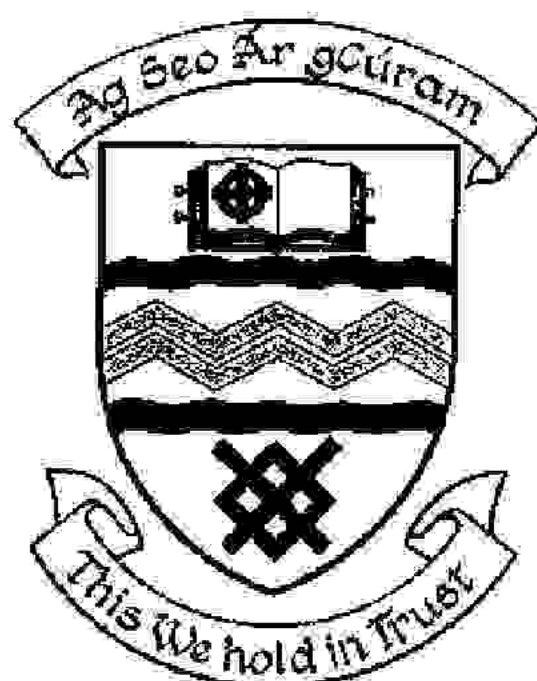
- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON:  
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 That the location of the entrance and details of necessary setbacks and sight lines be agreed with the Planning Authority before any works are commenced on site.  
REASON:  
In the interest of the proper planning and development of the area.
- 3 That percolation tests be carried out in accordance with BRE Digest 365. The results shall be certified by a competent engineer and submitted and approved by the Environmental Services Department of the Council before any work is carried out on the proposal.  
REASON:  
In the interest of the proper planning and development of the area.
- 4 That all drainage arrangements comply with the requirements of the Environmental Services Department of the Council  
REASON:  
In the interest of the proper planning and development of the area.
- 5 That the lands required for the widening of the roadway be reserved as such and the boundary treatment be agreed with the Council's Roads Department before work commences on site.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 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



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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.

- 7 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.

- 8 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 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 a 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.

- 9 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

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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.

NOTE: The applicant is advised that the site is located in an area in which the level of aircraft noise without adequate sound insulation will be intrusive.

- (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.

  
.....15th April 1998  
for SENIOR ADMINISTRATIVE OFFICER



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

Decision Order Number 0352	Date of Decision 25/02/98
Register Reference S97A/0824	Date 22nd December 1997

**Applicant** Ms. Judith Dunbar,  
**Development** A single storey dwelling and septic tank.  
**Location** Collegeland, Newcastle, Co. Dublin.  
**Floor Area** Sq Metres  
**Time extension(s) up to and including** 26/02/98  
**Additional Information Requested/Received** /

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 ( 9 ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

25/02/98

Robert Creedon and Company Architects,  
Owenstown House,  
Foster Avenue,  
Blackrock,  
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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 location of the entrance and details of necessary setbacks and sight lines be agreed with the Planning Authority before any works are commenced on site.

**REASON:**

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

- 3 That percolation tests be carried out in accordance with BRE Digest 365. The results shall be certified by a competent engineer and submitted and approved by the Environmental Services Department of the Council before any work is carried out on the proposal.

**REASON:**

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

- 4 That all drainage arrangements comply with the requirements of the Environmental Services Department of the Council

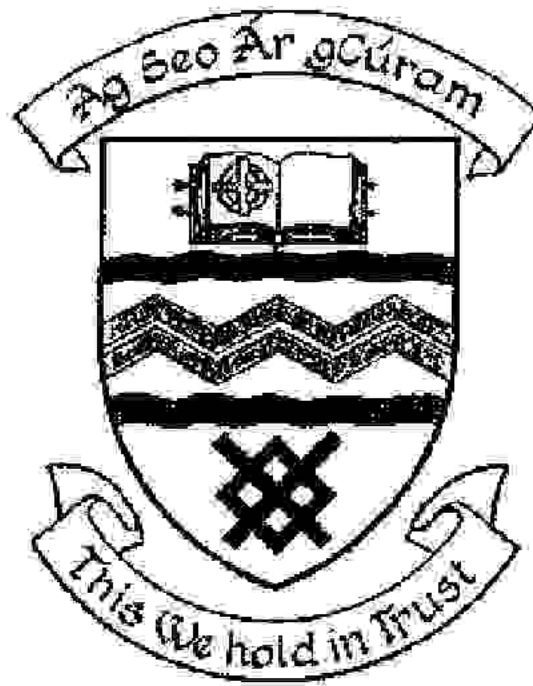
**REASON:**

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

- 5 That the lands required for the widening of the roadway be reserved as such and the boundary treatment be agreed with the Councils Roads Department before work commences on site.



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REASON:

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

- 6 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.

- 7 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.

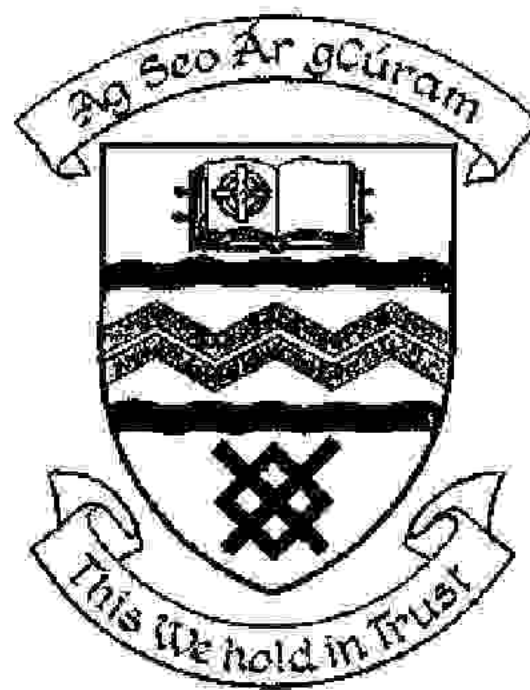
REASON:

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.

- 8 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 water supply in the area of the proposed development and



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which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of such a 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.

9

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.

NOTE: The applicant is advised that the site is located in an area in which the level of aircraft noise without adequate sound insulation will be intrusive.

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

Decision Order Number 0316	Date of Decision 19/02/98
Register Reference S97A/0824	Date 22nd December 1997

Applicant Ms. Judith Dunbar,  
App. Type Permission  
Development A single storey dwelling and septic tank.  
Location Collegeland, 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 26/02/98

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

19/02/98

Robert Creedon and Company Architects,  
Owenstown House,  
Foster Avenue,  
Blackrock,  
Co. Dublin.