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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S97A/0792 | |
| 1. Location | Greenogue, Newcastle Road, Rathcoole, Co. Dublin. | | |
| 2. Development | Bungalow, septic tank and secondary effluent treatment system. | | |
| 3. Date of Application | 04/12/97 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 02/02/98 2. | 1. 02/03/98 2. |
| 4. Submitted by | Name: Kestrel Homes Ltd., Address: Ballymore Eustace, Co. Kildare. | | |
| 5. Applicant | Name: Joseph and Phillis Downey, Address: 12 Faber Grove, Dun Laoghaire, Co. Dublin. | | |
| 6. Decision | O.C.M. No. 0819 Date 29/04/98 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 1163 Date 12/06/98 | 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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Kestrel Homes Ltd.,
Ballymore Eustace,
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|------------------------------|
| Final Grant Order Number 1163 | Date of Final Grant 12/06/98 |
| Decision Order Number 0819 | Date of Decision 29/04/98 |
| Register Reference S97A/0792 | Date 2nd March 1998 |

Applicant Joseph and Phillis Downey,

Development Bungalow, septic tank and secondary effluent treatment system.

Location Greenogue, Newcastle Road, Rathcoole, Co. Dublin.

Floor Area 119.780 Sq Metres

Time extension(s) up to and including

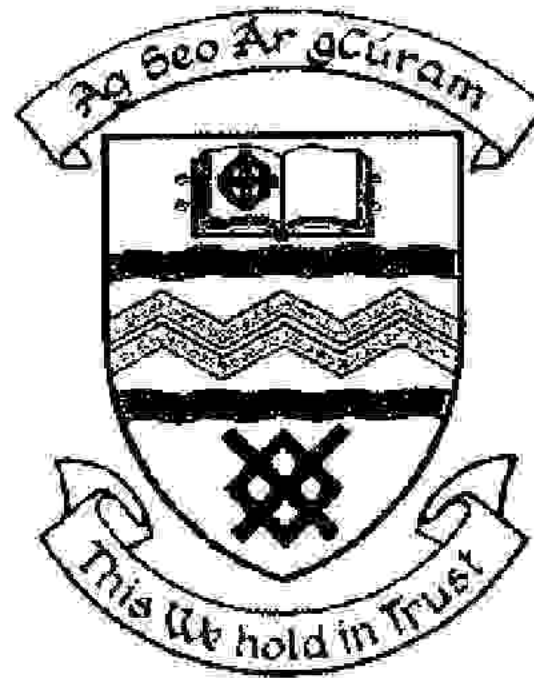
Additional Information Requested/Received 02/02/98 /02/03/98

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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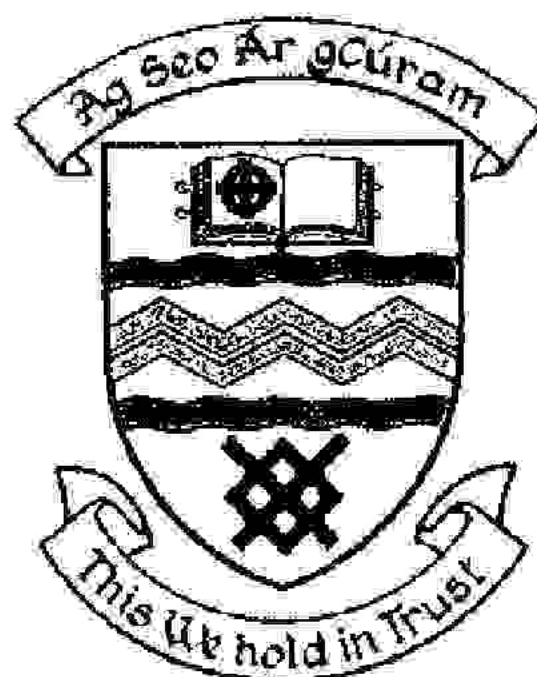
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Conditions and Reasons

- 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 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.
- 4 That septic tank and percolation areas shall accord with the standards set out in "Recommendations for Septic Tank Drainage Systems SR6, 1991" available from Eolas.
REASON:
 In the interest of the proper planning and development of the area.
- 5 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.
- 6 That a maintenance contract shall be signed with the Company providing the Puraflo Treatment Unit and the owner of the dwelling for the upkeep and maintenance of the Puraflo unit.
REASON:
 In the interest of the proper planning and development of the area.
- 7 That the puraflo unit and percolation area shall be sited on a mound of imported top soil with a 'T' alue of 'T25 - T30'.
REASON:

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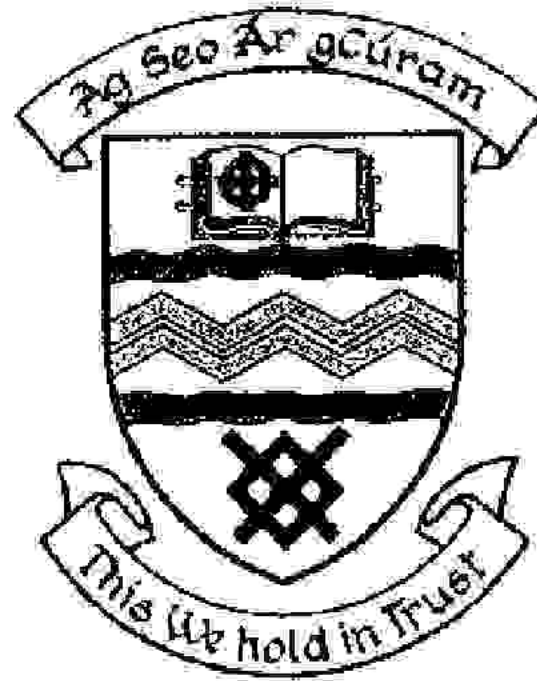
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In order that the system is in accordance with the standards required by the Environmental Health Officer.

- 8 That the external finishes shall be in a render finish in a mute shade and the roof-tiles shall be in a dark colour, either blue/black, black/grey or dark brown.
REASON:
In the interest of visual amenity.
- 9 That the following requirements shall be provided for in the development at the applicants own expense to the satisfaction of the Area Engineer, Roads Department:-
- a) Ditch to be piped on site frontage with pipes of adequate size and strength to the satisfaction of the Area Engineer, Roads Maintenance.
 - b) All stormwater shall be disposed of to soakpits or natural watercourses within the site and shall not discharge onto the public road.
 - c) The gradient of the access shall not exceed 2.5% over the last 6 metres of approach to the public road.
 - d) All underground or overhead services and poles to be relocated, as may be necessary, to a suitable location adjacent to the new boundary at the developer's expense.
- 10 That provision shall be made for the following in the development. Site plan and elevation drawings of the front boundary and entrance details shall be submitted to the Planning Authority for agreement prior to the commencement of the development:-
- a) The front boundary of the site shall be set back six metres from the centre-line of the existing carriageway. The strip between edge of carriageway and boundary to be levelled and grassed to County Council Standards. A 10 metre long by 3 metre wide hard standing to be provided adjacent to the vehicular entrance.

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- b) Entrance gate to be recessed 1.5 metres from the new boundary with wing walls splayed at 45 degrees.
- c) Entrance to be at the centre of the site frontage.
- d) Parking for two cars to be provided within the curtilage of the site with an adequate turning area to ensure access and egress from the site in forward gear.

REASON:

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

- 11 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 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.

- 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.

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- 13 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.

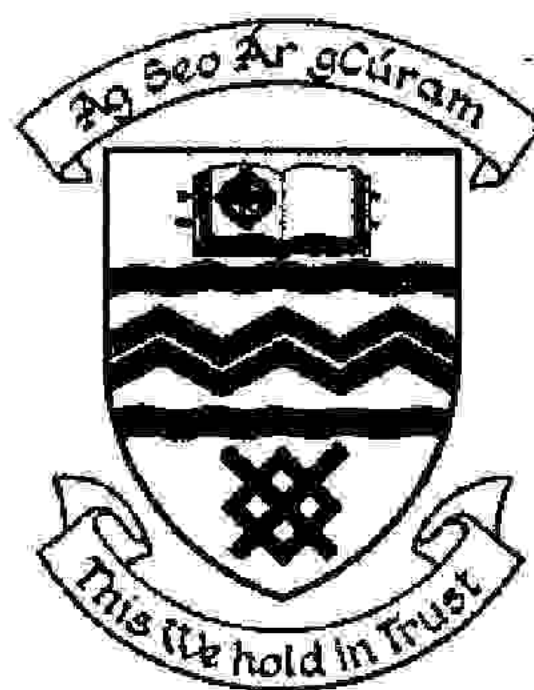
Signed on behalf of South Dublin County Council.

..... June 1998
for SENIOR ADMINISTRATIVE OFFICER

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

| | |
|-------------------------------------|----------------------------------|
| Decision Order Number 0197 | Date of Decision 02/02/98 |
| Register Reference S97A/0792 | Date 4th December 1997 |

Applicant Joseph and Phillis Downey,
Development Bungalow, septic tank and secondary effluent treatment system.

Location Greenogue, Newcastle Road, Rathcoole, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 04/12/97 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 It is the Council's opinion that the development as proposed does not meet the requirements for septic tanks as specified in SR6 1991. The applicant is requested to clarify whether or not it is feasible to revise the proposal in such a manner as to meet the requirements of SR6 1991.
- 2 The applicant is requested to submit a plan showing the levels of the proposed dwelling, septic tank, puraflo unit and percolation areas.

NOTE: The applicant is advised to consult with the Environmental Health Officer for the area before submitting the requested information.

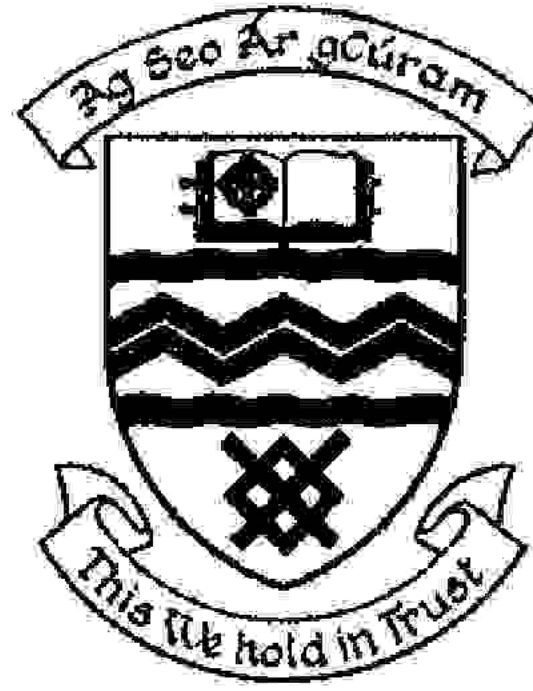
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REG REF. S97A/0792



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Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

02/02/98