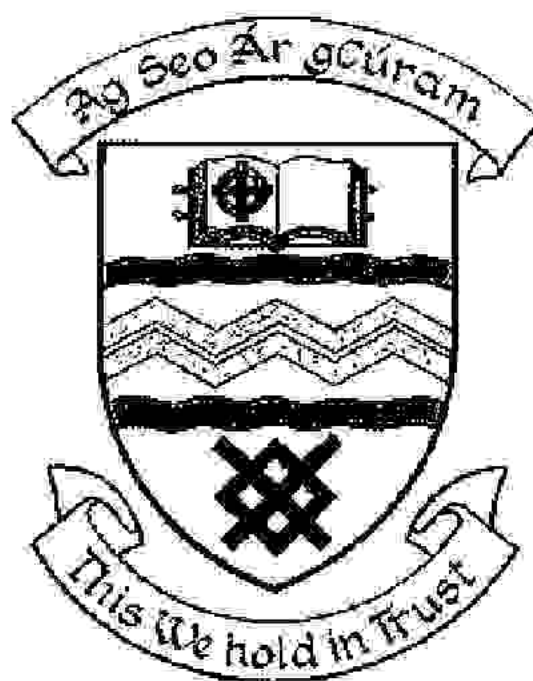


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0400	
1. Location	Redgap, Rathcoole, Co. Dublin		
2. Development	Permission sought for a house and waste water treatment plant at Redcap, Rathcoole		
3. Date of Application	19/06/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Dermot Nolan Architects Address: 14 Lower Baggot St, Dublin 2		
5. Applicant	Name: Niall Mansfield Address: 35 Rathlawns, Rathcoole, Co. Dublin		
6. Decision	O.C.M. No. 1832  Date 11/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 3010  Date 23/10/97	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/0400 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
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PLANNING  
DEPARTMENT  
P.O. Box 4122,  
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Dermot Nolan Architects  
14 Lower Baggot St,  
Dublin 2

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 3010	Date of Final Grant 23/10/97
Decision Order Number 1832	Date of Decision 11/09/97
Register Reference S97A/0400	Date 19th June 1997

Applicant Niall Mansfield

Development Permission sought for a house and waste water treatment plant at Redcap, Rathcoole

Location Redgap, Rathcoole, Co. Dublin

Floor Area 131.600 Sq Metres

Time extension(s) up to and including 18/09/97

Additional Information Requested/Received /

A Permission has been granted for the development described above,  
subject to the following (10) 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.  
REASON:  
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 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.
- 4 Location of vehicular access to be agreed with Roads Engineer. Vision splays at access to be to the requirements of the Roads Engineer. In this regard a layby 10 metres long by 3 metres deep to be provided at vehicular entrances to accommodate service vehicles. The applicant to provide for the setting back of the boundary wall at the adjoining road junction to the satisfaction of the Roads Engineer. In this regard a radius of 7 metres on proposed is inadequate and the applicant must consult and agree a revised radius on site with the Councils Road Engineer.  
REASON:  
In the interest of the proper planning and development of the area.
- 5 That the proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 6 That the house, when completed, be first occupied as a place of permanent residence by the applicant and/or members of his immediate family.  
REASON:



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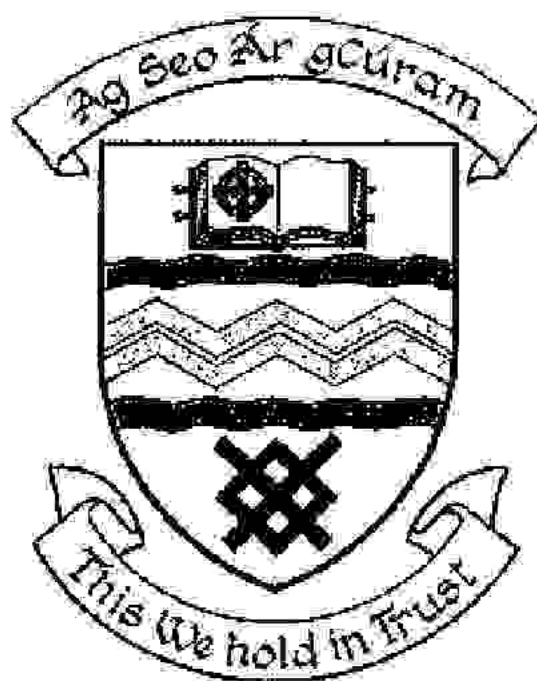
In the interest of the proper planning and development of the area.

- 7 The applicant to agree with the E.S.B. the location of the house relative to the High Tension E.S.B. lines which traverse the site.  
REASON:  
In the interest of public health and the proper planning and development of the area.
- 8 In the event of a connection to the public sewer, a 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.
- 9 In the event of a connection to the water supply, a 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 public water supply 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.
- 10 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

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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.

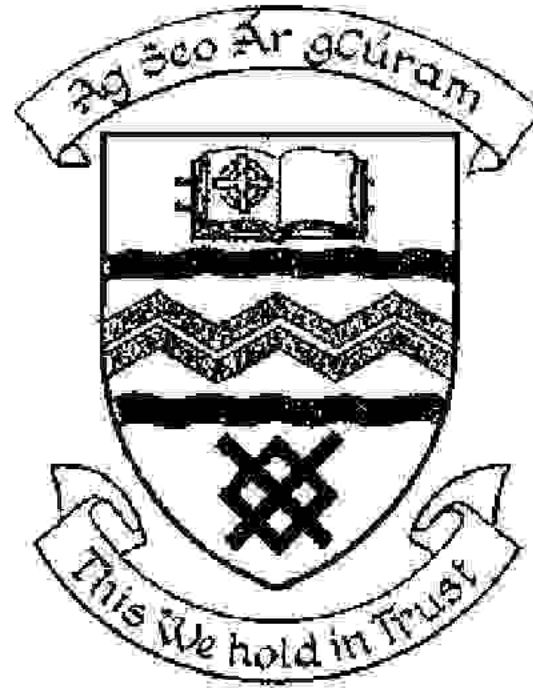
  
.....24 October 1997  
for SENIOR ADMINISTRATIVE OFFICER



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

Decision Order Number 1623	Date of Decision 13/08/97
Register Reference S97A/0400	Date 19th June 1997

**Applicant** Niall Mansfield  
**App. Type** Permission  
**Development** Permission sought for a house and waste water treatment plant at Redcap, Rathcoole  
  
**Location** Redgap, Rathcoole, 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 applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of Sub-section 4 (a) of section 26 , up to and including 18/09/97

Yours faithfully

.....  
for SENIOR ADMINISTRATIVE OFFICER

14/08/97

Dermot Nolan Architects  
14 Lower Baggot St,  
Dublin 2