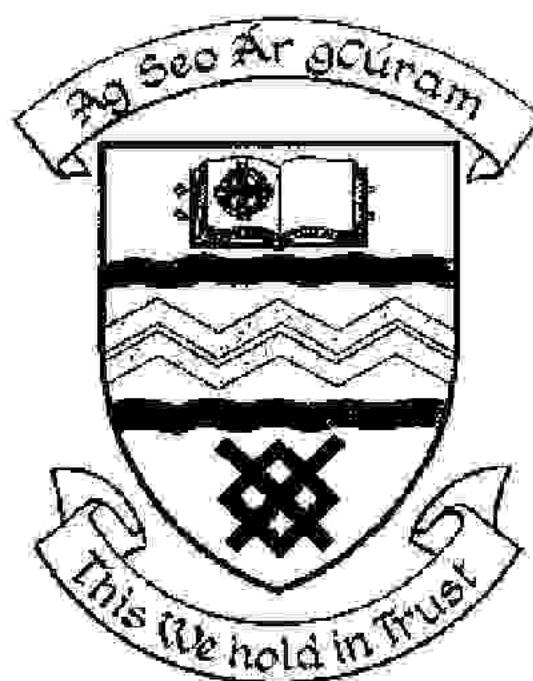


REG. REF. S97A/0287 SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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PLANNING
DEPARTMENT
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Charles Hulgraine,
Architects & Planning Consultants,
6 Orchard Avenue,
Clonsilla,
Dublin 15.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1668	Date of Final Grant 20/08/97
Decision Order Number 1336	Date of Decision 07/07/97
Register Reference S97A/0287	Date 9th May 1997

Applicant P. Murray,

Development 18 hole par 3 golf course including partial conversion of agricultural sheds to reception office and toilets, new septic tank and modified entrance, including open car parking and site modifications.

Location Athgoe North, Newcastle, Co. Dublin.

Floor Area 117.000 Sq Metres

Time extension(s) up to and including

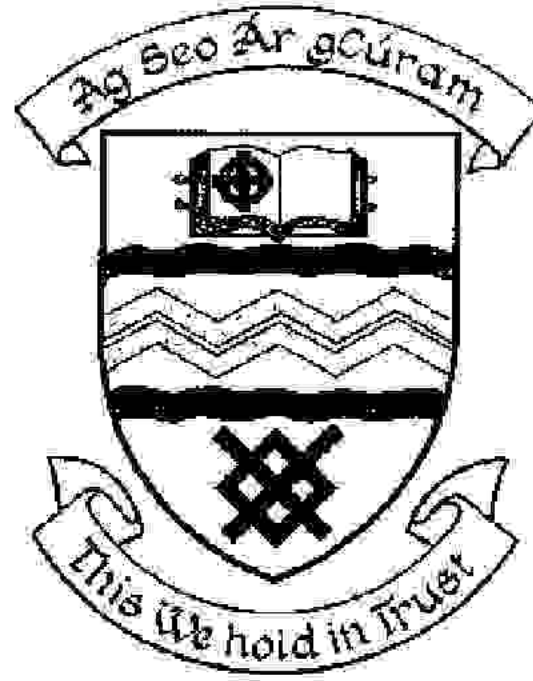
Additional Information Requested/Received /

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

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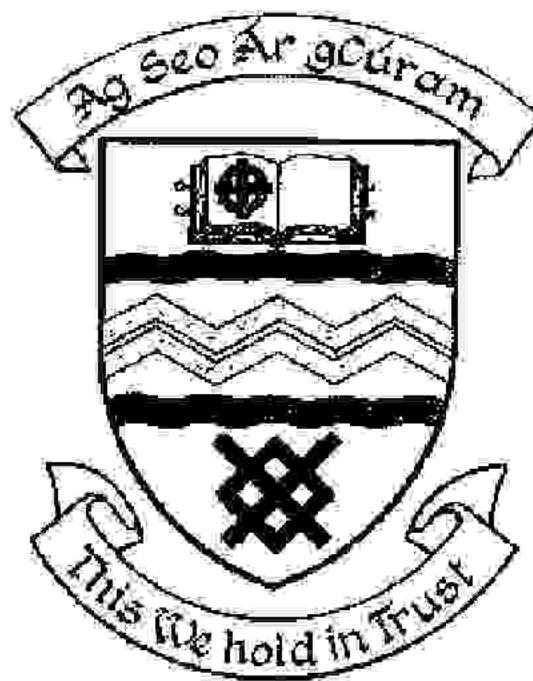
Conditions and Reasons

- 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 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.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development. In this regard the preferred location for the proposed septic tank and percolation area is that shown as 'alternative percolation area' on lodged plans.
REASON:
In the interest of health.
- 4 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal. In this regard the road sign detailed on the lodged plan shall be omitted from the development. Any alternative sign shall be the subject of a separate planning application.
REASON:
In the interest of the proper planning and development of the area.
- 5 The proposed car parking area shall be laid out and marked on site in accordance with County Council Standards for such areas.
REASON:
In the interest of proper planning and development.

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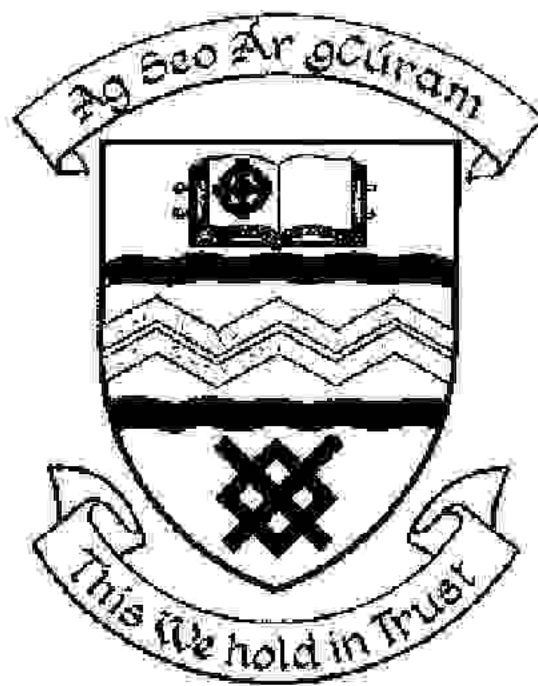
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- 6 Suitable and adequate additional planting shall be provided along all site boundaries with adjoining residential property to screen neighbouring properties satisfactorily from potential disturbance arising from the operation of the proposed development.
REASON:
In the interest of amenity.
- 7 Prior to development commencing on the site details of the vision splays available at the access point, and the extent of the proposed cut back of existing hedge shall be submitted for the written agreement of the Planning Authority.
REASON:
In the interest of public safety.
- 8 That a financial contribution in the sum of money equivalent to the value of £8,000 (eight thousand 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.
- 9 That a financial contribution in the sum of £458 (four hundred and fifty eight 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 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.

- (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.

.....*A.D.*.....August 1997
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0287	
1. Location	Athgoe North, Newcastle, Co. Dublin.		
2. Development	18 hole par 3 golf course including partial conversion of agricultural sheds to reception office and toilets, new septic tank and modified entrance, including open car parking and site modifications.		
3. Date of Application	09/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Charles Hulgraine, Address: Architects & Planning Consultants, 6 Orchard Avenue, Clonsilla,		
5. Applicant	Name: P. Murray, Address: Athgoe North, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
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.	