

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0281	
1. Location	Newcastle North, Newcastle, Co. Dublin.		
2. Development	Dormer bungalow and septic tank to the rear of site.		
3. Date of Application	06/05/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/07/97 2.	1. 29/10/97 2.
4. Submitted by	Name: D. McCarthy & Company, Address: Lynwood House, Ballinteer Road, Dublin 16.		
5. Applicant	Name: A. Kavanagh, Address: Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 4331 Date 17/12/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0174 Date 28/01/98	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**



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

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 1301	Date of Decision 03/07/97
Register Reference S97A/0281	Date 6th May 1997

Applicant A. Kavanagh,
Development Dormer bungalow and septic tank to the rear of site.

Location Newcastle North, Newcastle, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 06/05/97 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 The applicant is requested to submit full details of proposed boundary treatment to the site including roadside, curtilage and other boundaries, and details of the layout and treatment of the site entrance, which should be constructed in local materials. Details of a tree planting scheme to enhance the appearance of the site are also required.

- 2 The applicant is requested to clarify his intentions in relation to the future use of the remainder of his landholding outside the curtilage of the proposed dwelling and to submit details of any other land in the vicinity in his ownership. In this regard the applicant is requested to state whether he is in a position to enter into an agreement with the Planning Authority for the sterilisation of the remainder of his land adjoining the public road from further residential development.

D. McCarthy & Company,
Lynwood House,
Ballinteer Road,
Dublin 16.

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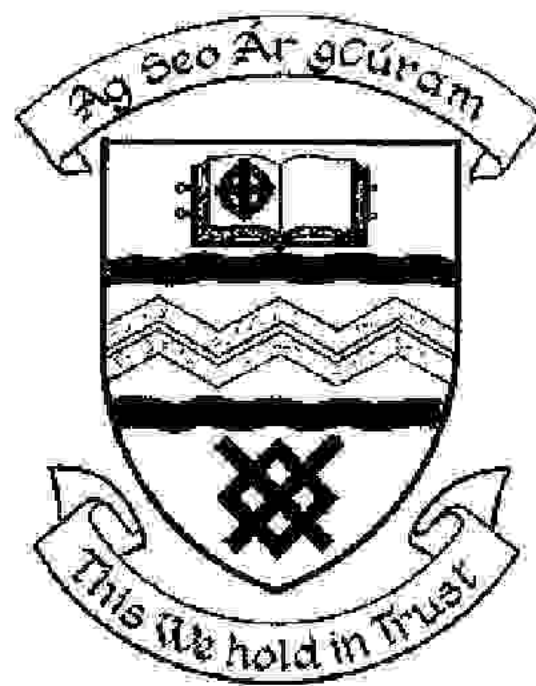
signed on behalf of south Dublin county council

.....^{AB}.....
for Senior Administrative Officer

03/07/97

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0281
1. Location	Newcastle North, Newcastle, Co. Dublin.	
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5. Applicant	Name: A. Kavanagh, Address: 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		
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D. McCarthy & Company,
Lynwood House,
Ballinteer Road,
Dublin 16.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0174	Date of Final Grant 28/01/98
Decision Order Number 4331	Date of Decision 17/12/97
Register Reference S97A/0281	Date 29th October 1997

Applicant A. Kavanagh,

Development Dormer bungalow and septic tank to the rear of site.

Location Newcastle North, Newcastle, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

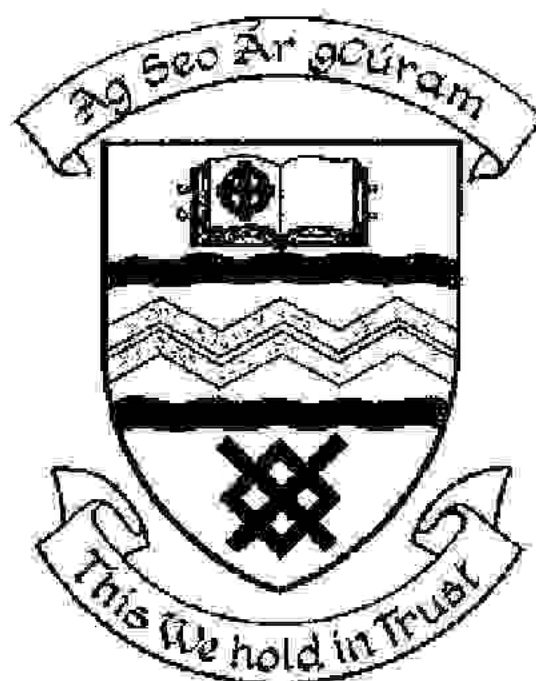
Additional Information Requested/Received 03/07/97 /29/10/97

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

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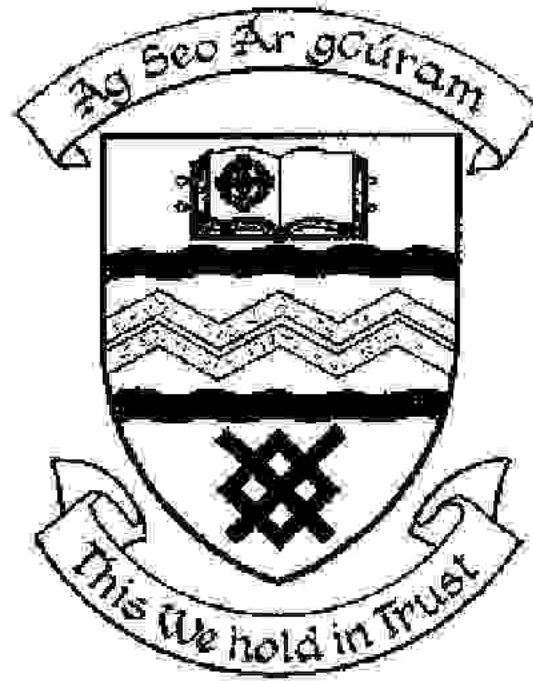
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on 29/10/97, 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 The house when first occupied shall be used as a place of permanent residence by the applicant and/or members of his immediate family.
REASON:
To secure, in the interests of the proper planning and development of the area, that the house is used to meet the applicant's stated housing needs.
- 3 External finishes to the dwelling shall be painted smooth or nap plaster. Roof materials shall be flat tiles or slate and shall be blue/black in colour.
REASON:
In the interest of the proper planning and development of the area.
- 4 That the proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 5 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:

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In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 8 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 9 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.
- 10 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 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 services in the area by the Council will facilitate the proposed development. It is considered

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reasonable that the developer should contribute towards the cost of providing the service.

- 11 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.

.....*[Signature]*.....*[Signature]* January 1998
for SENIOR ADMINISTRATIVE OFFICER