

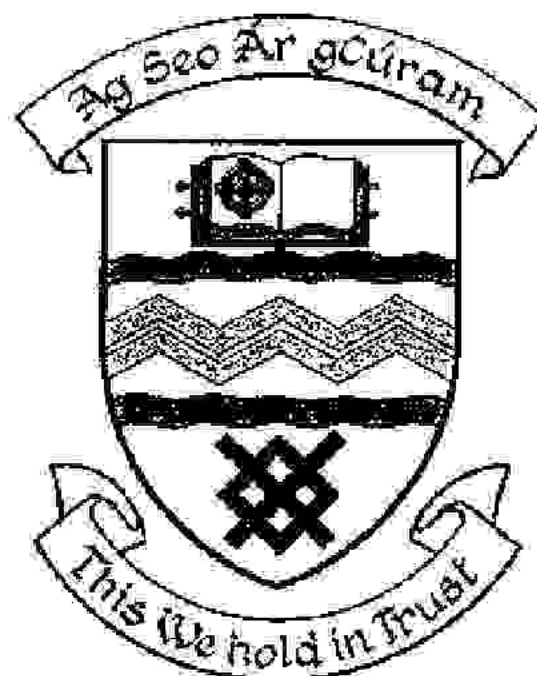
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|-----------------------------|---|--|-----------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S97A/0174 | |
| 1. Location | Castlekelly, Tallaght, Dublin 24. | | |
| 2. Development | Demolition of existing single storey dwelling, erection of new single storey dwelling, bio-cycle treatment works and associated site works. | | |
| 3. Date of Application | 27/03/97 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 2. | 1. 2. |
| 4. Submitted by | Name: c/o Ms. Helen Quinn, Address: 2 Redwood Walk, Kilnamanagh, Tallaght, | | |
| 5. Applicant | Name: Mr. Keith Maher, Address: Castlekelly, Tallaght, Dublin 24. | | |
| 6. Decision | O.C.M. No. 0991 Date 27/05/97 | Effect AP GRANT PERMISSION | |
| 7. Grant | O.C.M. No. 1352 Date 09/07/97 | 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. | |

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

c/o Ms. Helen Quinn,
2 Redwood Walk,
Kilnamanagh,
Tallaght,
Dublin 24.

NOTIFICATION OF GRANT OF Permission

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

| | |
|-------------------------------|------------------------------|
| Final Grant Order Number 1352 | Date of Final Grant 09/07/97 |
| Decision Order Number 0991 | Date of Decision 27/05/97 |
| Register Reference S97A/0174 | Date 27th March 1997 |

Applicant Mr. Keith Maher,

Development Demolition of existing single storey dwelling, erection of new single storey dwelling, bio-cycle treatment works and associated site works.

Location Castlekelly, Tallaght, Dublin 24.

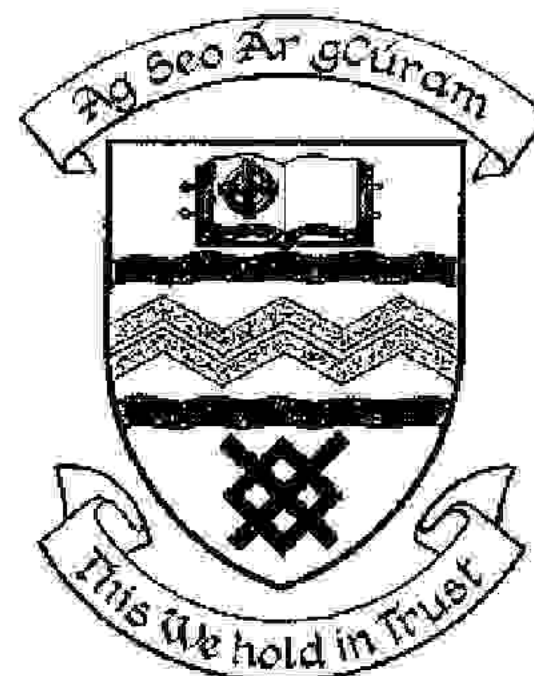
Floor Area 141.500 Sq Metres

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 (13) Conditions.

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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

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 This development is for a single storey house as per Drgs. no. 9701-01 to 9701-04.
REASON:
 In the interest of clarity and the proper planning and development of the area.
- 3 The house, when completed, shall be occupied by the applicant and/or members of his immediate family.
REASON:
 To meet the applicants stated housing need in this 'high amenity' area.
- 4 Only one house shall be erected on the site outlined in red on site location map to scale 1:2500 which accompanies this application - Drg. No. 97801-01.
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 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.

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

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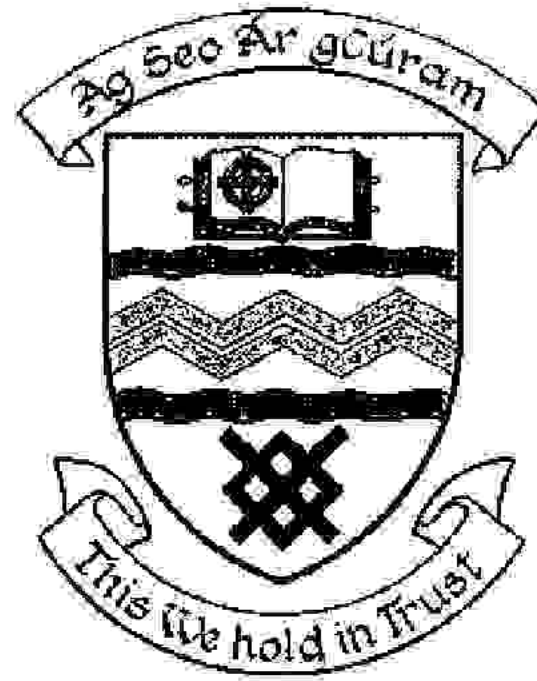
Telephone: 01-462 0000
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- 7 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of the area.
- 8 The water supply to the development shall be adequate and suitable for human consumption.
REASON:
In the interest of public health.
- 9 All surface water shall be discharged to soakpits designed in accordance with BRE Digest 365 Guidelines.
REASON:
In the interest of public health.
- 10 All foul waste shall be discharged to a Biocycle unit and a percolation area constructed in accordance with manufacturers guidelines and SR6:1991 published by Eolas. The Biocycle unit and the percolation area shall be regularly maintained subject to a maintenance contract with the manufacturer/supplier of the unit. The percolation area shall be located as far away as possible from the River Dodder while at the same time conforming to the requirements of SR6:1991 published by Eolas.
REASON:
In the interest of public health.
- 11 All exposed concrete block walls in front of the house shall be capped and plastered.
REASON:
In the interest of visual amenity.
- 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

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Baile Átha Cliath 24.

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Facs: 01-462 0104



PLANNING
DEPARTMENT
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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.

- 13 In the event of a public sewer connection or connection to a public water supply the proposer to pay a financial contribution to be determined by the Planning Authority towards the cost of provision of public sewerage facilities or 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.

- (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.

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Facs: 01-462 0104



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

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

signed on behalf of South Dublin County Council.

 July 1997
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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Bosca 4122,
Lár an Bhaile, Tamhlacht,
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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

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

| | |
|------------------------------|---------------------------|
| Decision Order Number 0991 | Date of Decision 27/05/97 |
| Register Reference S97A/0174 | Date 27th March 1997 |

Applicant Mr. Keith Maher,

Development Demolition of existing single storey dwelling, erection of new single storey dwelling, bio-cycle treatment works and associated site works.

Location Castlekelly, Tallaght, Dublin 24.

Floor Area Sq Metres

Time extension(s) up to and including

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

.....
for SENIOR ADMINISTRATIVE OFFICER

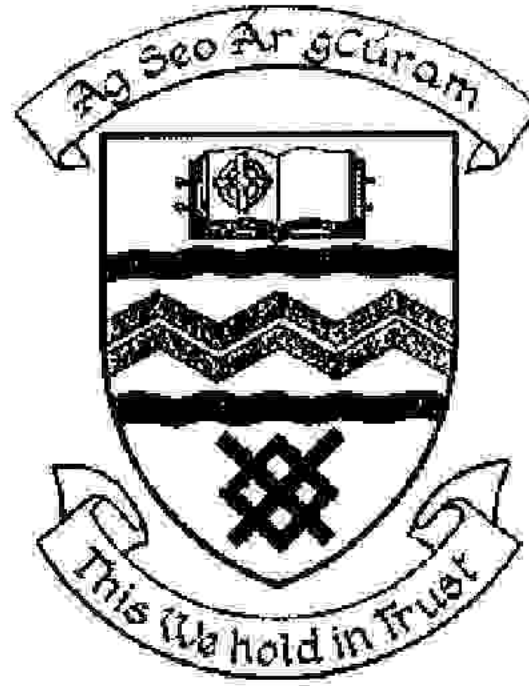
28/05/1997

c/o Ms. Helen Quinn,
2 Redwood Walk,
Kilnamanagh,
Tallaght,
Dublin 24.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
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~~REG REF. S97A/0174~~

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 This development is for a single storey house as per Drgs. no. 9701-01 to 9701-04.
REASON:
In the interest of clarity and the proper planning and development of the area.
- 3 The house, when completed, shall be occupied by the applicant and/or members of his immediate family.
REASON:
To meet the applicants stated housing need in this 'high amenity' area.
- 4 Only one house shall be erected on the site outlined in red on site location map to scale 1:2500 which accompanies this application - Drg. No. 97801-01.
REASON:
In the interest of the proper planning and development of the area.

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Lár an Bhaile, Tamhlacht,
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Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
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~~REG. REF. S97A/0174~~

- 5 That the proposed house be used as a single dwelling unit.

REASON:

To prevent unauthorised development.

- 6 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.

- 7 That no dwellinghouse be occupied until all the services have been connected thereto and are operational.

REASON:

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

- 8 The water supply to the development shall be adequate and suitable for human consumption.

REASON:

In the interest of public health.

- 9 All surface water shall be discharged to soakpits designed in accordance with BRE Digest 365 Guidelines.

REASON:

In the interest of public health.

- 10 All foul waste shall be discharged to a Biocycle unit and a percolation area constructed in accordance with manufacturers guidelines and SR6:1991 published by Eolas. The Biocycle unit and the percolation area shall be regularly maintained subject to a maintenance contract with the manufacturer/supplier of the unit. The percolation area shall be located as far away as possible from the River Dodder while at the same time conforming to the requirements of SR6:1991 published by Eolas.

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~~REG REF. S97A/0174~~

REASON:

In the interest of public health.

- 11 All exposed concrete block walls in front of the house shall be capped and plastered.

REASON:

In the interest of visual amenity.

- 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.

- 13 In the event of a public sewer connection or connection to a public water supply the proposer to pay a financial contribution to be determined by the Planning Authority towards the cost of provision of public sewerage facilities or 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

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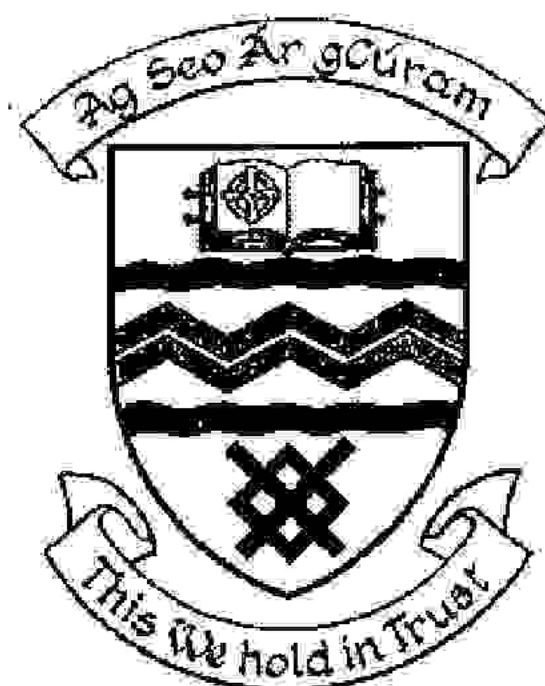
~~REG. REF. S97A/0174~~

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

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

| | |
|------------------------------|---------------------------|
| Decision Order Number 0980 | Date of Decision 23/05/97 |
| Register Reference S97A/0174 | Date 27th March 1997 |

Applicant Mr. Keith Maher,
App. Type Permission
Development Demolition of existing single storey dwelling, erection of new single storey dwelling, bio-cycle treatment works and associated site works.
Location castlekelly, Tallaght, Dublin 24.

Dear Sir / Madam,

With reference to your planning application , received on 27th March 1997 in connection with the above , I wish to inform you that in accordance with Section 10(2) (a) of the Local Government (Planning and Development) Act 1982 , it is proposed NOT to determine this planning application as the prescribed fee in respect of this planning application has not been submitted to the Planning Authority .

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

23/05/97

c/o Ms. Helen Quinn,
2 Redwood Walk,
Kilnamanagh,
Tallaght,
Dublin 24.