

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0058	
1. Location	"Arderrig", Lucan, Co. Dublin.		
2. Development	Single storey dwelling and septic tank.		
3. Date of Application	10/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Patrick Casey, Address: 60 The Drive, Castletown, Celbridge,		
5. Applicant	Name: Mr. Patrick Casey, Address: 60 The Drive, Castletown, Celbridge, Co. Kildare.		
6. Decision	O.C.M. No. 0644  Date 08/04/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1005  Date 26/05/97	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



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Patrick Casey,  
60 The Drive,  
Castletown,  
Celbridge,  
co. Kildare.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant order Number 1005	Date of Final Grant 26/05/97
Decision Order Number 0644	Date of Decision 08/04/97
Register Reference S97A/0058	Date 10th February 1997

**Applicant** Mr. Patrick Casey,

**Development** Single storey dwelling and septic tank.

**Location** "Arderrig", Lucan, co. Dublin.

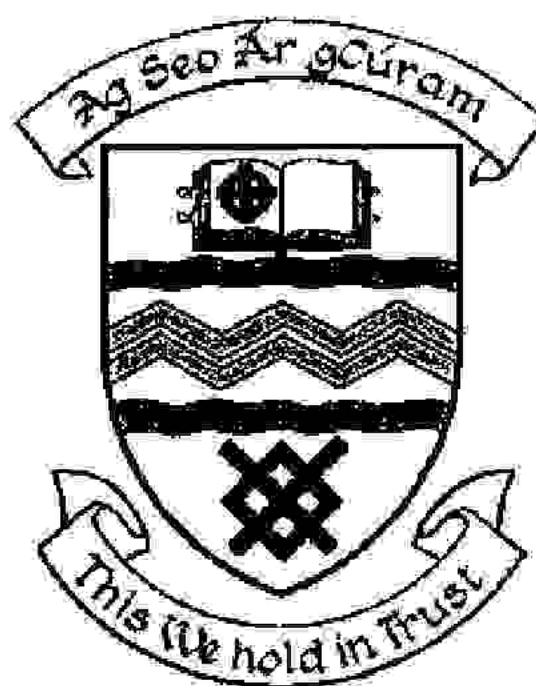
**Floor Area** 0.000 Sq Metres

**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 (17) Conditions.

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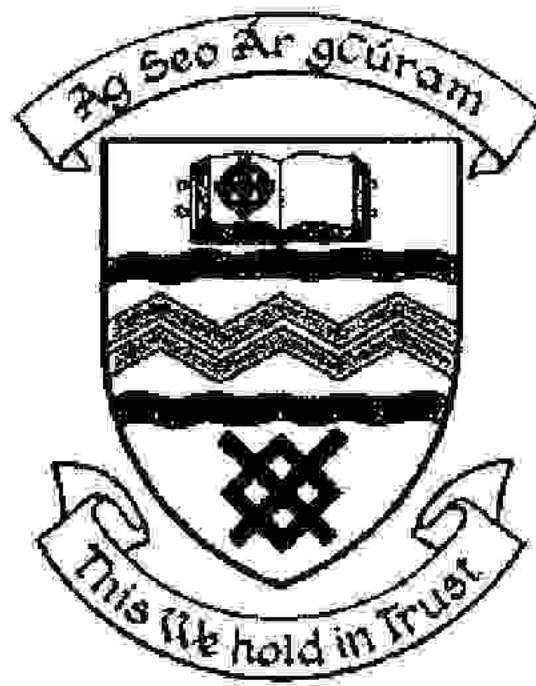
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**Conditions and Reasons**

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority on the 17.02.1997.  
**REASON:**  
In the interests of the proper planning and development of the area.
- 2 The fenestration to the front elevation shall be amended to provide for an increased vertical emphasis and the introduction of a horizontal glazing bar and a vertical glazing bar, in each window.  
**REASON:**  
In the interests of visual amenity and conformity with the Council's Design Guidelines for Housing in Rural Areas as attached to the Dublin County Development Plan 1993.
- 3 External finishes to the dwelling shall be painted smooth or nap plaster. Roof materials shall be blue/black or turf brown slate.  
**REASON:**  
In the interests 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 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.
- 6 Full details of the proposed access and entrance area shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development. The access and entrance area shall be designed and constructed in such a manner as to ensure that surface water from the development does not enter onto the public road and that surface water drainage from the public road is not adversely interfered with. The entrance area shall be surfaced with a



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dust free and durable material. Gravel or other loose material is not acceptable.

**REASON:**

In the interests of a proper standard of development and the prevention of the creation of a traffic hazard.

- 7 Other than that part of the hedgerow on the site frontage which is to be removed to provide the appropriate access and visibility the remaining hedgerows shall be protected during the development and be retained at not less than existing height thereafter.

**REASON:**

In the interests of the visual amenities of the area.

- 8 Prior to the commencement of development a detailed landscaping and planting scheme for the site, including the site boundaries shall be submitted to and be to the satisfaction of the Planning Authority. All landscaping and planting shall be undertaken in the first planting season following the commencement of development.

**REASON:**

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

- 9 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. In addition, details of the design and specification of the proposed puraflo system, the layout and size of the proposed percolation drainage area to which treated effluent is to be discharged, and the location of the septic tank and percolation area and soak pits relative to those serving adjoining dwellings shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

**REASON:**

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

- 10 Prior to the first use of the effluent treatment system the applicant shall enter into an agreement with the suppliers of the system. The agreement shall require at least an annual inspection of the system with repairs/modifications to be undertaken as necessary. The maintenance agreement requirement shall be binding on any

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subsequent owners of the dwelling.

**REASON:**

In the interests of public health and a proper standard of development.

- 11 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.

- 12 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.

- 13 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.

- 14 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:**

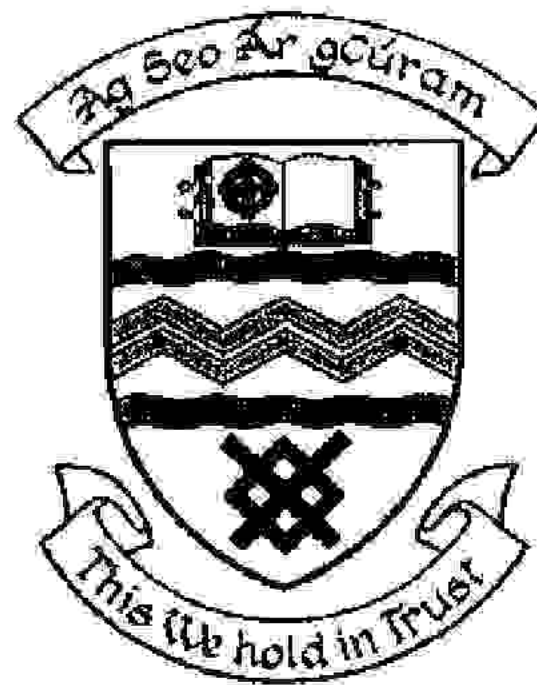
The provision of this service in the area by the Council facilitates the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 15 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:**



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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.

- 16 That a financial contribution in the sum of £400 (four hundred pounds) be paid by the proposer to South Dublin County Council toward the cost of the improvement of the Lucan/Palmerstown Water Supply Scheme which will facilitate this development; this contribution to be paid before the commencement of development on site.

**REASON:**

The improvement of this 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 improving the service.

- 17 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 road 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.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.

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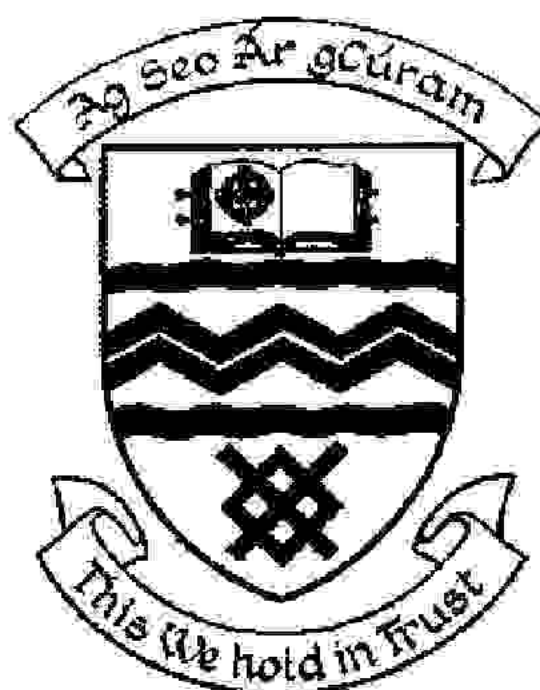
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- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must 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.

 .....May 1997  
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 0644	Date of Decision 08/04/97
Register Reference S97A/0058	Date 10th February 1997

**Applicant** Mr. Patrick Casey,  
**Development** single storey dwelling and septic tank.  
**Location** "Arderrig", Lucan, Co. Dublin.  
**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 ( 17 ) on the attached Numbered Pages.  
signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

08/04/97

Patrick Casey,  
60 The Drive,  
Castletown,  
Celbridge,  
Co. Kildare.



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- 5 The house when first occupied shall be used as a place of permanent residence by the applicant and/or members of his immediate family.  
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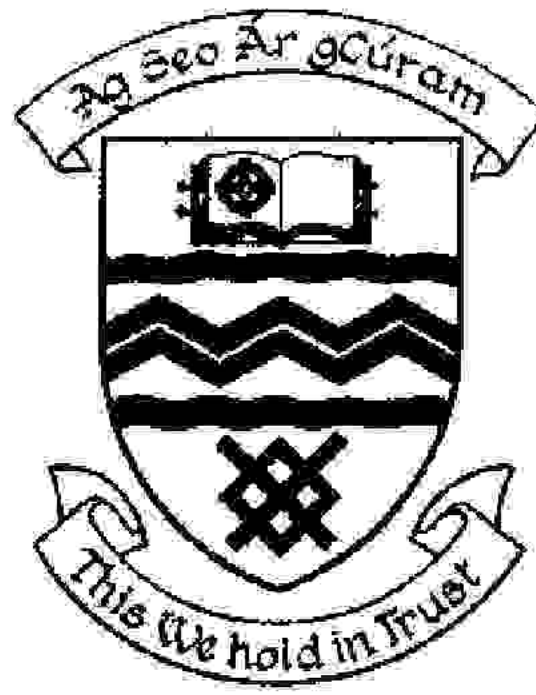
adjoining dwellings shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.

**REASON:**

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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.

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The provision of this service in the area by the Council facilitates the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

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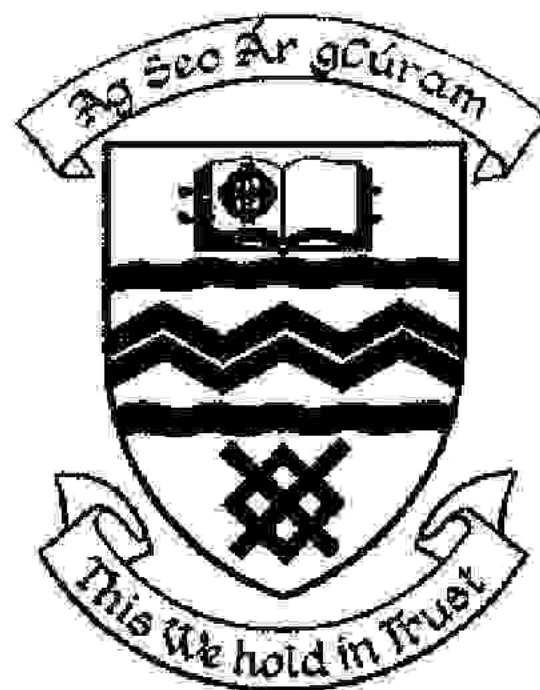
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- 17 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by 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 road 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.