

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96B/0018	
1. Location	Ballymorefinn, Tallaght.		
2. Development	Renovation of existing structure and outhouses, to build a single storey extension to the rear, install a biocycle septic tank system and provide a new bored well.		
3. Date of Application	23/01/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Gerard Gleeson, Address: Ballymore Eustace, Co. Kildare.		
5. Applicant	Name: Eamonn Maher, Address: Castlekelly, Tallaght, Dublin 24.		
6. Decision	O.C.M. No. 0504  Date 21/03/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0830  Date 02/05/96	Effect AP GRANT PERMISSION	
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.	

REG. REF. : S96B/0018/C1

DATE : 04.07.1996


RE: Renovation of existing structure and outhouses, to build a single storey extension to the rear, install a biocycle septic tank system and provide a new bore well at Ballymorefinn, Tallaght for Eamonn Maher.

Dear Sir,

I refer to your submission received on 19.04.1996 to comply with Condition No.'s 2 & 3, of grant of permission, Order No. P/0830/96 dated 02.05.1996, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

  
for Senior Administrative Officer

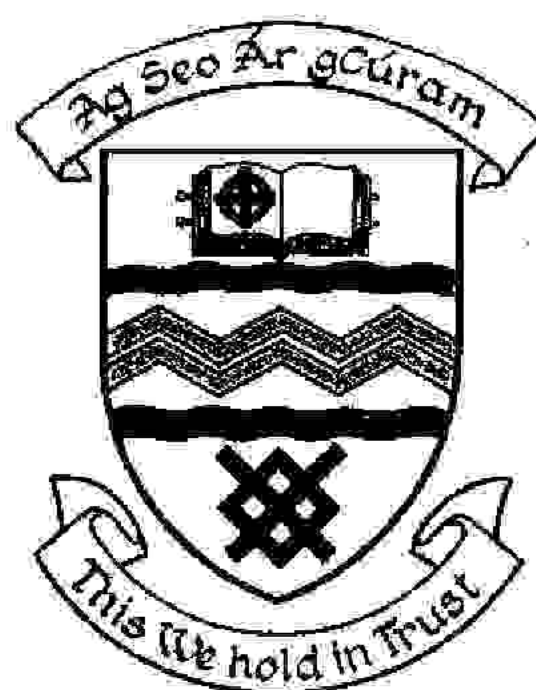
Gerard Gleeson,  
Ballymore Eustace,  
Co. Kildare.



REG. REF. S96B/0018 SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Gerard Gleeson,  
Ballymore Eustace,  
Co. Kildare.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0830	Date of Final Grant 02/05/96
Decision Order Number 0504	Date of Decision 21/03/96
Register Reference S96B/0018	Date 23rd January 1996

**Applicant** Eamonn Maher,

**Development** Renovation of existing structure and outhouses, to build a single storey extension to the rear, install a biocycle septic tank system and provide a new bored well.

**Location** Ballymorefinn, Tallaght.

**Floor Area** 135.630 Sq Metres

**Time extension(s)** up to and including

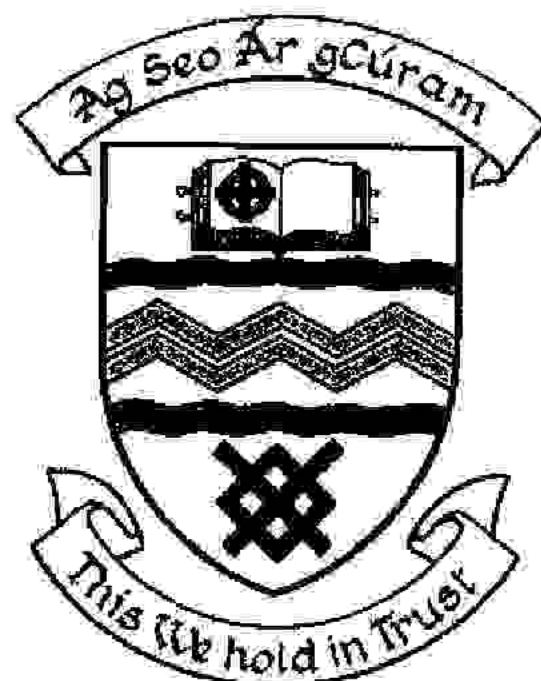
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (16) Conditions.

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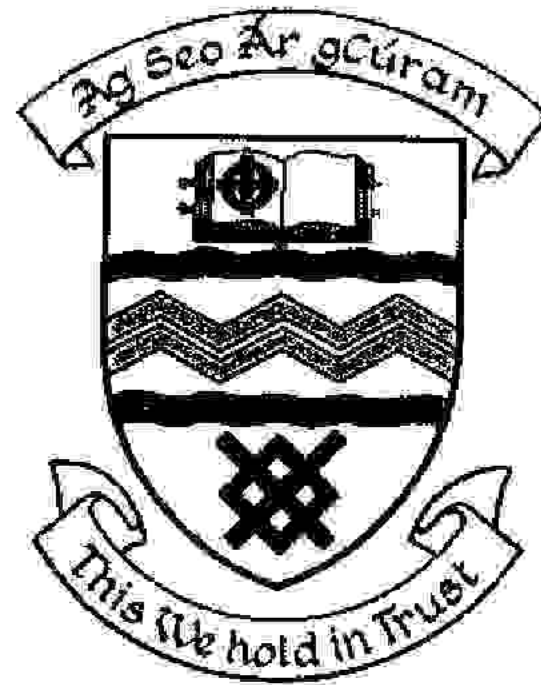
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**Conditions and Reasons**

- 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 Disposal of domestic effluent shall be as per original submission received by the Planning Authority on 23.01.1996 incorporating a 'Biocycle' unit and irrigation area.  
REASON:  
In the interests of clarity and public health.
- 3 Prior to commencement of development on site the applicant shall submit, for the written agreement of the Planning Authority, results from site assessment investigations for the percolation and reserve percolation areas and a site plan indicating the location of the reserve percolation area.  
REASON:  
In the interest of public health.
- 4 All surface water shall be discharged to the dry stream bed on the south eastern boundary of the site. No surface water shall discharge onto the road.  
REASON:  
In the interest of public health and the proper planning and development of the area.
- 5 An area of 5.0m wayleave on either side of the existing 9" concrete water collection pipe which traverses this site shall be kept free of any buildings or development.  
REASON:  
In the interest of the proper planning and development of the area.
- 6 Only one house shall be sited within the 10,816 sq. metres area outlined in red on the site layout plan to scale 1:500 received by the Planning Authority on 23.01.1996.  
REASON:  
To preserve the agricultural character of the area in the interests of visual amenity and proper planning and development of the area.



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- 7 The house when rennovated and extended shall be first occupied as a place of permanent residence by the applicant and/or members of his immediate family.  
REASON:  
To meet the stated housing need of the applicant in this area.
- 8 That THE proposed house be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 9 The proposed water supply shall be adequate and suitable for human consumption.  
REASON:  
In the interest of public health.
- 10 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.
- 11 All hedgerows on boundaries of the site shall be retained in full.  
REASON:  
In the interest of visual amenity.
- 12 Proposed rebuilt outhouses shall be used for purposes incidental to the enjoyment of the dwelling house as such or for agriculture.  
REASON:  
In the interest of the proper planning and development of the area.
- 13 Notwithstanding the Exempted Development provisions of the Local Government (Planning and Development) Regulations, 1994, no further extensions including garages, sheds, outhouses, greenhouses, boiler houses, agricultural sheds or structures shall be carried out within the curtilage of the site as outlined in red on site layout plan to scale 1:500 received by the Planning Authority on 23.01.1996, save with a prior grant of planning permission from the Planning Authority or An Bord Pleanala on appeal.  
REASON:  
In the interest of visual amenity.

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- 14 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.

- 15 All roofs shall be slated with blue/black slates. Ridge tiles shall be the same colour as the roof. The existing cottage slated roof shall be retained. All external walls shall be exposed natural stonework or nap plaster finish.

REASON:

In the interest of visual amenity.

- 16 The loft bedroom windows in the gable of the existing cottage shall be in obscure glazing.

REASON:

To preserve the residential amenity of adjoining property.

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

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*A. J. O'Brien* 7th  
.....May 1996  
for SENIOR ADMINISTRATIVE OFFICER