

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0516	
1. Location	Green Lane, Rathcoole.		
2. Development	Erection of dormer bungalow and septic tank.		
3. Date of Application	01/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Brian & Theresa Prendergast. Address: Coolmine, Saggart,		
5. Applicant	Name: Brian & Theresa Prendergast. Address: Coolmine, Saggart, County Dublin.		
6. Decision	O.C.M. No. 2289 Date 27/11/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0107 Date 20/01/97	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

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Brian & Theresa Prendergast.
Coolmine,
Saggart,
County Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0107	Date of Final Grant 20/01/97
Decision Order Number 2289	Date of Decision 27/11/96
Register Reference S96A/0516	Date 1st October 1996

Applicant Brian & Theresa Prendergast.

Development Erection of dormer bungalow and septic tank.

Location Green Lane, Rathcoole.

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 (15) 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 proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.
- 3 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.
- 4 The dwellinghouse shall not 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.
- 5 The proposed septic tank, percolation area and reserve percolation area shall be constructed and maintained to the standards of SR6:1991 published by Eolas. The percolation area and reserve percolation area shall be incorporated in the garden curtilage of the house or otherwise protected to prevent damage by animals or farm machinery.
REASON:
 In the interest of public health.
- 6 All surface water shall be discharged to the culverted drain which traverses the site or to soakpits designed to the standards of BRE Digest 365 Guidelines.
REASON:
 In the interest of public health.

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- 7 The exact details of the entrance shall be submitted for the written agreement of the planning authority prior to the commencement of development on site.
REASON:
In the interest of traffic safety and visual amenity.
- 8 The house, when completed, shall be first occupied by the applicants and/or members of their immediate family.
REASON:
To meet the applicants stated housing need in the interest of the proper planning and development of the area.
- 9 For the purposes of this application the entire 8.4 acre holding as outlined in orange on Drg. No. 960928/1 shall be taken as the site. Only one house shall be erected on this site.
REASON:
To preserve the agricultural character of the area in the interest of the proper planning and development of the area.
- 10 The developer shall plant a hedgerow of native species immediately inside the concrete post and chain-link fence along the north-west boundary of the site adjacent to the open space area in front of St. Anne's Terrace.
REASON:
In the interest of visual amenity.
- 11 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 service 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 service 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.

- 12 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 the 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.

- 13 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.

- 14 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid to the South Dublin County Council towards the cost of the development of public amenity lands at Saggart/Rathcoole which will facilitate this development; this contribution to be paid before the commencement of development on the site.

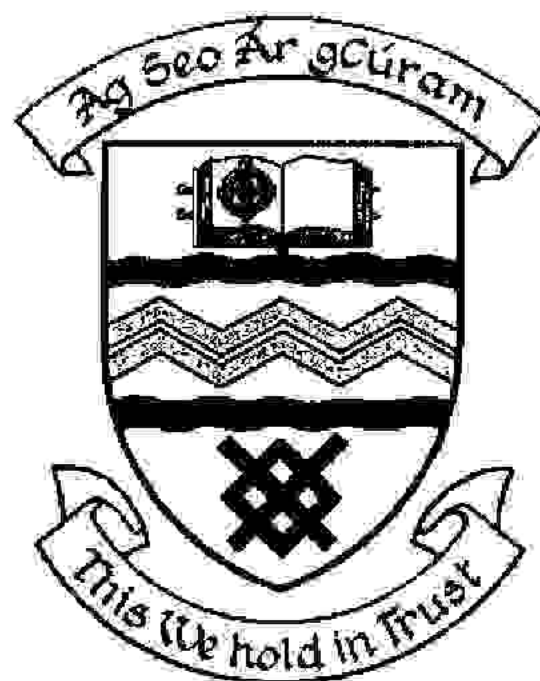
REASON:

It is considered reasonable that the developer should

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contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

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.


.....&1 January 1997
for SENIOR ADMINISTRATIVE OFFICER