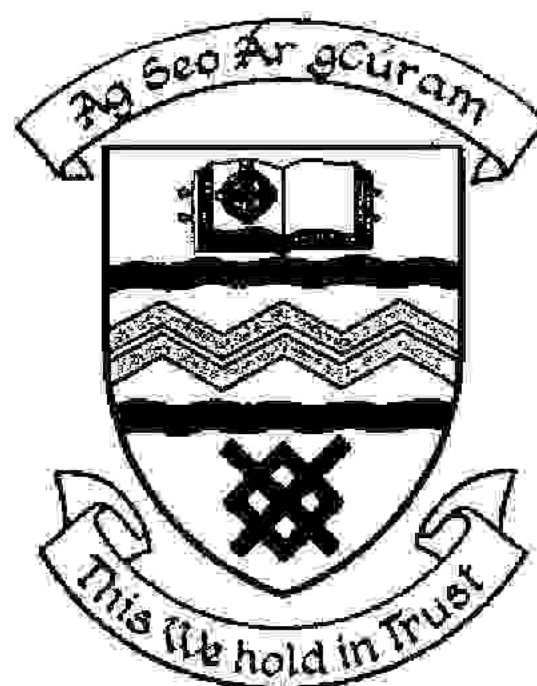


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0498	
1. Location	Newcastle Farm, Newcastle, County Dublin.		
2. Development	Dormer bungalow, garage and septic tank.		
3. Date of Application	18/09/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Christina Riordan Address: Hazelhatch Road, Newcastle,		
5. Applicant	Name: Christina Riordan Address: Hazelhatch Road, Newcastle, County Dublin.		
6. Decision	O.C.M. No. 2216  Date 13/11/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0010  Date 06/01/97	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

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
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Christina Riordan  
Hazelhatch Road,  
Newcastle,  
Co. Dublin.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0010	Date of Final Grant 06/01/97
Decision Order Number 2216	Date of Decision 13/11/96
Register Reference S96A/0498	Date 18th September 1996

**Applicant** Christina Riordan

**Development** Dormer bungalow, garage and septic tank.

**Location** Newcastle Farm, Newcastle, County Dublin.

**Floor Area** 213.670 Sq Metres

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

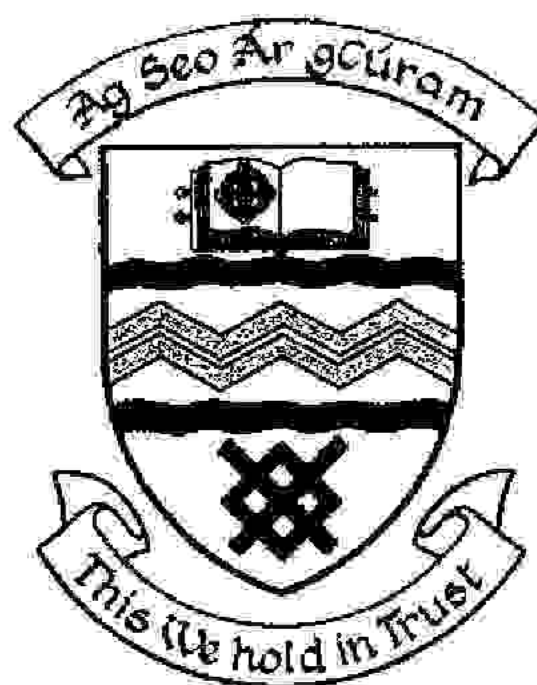
**Additional Information Requested/Received** /

A Permission has been granted for the development described above,  
subject to the following (12) Conditions.

REG. REF. S96A/0498 **SOUTH DUBLIN COUNTY COUNCIL**  
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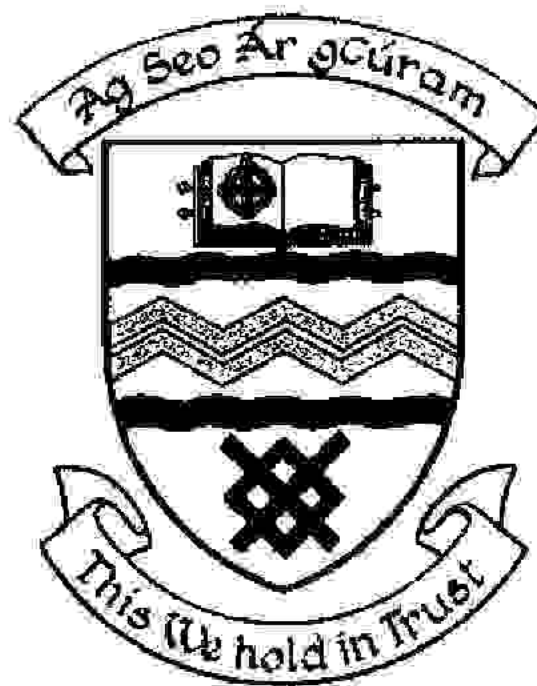
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**Conditions and Reasons**

- 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 The house when first occupied shall only be occupied as a place of permanent residence by the applicant and/or member of her 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 The proposed dwelling shall be used as a single dwelling unit and shall not be used for the purposes of overnight guest accommodation without first receiving a separate planning permission from South Dublin County Council.  
REASON:  
In the interests of the proper planning and development of the area.
- 4 That the proposed garage be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for the carrying on of any trade or business.  
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 developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard,

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the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement of works on site, i.e., 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and the laying of utility services on the site.

**REASON:**

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

- 7 External finishes to the proposed dwellings shall be painted smooth or nap plaster. Roof materials shall be blue/black, or turf brown slate.

**REASON:**

In the interests of the visual amenities of the area.

- 8 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 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.

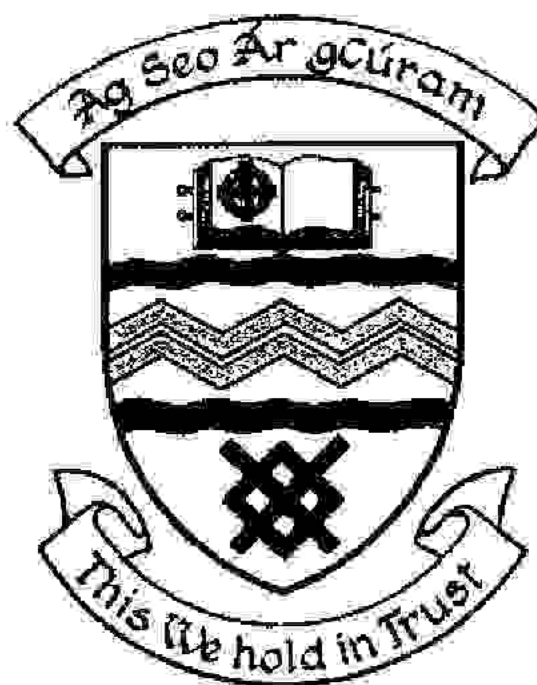
- 9 other than that part of the hedgerow on the site frontage which is to be removed to provide the access and visibility as shown on the submitted drawings the remaining hedgerow shall be protected during the development and be retained at it's existing height thereafter.

**REASON:**

In the interests of the visual amenities of the area.

- 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

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and which facilitates 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 will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the service.

- 11 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.

- 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 provision of public foul sewerage in the area of the proposed development and which will facilitate the development.

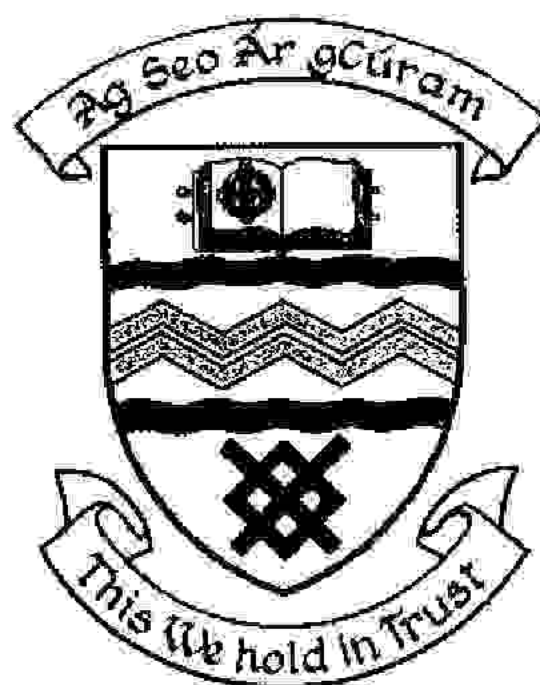
**REASON:**

The provision of this services 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 services.

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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.

.....*JB*.....*TH*.....January 1997  
for SENIOR ADMINISTRATIVE OFFICER