

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0413	
1. Location	Stoney Park, Rathcoole.		
2. Development	House and bio-cycle system.		
3. Date of Application	19/07/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Jane Redmond, Address: Stoney Park, Rathcoole,		
5. Applicant	Name: Jayne Redmond, Address: Stoney Park, Rathcoole, Co. Dublin.		
6. Decision	O.C.M. No. 1831 Date 17/09/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2165 Date 06/11/96	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

Jane Redmond,
Stoney Park,
Rathcoole,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2165	Date of Final Grant 06/11/96
Decision Order Number 1831	Date of Decision 17/09/96
Register Reference S96A/0413	Date 19th July 1996

Applicant Jayne Redmond,

Development House and bio-cycle system.

Location Stoney Park, Rathcoole.

Floor Area 210.000 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 (13) Conditions.

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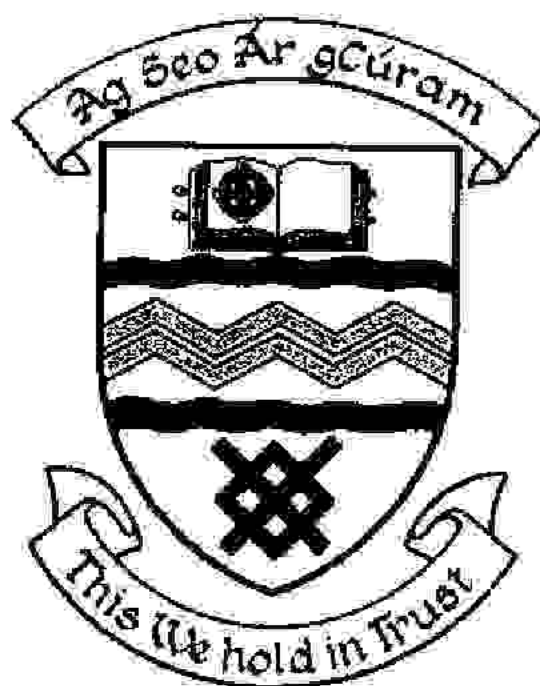
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Conditions and Reasons

- 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 That THE proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 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 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.
REASON:
To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.
- 6 That the house, when completed, be first occupied by the applicant and/or members of her immediate family.
REASON:
In the interest of the proper planning and development of the area.

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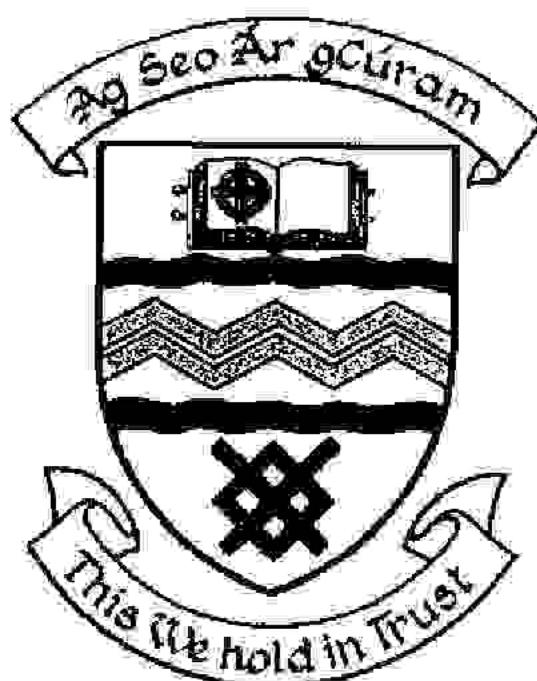
Telefon: 01-462 0000
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- 7 The existing septic tank drainage system serving the existing house to the south shall be relocated to a suitable location.
REASON:
In the interest of public health.
- 8 The front boundary of the site shall be formed at a distance 3m back from the edge of the existing laneway.
REASON:
To provide adequate vision splays in the interests of traffic safety.
- 9 That a satisfactory scheme of landscaping, including the proposed programme for such works, shall be submitted to and approved by the Council before any development commences.
REASON:
In the interest of the proper planning and development of the area.
- 10 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.
- 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 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 such 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.
- 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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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 That a financial contribution in the sum of £1,000 (one thousand pounds) be paid by the proposed to South Dublin County Council towards the cost of provision and/or development of Class 1 Open Space at Saggart/Rathcoole which will serve the proposed development; this contribution to be paid before commencement of development on site.

REASON:

It is considered reasonable that the developer shall 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.

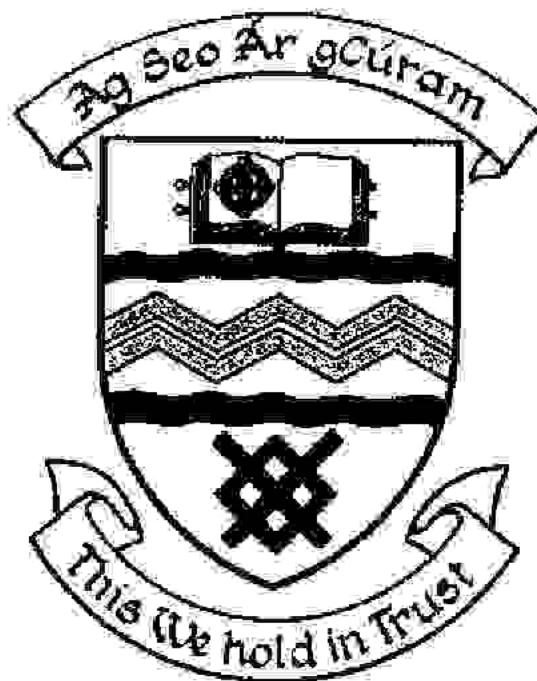
Signed on behalf of South Dublin County Council.

REG REF. S96A/0413

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.....*6th* November 1996
for SENIOR ADMINISTRATIVE OFFICER