

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Mark Reynolds,
No. 8 Rere Cope St.,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0007	Date of Final Grant 06/01/97
Decision Order Number 2203	Date of Decision 11/11/96
Register Reference S96A/0371	Date 26th June 1996

Applicant Mr. William Dunne,

Development 4 bedroom dormatory bungalow with access from end of cul-de-sac.

Location Callaghstown, Rathcoole, County Dublin.

Floor Area 71.300 Sq Metres

Time extension(s) up to and including 14/11/96

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following ~~(14)~~ 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 as amended by unsolicited additional information received by the planning authority on 24/10/96, 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 existing entrance to the site shall be closed up permanently and a hedgerow of native species planted across it as soon as the new entrance is opened up. The new entrance shall be fully recessed to the standards of South Dublin County Council.

REASON:

In the interest of visual amenity and traffic safety.

- 3 The mobile home on this site shall be permanently removed prior to first occupation of the dwelling house.

REASON:

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

- 4 The house, when completed, shall be first occupied by the applicant and/or members of his immediate family.

REASON:

To meet the applicant's stated housing need in this rural area.

- 5 Only one house shall be erected on the site outlined in red on Drg. No. 9614-2 received by the planning authority on 26/06/96.

REASON:

To preserve the rural character of the area in the interest of the proper planning and development of the area.

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- 6 That THE proposed house be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 7 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.
- 8 The water supply to the development shall be adequate and suitable for human consumption.
 REASON:
 In the interest of public health.
- 9 The proposed Biocycle unit shall be installed to the manufacturers specification and details relating to the irrigation area shall be as per unsolicited additional information received by the Planning Authority on 24/10/96. All foul waste shall be discharged to the Biocycle unit. The applicant shall, further, enter into a maintenance agreement with the manufacturers of the Biocycle unit.
 REASON:
 In the interest of public health.
- 10 Only clean uncontaminated surface water shall be discharged to streams.
 REASON:
 In the interest of public health.
- 11 The entire roadside boundary hedgerow (except at the proposed new access) and the eastern boundary hedgerow shall be retained in full and shall be augmented with new planting of native species where gaps occur.
 REASON:
 To screen the proposed development in the interest of visual amenity.

REG REF. S96A/0371 SOUTH DUBLIN COUNTY COUNCIL
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- 12 That, prior to the commencement of the development, a landscaping scheme designed to integrate the development into the rural landscape be submitted for the written agreement of the Planning Authority.
REASON:
In the interest of visual amenity.
- 13 That details of the proposed access to the site be submitted for the written agreement of the Planning Authority prior to commencement of the development.
REASON:
In the interests of traffic safety and visual amenity.
- 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.

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.

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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.

  January 1997
for SENIOR ADMINISTRATIVE OFFICER

**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1987	Date of Decision 10/10/96
Register Reference S96A/0371	Date 26th June 1996

Applicant Mr. William Dunne,
App. Type Permission
Development 4 bedroom dormatory bungalow with access from end of
cul-de-sac.

Location Callaghstown, Rathcoole, County Dublin.

Dear Sir / Madam,

In accordance with section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 14/11/96

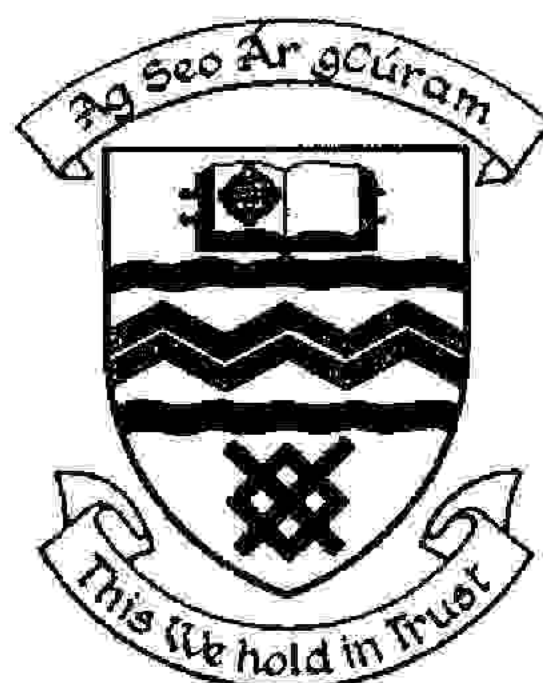
Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

10/10/96

Mark Reynolds,
No. 8 Rere Cope St.,
Dublin 2.

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

Decision Order Number 1505	Date of Decision 08/08/96
Register Reference S96A/0371	Date 26th June 1996

Applicant Mr. William Dunne,
App. Type Permission
Development 4 bedroom dormitory bungalow with access from end of
cul-de-sac.

Location Callaghstown, Rathcoole, County Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 14/10/96

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

08/08/96

Mark Reynolds,
No. 8 Rere Cope St.,
Dublin 2.