

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0368	
1. Location	Slievethoul, Brittas, Co. Dublin.		
2. Development	Re-orientate by 31.5 degrees south, previously permitted house, Reg. Ref. No. 91A/0556 with septic tank and percolation area in previous approved locations.		
3. Date of Application	25/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/08/96 2.	1. 30/08/96 2.
4. Submitted by	Name: T. Colbert Dip. Arch. Tech., Address: 169 Forest Hills, Rathcoole,		
5. Applicant	Name: P. Owens, Address: Glenaraneen, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 1947 Date 04/10/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2243 Date 18/11/96	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
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T. Colbert Dip. Arch. Tech.,
169 Forest Hills,
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Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2243	Date of Final Grant 18/11/96
Decision Order Number 1947	Date of Decision 04/10/96
Register Reference S96A/0368	Date 30th August 1996

Applicant P. Owens,

Development Re-orientate by 31.5 degrees south, previously permitted house, Reg. Ref. No. 91A/0556 with septic tank and percolation area in previous approved locations.

Location Slievethoul, Brittas, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

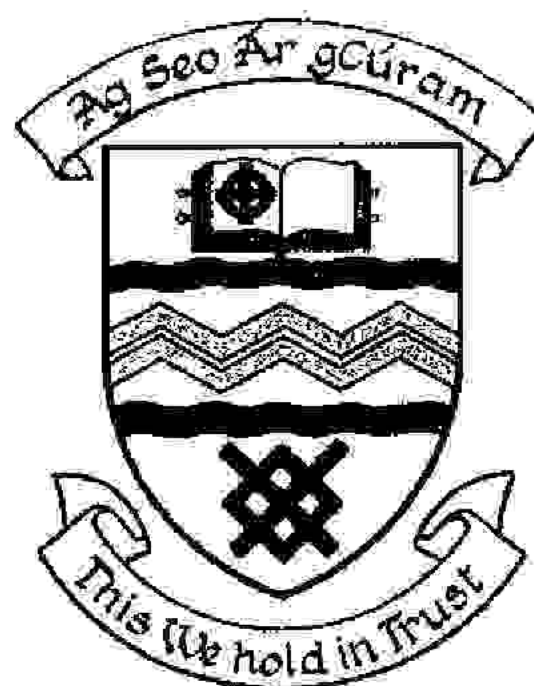
Additional Information Requested/Received 22/08/96 /30/08/96

A Permission has been granted for the development described above,
subject to the following (9) 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 additional information received 30/08/96, 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 That the proposed house be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.
- 3 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.
- 4 That the house when completed be first occupied by the applicant and/or members of his immediate family.
REASON:
 To prevent unauthorised development.
- 5 That prior to commencement of development, the applicant shall enter into agreement with the Planning Authority under Section 38 of the Local Government (Planning and Development) Act, 1963, sterilizing the remainder of the site as indicated on the site location map from any further development apart from the construction of agricultural structures which would be considered exempted development.
REASON:
 In the interest of the proper planning and development of the area.
- 6 That details of the proposed vehicular access shall be submitted to and agreed in writing by the Planning Authority

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prior to the commencement of development.

REASON:

In order to comply with the requirements of the Roads Department.

- 7 That prior to commencement of development a detailed scheme for the overall landscaping of the site, including details of proposed site boundary treatment, be submitted to and agreed in writing by the Planning Authority.

REASON:

In the interest of visual amenity.

- 8 That the derelict house on the field of 1.78 acres to the south which is within the ownership and control of the applicant shall not be used as a dwellinghouse.

REASON:

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

- 9 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.

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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.

.....*19th* November 1996
for SENIOR ADMINISTRATIVE OFFICER

REG. REF. : S96A/0368/C1

DATE : 14.03.1997

RE: Re-orientate by 31.5 degrees south, previously permitted house, Reg. Ref. 91A/0556 with septic tank and percolation area in previous approved locations at Slievethoul, Brittas, Co. Dublin for P.Owens.

Dear Sir,

I refer to your submission received on 4.12.1996 to comply with Condition No.'s 6, and 7 of grant of permission, Order No. P/2242/96, dated 18/11/96, in connection with the above.

I wish to inform you that the submission received does not comply with the requirements of the Planning Authority. The roadside boundary of the site should be altered to improve sight visibility on exiting the access laneway and a boundary planting scheme of mixed evergreen and deciduous species should be planted along the required set-back line. You are advised to consult with the Roads Department, South Dublin County Council prior to submission of revised proposals to comply with Conditions 6 and 7 of planning permission Ref. S96A/0368.

Yours faithfully,


for Senior Administrative Officer

T. Colbert Dip. Arch. Tech.,
169 Forest Hills,
Rathcoole,
Co. Dublin.

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

Decision Order Number 1653	Date of Decision 22/08/96
Register Reference S96A/0368	Date 25th June 1996

Applicant P. Owens,
Development Re-orientate by 31.5 degrees south, previously permitted house, Reg. Ref. No. 91A/0556 with septic tank and percolation area in previous approved locations.

Location Slievethoul, Brittas, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 25/06/96 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to submit an ordnance survey map to scale 1:2500 with all lands in the area owned by the applicant outlined in blue. All houses whether occupied or unoccupied should be clearly indicated. The names of all occupants should be shown and an indication of their relationship (if any) to the applicant should be given.
- 2 The applicant is requested to indicate if he is willing and in a position to comply with conditions 6 and 9 of planning permission Ref. 91A/0556 relating to this 3.6 acre field and the 1.78 acre field to the south-west respectively.

T. Colbert Dip. Arch. Tech.,
169 Forest Hills,
Rathcoole,
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REG REF. S96A/0368

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Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

22/08/96