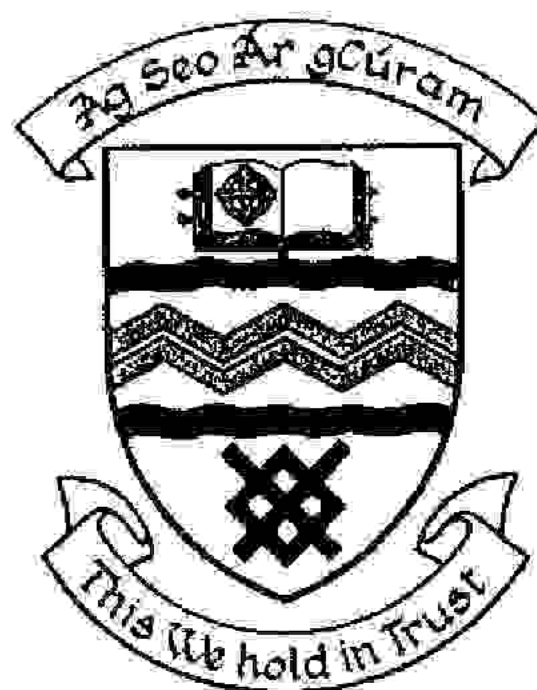


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0271	
1. Location	Glenareen, Brittas, Co. Dublin.		
2. Development	Bungalow residence with septic tank and percolation.		
3. Date of Application	16/05/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Noel Smith Associates Architects, Address: Deanery St., Belturbet,		
5. Applicant	Name: Mr. Frank McDonagh, Address: Glenareen, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 1320 Date 11/07/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1634 Date 21/08/96	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.	

REG. REF. S96A/0271 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

Noel Smith Associates Architects,
Deanery St.,
Belturbet,
Co. Cavan.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1634	Date of Final Grant 21/08/96
Decision Order Number 1320	Date of Decision 11/07/96
Register Reference S96A/0271	Date 16th May 1996

Applicant Mr. Frank McDonagh,

Development Bungalow residence with septic tank and percolation.

Location Glenareen, Brittas, Co. Dublin.

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.

REG REF. S96A/0271 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

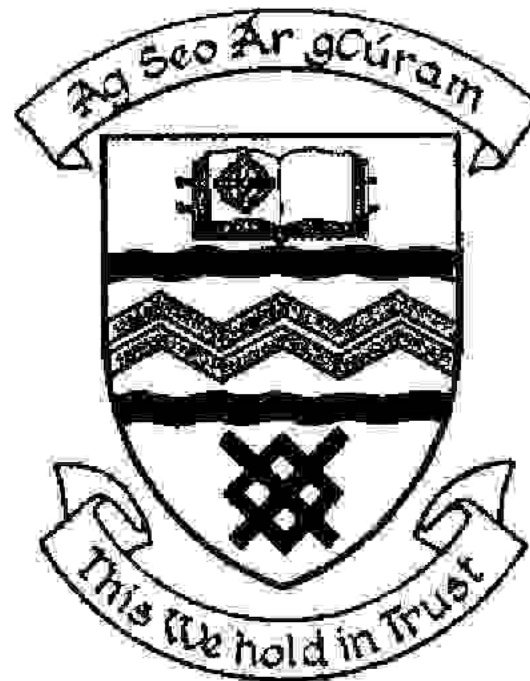
Conditions and Reasons

- 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 proposed roof shall be black, slate grey or brown roof tiles.
REASON:
In the interest of visual amenity.
- 5 The existing mobile home on this site shall be removed permanently upon first occupation of the dwelling house.
REASON:
In the interest of visual amenity and the proper planning and development of the area.
- 6 The existing unauthorised vehicular access to this site shall be closed off permanently. A timber post and rail fence backed by a hedgerow of native species shall be planted across the mouth of this entrance prior to the first occupation of the dwelling house. Vehicular access to the site shall be via the right-of-way to the south-east corner of the site.
REASON:
In the interest of traffic safety, visual amenity and the proper planning and development of the area.

REG. REF. S96A/0271 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.

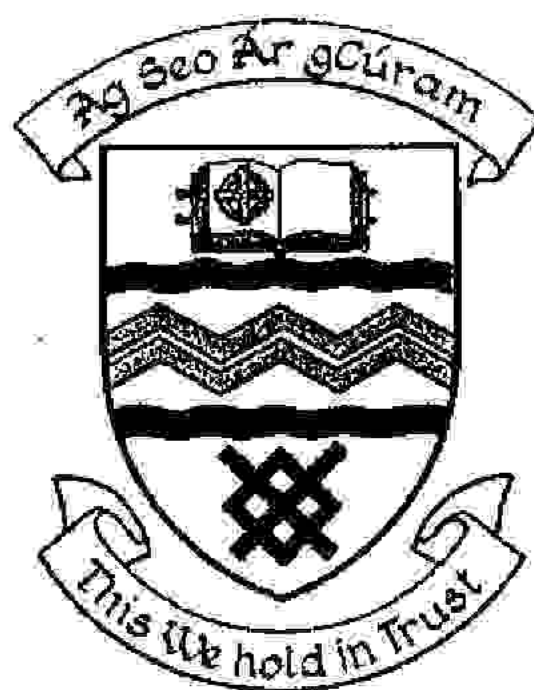
Telephone: 01-462 0000
Fax: 01-462 0104

-
- 7 A reserve percolation area shall be provided with the septic tank and maintained to the standards of SR6:1991 published by EOLAS.
REASON:
In the interest of public health.
- 8 All surface water soakways shall be designed to the standards of BRE Digest 365 Guidelines.
REASON:
In the interest of public health.
- 9 The water supply to the proposed development shall be adequate and suitable for human consumption in accordance with the requirements of South Dublin County Council.
REASON:
In the interest of public health.
- 10 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.
- 11 The house when completed shall be first occupied by the applicant or members of his immediate family.
REASON:
To meet the stated housing need of the applicant in this high amenity area.
- 12 Only one house shall be erected on the site outlined in red on the site location map at scale 1:2500 received with this application on 16/5/1996.
REASON:

REG REF. S96A/0271 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

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

- 13 The proposed earth mound and planting on this site shall be constructed, soiled, seeded and landscaped within three months of the first occupation of the dwelling house.

REASON:

In the interest of 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.

- 15 In the event of a connection to a Council water main on a public sewer, the applicant is to pay a contribution of £375 per service towards the cost to the Council of providing the services.

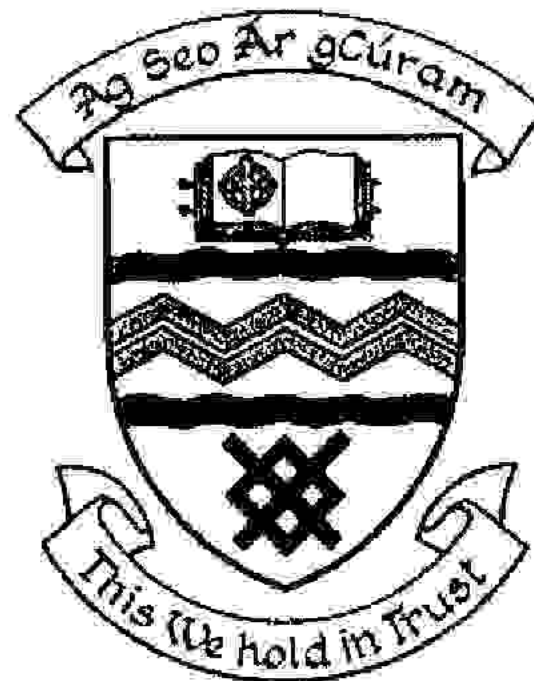
REASON:

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

REG. REF. S96A/0271 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

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.

A. J. O'Connell 26th August 1996
for SENIOR ADMINISTRATIVE OFFICER