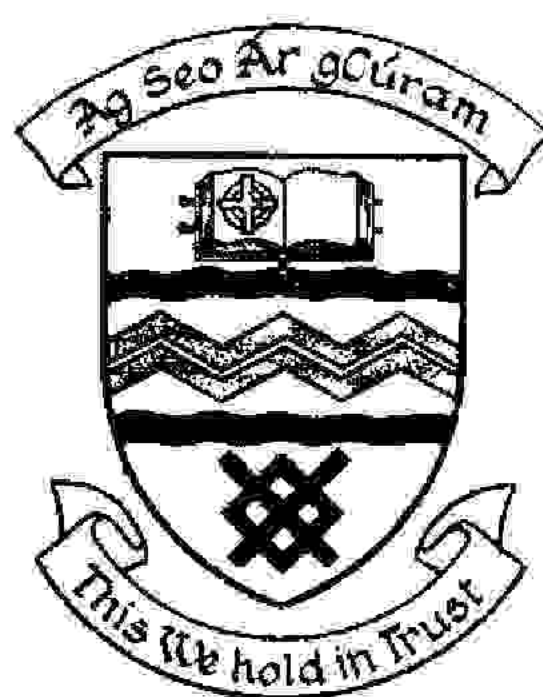


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0062	
1. Location	Brittas Lodge, Brittas.		
2. Development	Erection of a bungalow, garage and septic tank.		
3. Date of Application	08/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Brendan Keavy, Architect, Address: 63, Floraville Avenue, Clondalkin,		
5. Applicant	Name: Ms. Tara Kavanagh, Address: Brittas Lodge, Brittas, Co. Dublin.		
6. Decision	O.C.M. No.  Date	Effect	
7. Grant	O.C.M. No.  Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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.

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

Decision Order Number 0593	Date of Decision 03/04/96
Register Reference S96A/0062	Date 8th February 1996

**Applicant** Ms. Tara Kavanagh,  
**Development** Erection of a bungalow, garage and septic tank.

**Location** Brittas Lodge, Brittas.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 08/02/96 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 outlining in blue all lands in her or her familys ownership in this area.
- 2 The applicant is requested to indicate if she is willing to sterilise land as outlined in outline planning permission granted on this site Ref. 93A/1249. Lands for sterilisation should be outlined in blue and hatched/shaded.
- 3 The applicant is requested to submit a revised site layout plan to scale 1:500 to show vehicular access to this site from the access drive to the existing house on this holding. Proposal for a new access onto the N81 is not acceptable.
- 4 The applicant is requested to submit landscaping proposals and boundary screening proposals for this site.

Signed on behalf of South Dublin County Council

Brendan Keavy, Architect,  
63, Floraville Avenue,  
Clondalkin,  
Dublin 22.

SOUTH DUBLIN COUNTY COUNCIL  
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REG REF: S96A/0052

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.....  
for Senior Administrative Officer

03/04/96

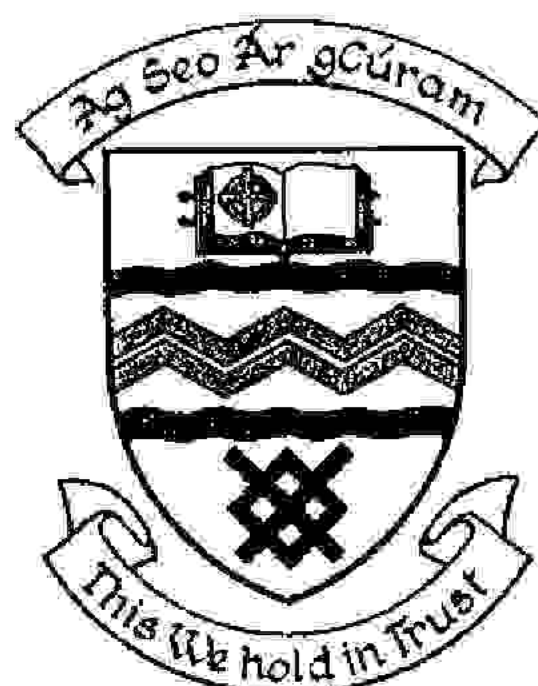
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0062	
1. Location	Brittas Lodge, Brittas.		
2. Development	Erection of a bungalow, garage and septic tank.		
3. Date of Application	08/02/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/04/96 2.	1. 01/05/96 2.
4. Submitted by	Name: Brendan Keavy, Architect, Address: 63, Floraville Avenue, Clondalkin,		
5. Applicant	Name: Ms. Tara Kavanagh, Address: Brittas Lodge, Brittas, Co. Dublin.		
6. Decision	O.C.M. No. 1184 Date 27/06/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1551 Date 09/08/96	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.	

# SOUTH DUBLIN COUNTY COUNCIL

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Brendan Keavy, Architect,  
63, Floraville Avenue,  
Clondalkin,  
Dublin 22.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1551	Date of Final Grant 09/08/96
Decision Order Number 1184	Date of Decision 27/06/96
Register Reference S96A/0062	Date 1st May 1996

**Applicant** Ms. Tara Kavanagh,

**Development** Erection of a bungalow, garage and septic tank.

**Location** Brittas Lodge, Brittas.

**Floor Area** 0.000 Sq Metres

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

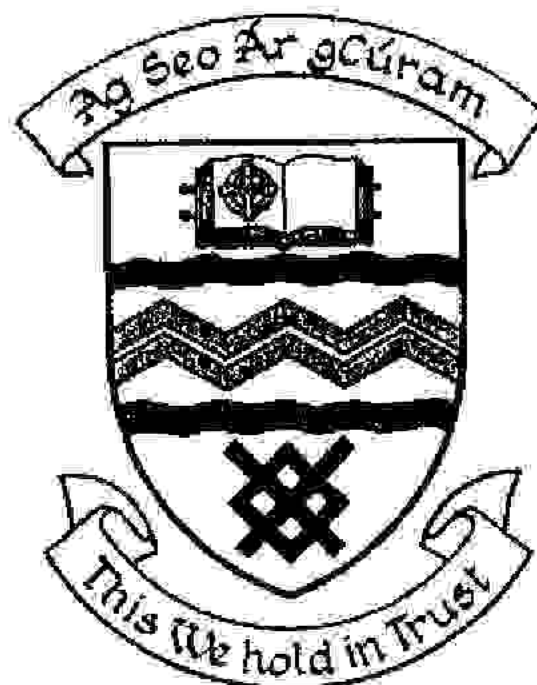
**Additional Information Requested/Received** 03/04/96 /01/05/96

A Permission has been granted for the development described above,  
subject to the following (15) 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 on 1/5/96, 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 proposed development shall be carried out as per revised site layout plan to scale 1:500 received by the Planning Authority on 1/5/96 [Drawing no. TK/101/2A]. Vehicular access to the site shall be from the existing access drive to Brittas Lodge.  
REASON:  
In the interests of clarity, proper planning and development of the area and traffic safety.
- 3 The proposed septic tank, percolation area and reserve percolation area shall be constructed and maintained to the standards of SR6:1991 published by EOLAS.  
REASON:  
In the interest of public health.
- 4 The proposed water supply shall be adequate and suitable for human consumption.  
REASON:  
In the interest of public health.
- 5 All soakways shall be designed to the standards of BRE DIGEST 365.  
REASON:  
In the interest of public health.

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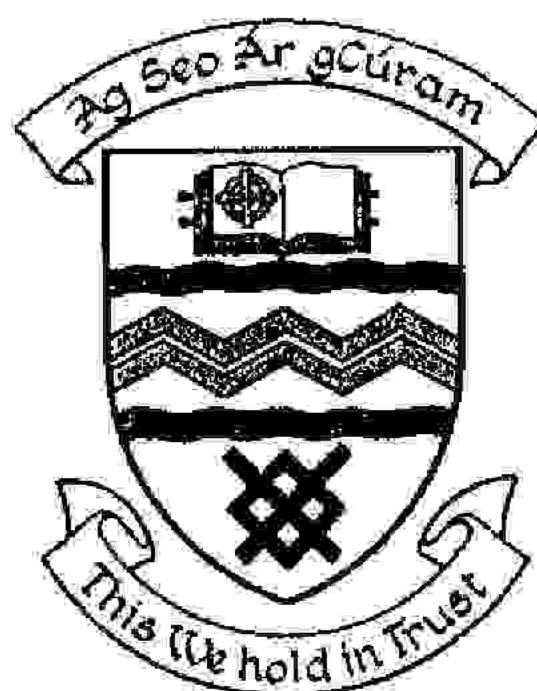
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- 6 The roadside boundary wall and earth bank shall be retained in full.  
 REASON:  
 In the interest of visual amenity.
- 7 All landscaping shall be carried out within three months of the first occupation of the dwelling house. A row of mixed deciduous and evergreen trees shall be planted along the north-eastern boundary of the site.  
 REASON:  
 In the interest of visual amenity.
- 8 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.
- 9 That no dwellinghouse 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.
- 10 The roof of the proposed house shall be black, blue-black or slate grey tiles or slates. All external walls shall be plastered or wet-dash finish.  
 REASON:  
 In the interest of visual amenity.
- 11 The house when completed shall be first occupied by the applicant or members of her immediate family.  
 REASON:  
 To meet the stated housing need of the applicant in the interest of proper planning and development of the area.

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- 12 For the purposes of this application the site for this house shall be considered to be the land outlined in blue on DRG. NO. TK/101/3A received by the Planning Authority on 1/5/96.  
REASON:  
To preserve the rural character of the area which is zoned to "protect and improve high amenity areas" in the 1993 Dublin County Development Plan.
- 13 Prior to the commencement of development on site, a legally binding agreement under SECTION 38 of the Local Government (Planning & Development) Act, 1963, restricting the land, outlined in blue and hatched on DRG. No. TK/100/4 received by the Planning Authority on 1/5/96, from further non-agricultural development shall be submitted for the written agreement of the Planning Authority. When approved, the agreement shall be registered as a burden on the property.  
REASON:  
To restrict further residential development in this high amenity area in the interest of the proper planning and development of the area.
- 14 That a sum of £375 (three hundred and seventy five pounds) (for each service) be paid by the proposer to South Dublin County Council in the event of a connection being made to either a water or a sewer mains.  
REASON:  
In the interest of the proper planning and development of the area.
- 15 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.

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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.

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.

.....*[Signature]*.....<sup>13<sup>th</sup></sup> August 1996  
for SENIOR ADMINISTRATIVE OFFICER